

SUSTAINABILITY REPORT

MUT

2023 2024



MUUT



PEOPLE AT
THE CENTER
OF OUR WORK

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Message from the partners



In the photo, from left to right:
Ignacio Salazar, Francisco Rencoret and Nicolás García

MUT, AS WELL AS ALL TERRITORIA PROJECTS, SHARE THE VOCATION OF INTEGRATING INTO THE CITY AND WITH THE PEOPLE TO RESPOND TO THE NEEDS OF ITS INHABITANTS.

Francisco Rencoret
Chairman
Territoria

Dear shareholders and stakeholders:

We present our third Sustainability Report of the Mercado Urbano Tobalaba (MUT), a Territoria project, located at the confluence of the municipalities of Las Condes and Providencia, inaugurated in July 2023, and which is currently growing. We can say with great joy and pride that the implementation of MUT has greatly exceeded the expectations it generated from the moment it was publicly announced as an initiative. Its materialization is the result of the work, effort and commitment of many people and institutions from different parts of the world who, from their different work, professional and outlook areas, shared the same conviction that this project was not only possible, but also necessary.

These first words are to recognize and thank the valuable contribution of all those who believed, trusted and worked so that MUT became a reality, remaining - since it was a sketch on paper - always faithful to its identity as a work conceived and made for improve the quality of life of those who live, work and travel in the neighborhood, municipality and city where it is located.

MUT seeks to be a contribution to making Santiago a better city, a place of meeting, connection and exchange between the people and inhabitants of the city. We want to contribute, every day, to strengthening Santiago's capacity to connect its citizens and make them participate in its various benefits, goods and services, demonstrating that the public space where collective life takes place is not only built by the State, but also from civil society.

All Territoria projects share the vocation of integrating into the city and with the city in such a way that the boundary between private and public space becomes increasingly blurred, thus providing answers to the needs of its inhabitants. The above implies combining the development of our real estate initiatives with the enrichment of the urban land where they are located, through the creation of meeting spaces that encourage human relationships and the feeling of belonging and identification with the community, a very important need in this era of digitalization, where technology brings those who are far closer, but distances those who are close. In addition, these sustainable and environmentally friendly spaces help to alleviate the important lack that the city presents, green areas.

OUR COMMITMENT TO THE ENVIRONMENT: IN TERRITORIA, WE UNDERSTAND THE IMPORTANCE OF OUR ROLE IN THE FACE OF CLIMATE CHANGE AND THE ETHICAL NEED TO MINIMIZE OUR ENVIRONMENTAL IMPACT. FOR THIS REASON, SUSTAINABILITY IS AN ESSENTIAL COMPONENT OF MUT AND ALL OF OUR PROJECTS.

Caring for the environment in the real estate industry is essential to create sustainable and liveable cities. At MUT, we have incorporated more than 20,000 sqm of green areas, not only to contribute to ecological balance, but also to improve the well-being of the people who work, visit and transit through our space.

In addition, we promote the use of clean and efficient transportation, through the incentive for electromobility, and a public-private collaboration with Metro, expanding access to the Tobalaba station.

Along the same lines, MUT has a Bike Hub, the largest and most modern bicycle parking lot in Latin America, which not only contributes to the decontamination of the city and the decongestion of the streets, but also contributes to having a healthier life. This space will have a capacity for 2,000 bicycles, and is equipped with changing rooms, showers and lockers for personal use for cyclists. In this way, MUT assumes clear leadership in this matter in the real estate sector, making Santiago a more inclusive and humane city.

We want more people to be able to wake up every morning more inspired to live, work, study, create and grow with their families and communities. At Territoria and MUT, we believe that the true meaning of leadership is not only to direct, but also to take care of those in our charge, and this is an essential task in our work as a company and relevant actor in the real estate sector.

We also understand this leadership as the constant effort to improve every day to make Santiago a place of meeting, dignity and integration. We want MUT to inspire, convene and enthuse different actors in the country to join the task of humanizing this city where 43% of Chileans live and which, without a doubt, lacks meeting spaces.

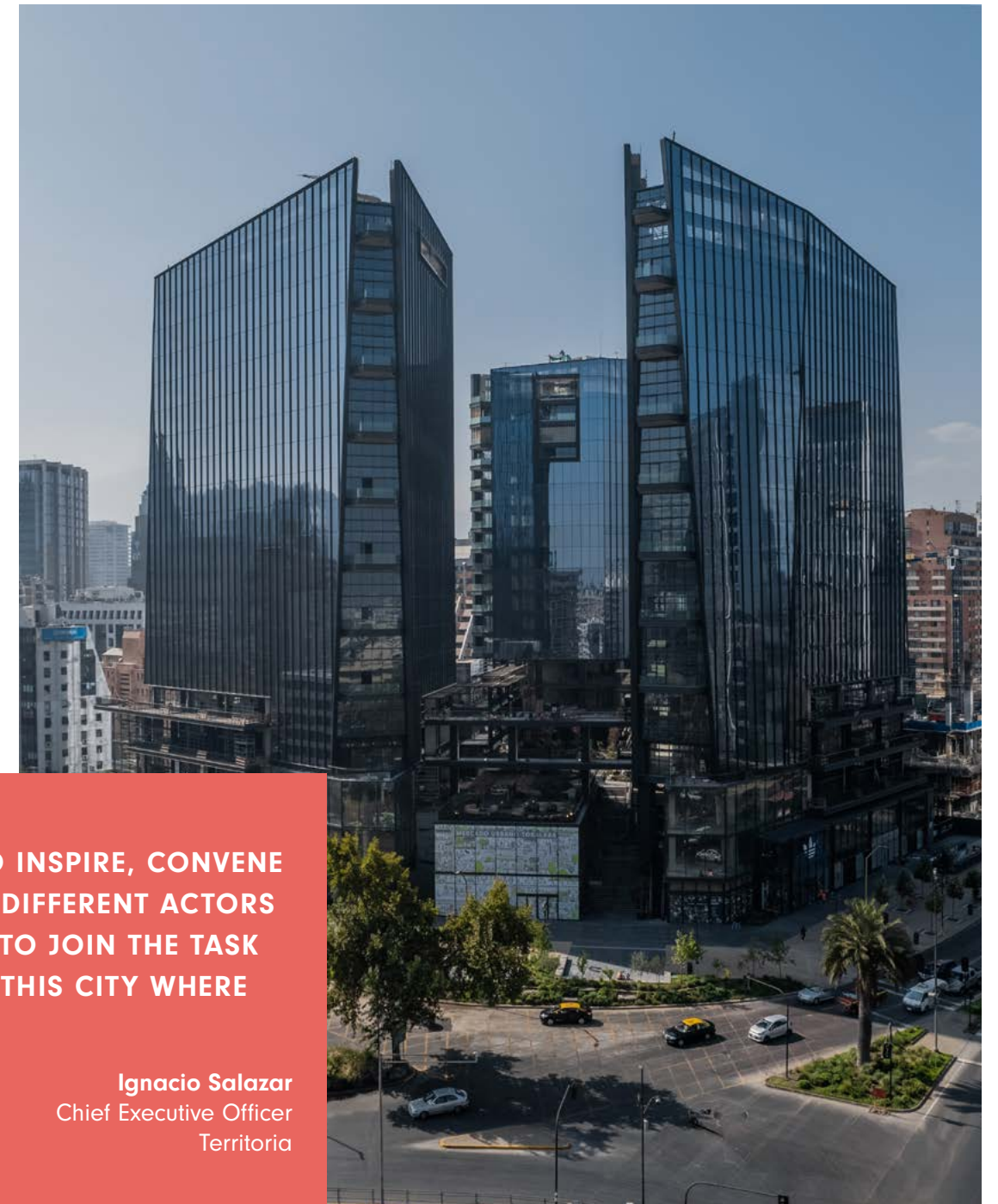
FRANCISCO RENCORET
CHAIRMAN
TERRITORIA

IGNACIO SALAZAR
CHIEF EXECUTIVE OFFICER
TERRITORIA

NICOLÁS GARCÍA
FINANCE DIRECTOR
TERRITORIA

**WE WANT MUT TO INSPIRE, CONVENE
AND ENTHUSIASTE DIFFERENT ACTORS
IN THE COUNTRY TO JOIN THE TASK
OF HUMANIZING THIS CITY WHERE
WE LIVE.**

Ignacio Salazar
Chief Executive Officer
Territoria



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MUT AT A GLANCE

- 1.1 Our history
- 1.2 MUT business model
- 1.3 Our interest groups and their critical issues
- 1.4 Strategy and the integration of Sustainability

MUT at a glance



WE ARE IN CHARGE OF IMPROVING THE QUALITY OF LIFE OF THE PEOPLE WHO LIVE IN THE NEIGHBORHOOD WHERE WE ARE LOCATED AND WE SEEK THAT OUR VISITORS, TENANTS, NEIGHBORS AND THE ENTIRE SOCIETY CAN FIND THEMSELVES GENERATING A COMMUNITY THAT ALLOWS THEM TO RECONNECT. WE WANT TO PROVIDE A SPACE TO ENJOY, MEET AND CONNECT.

At MUT (Mercado Urbano Tobalaba) we understand sustainability as a lifestyle, and we develop spaces that generate a positive impact on people's well-being, respecting and caring for the environment for future generations.

We are in charge of improving the quality of life of the people who live in the neighborhood where we are located and we seek that our visitors, tenants, neighbors and society as a whole can find themselves generating a community that allows them to reconnect. We want to provide a space to enjoy, meet and connect. In this context, Territoria Apoquindo S.A, developer and operator of MUT, has always had people at the heart of its work, integrating imagination and innovation as central levers.

We are sure that managing urban spaces with this perspective not only allows us to mitigate the environmental impact, but also creates spaces of well-being for all those who are part of the MUT community: *tenants, workers, neighborhood residents, visitors and clients.*

MUT is located in a neuralgic point of the city of Santiago de Chile, at the intersection of the axes of Apoquindo and Tobalaba avenues, with El Bosque Norte, Roger de Flor and Encomenderos streets.

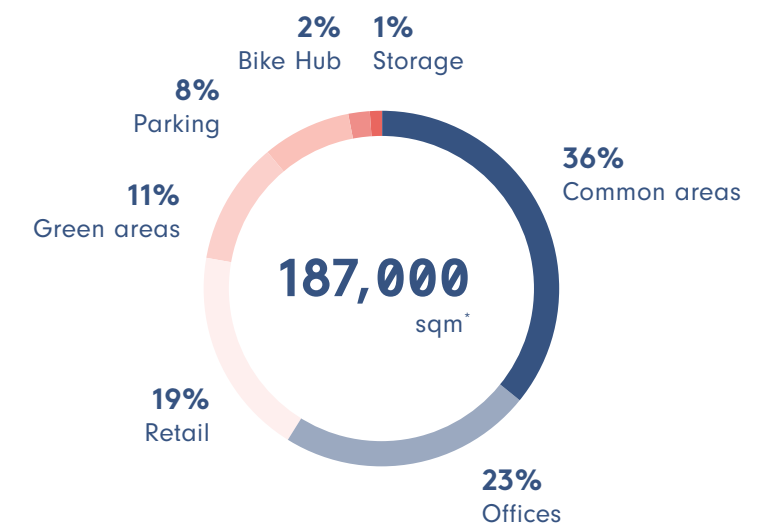
In this context, at MUT we comply with the Institute's definition for Transportation and Development Policy (ITDP), which states that transit-oriented development (TOD) means:

"Integrated urban places, designed to bring together people, buildings and public space, connected to each other by comfortable pedestrian and pedal networks and to the rest of the city by excellent quality public transport. It means inclusive access for all to neighborhood and city opportunities, through the healthiest combination of transportation modes, at the lowest financial and

environmental cost, and with maximum resilience to disruptive events. The TOD is an element to think about a sustainable, equitable future, with shared prosperity and civil peace in cities."

We encourage and promote sustainable mobility, both pedestrian and through the use of bicycles, public transport (the Metro) or electromobility, and we integrate organically into the fabric of the city, improving people's quality of life from public spaces. This is why we return to the idea of the market as a place of exchange and regular meeting between people who, beyond a commercial relationship, are united by a personal bond and trust.

Our project is made up of four class A+ office buildings and an eight-level market, made up of a proposal for commerce, gastronomy, cultural spaces, squares and gardens, which total:



* Approximate surfaces, for more details see chapter 7..

SQM

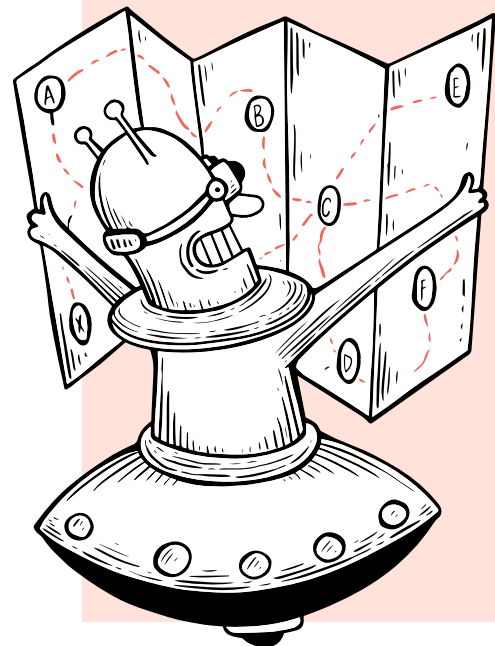
187,000*

Gross building area

54,300* sqm
Offices

78,900* sqm
Retail

53,800* sqm
Parking and others



* Approximate surfaces,
for more details see
chapter 7.

TOWER 3 OFFICES

TOWER 4 OFFICES

UNDER CONSTRUCCIÓN

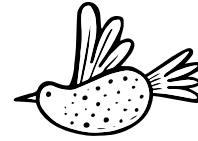
TOWER 2 OFFICES

TOWER 1 OFFICES



**LEVEL -3 A 5
RETAIL**

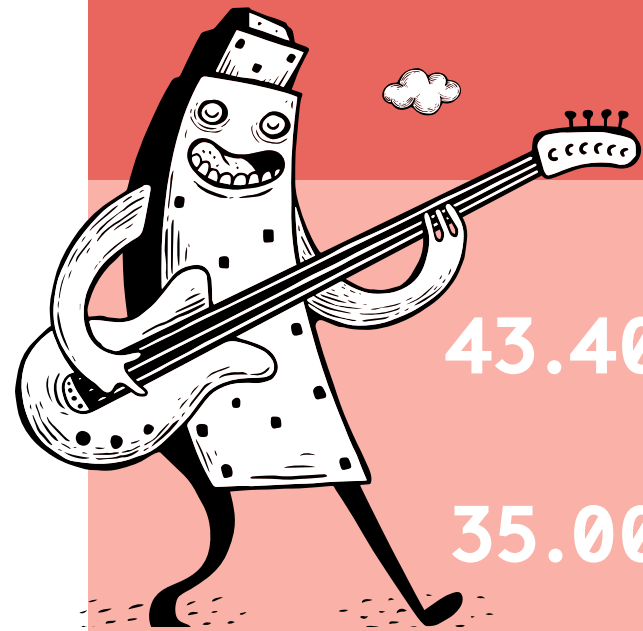
MUT* main figures



SQM

98,800*

GROSS LEASABLE AREA



43.400* sqm
Leasable area

35.000* sqm
Retail

20.400* sqm
Parking, storages & others

+20.000* sqm
Green areas

RENEWABLE ENERGY

100%

BICYCLE PARKING SPACES

+2,000

LITERS OF WATER SAVED

+7 MILLIONS

thanks to the consumption of 100% recycled water: Biodigester

TREES PLANTED

+300

CAR PARKING SPACES

35,000

ZERO WASTE COMMITMENT

thanks to recovery, reuse and recycling and 40% of waste will be treated in a biodigester



G R E S B

IN 2023

92/100

GRESB points



62

collaborators at MUT

100%

of people trained in sustainability issues.

100%

trained in compliance issues.

+175

events and workshops held until June 2024.

+20,000

Average daily visitors*.

+60,000

Metro passengers passing through MUT on their way to work*

+120

stores by June 2024.

+4,500

people attended our events and workshops as of June 2024.

* Approximate amounts. For more details, review Chapter 7.

* Projected values to 2025

Our history

2013

Territoria Apoquindo S.A. acquires the land of the Mercado Urbano Tobalaba (MUT).

—

Territoria receives the award for excellence from Urban Land Institute (ULI*) by Isidora 3000.

* ULI is a research and education network on urban development that brings together more than 45,000 members around the world.

** More than 300 different retailers

2015

Abu Dhabi investment Authority (ADIA), partners with Territoria Apoquindo S.A. in the development of Mercado Urbano Tobalaba.

ADIA is the third largest sovereign wealth fund in the world.

2022

Publication of our First Sustainability Report. We begin to answer the GRESB Benchmarking.

—

Entry of the companies Schneider and BUK as tenants of MUT.

2016

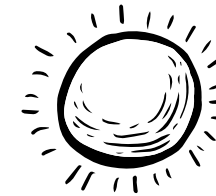
Territoria begins the development of MUT, the main mixed-use project in Chile. It is located on Avenida Apoquindo with El Bosque Norte.

2023

In June 2023, Mercado Urbano Tobalaba gradually began its operations.

—

We achieved 92 points in GRESB in the Management and Development dimensions.

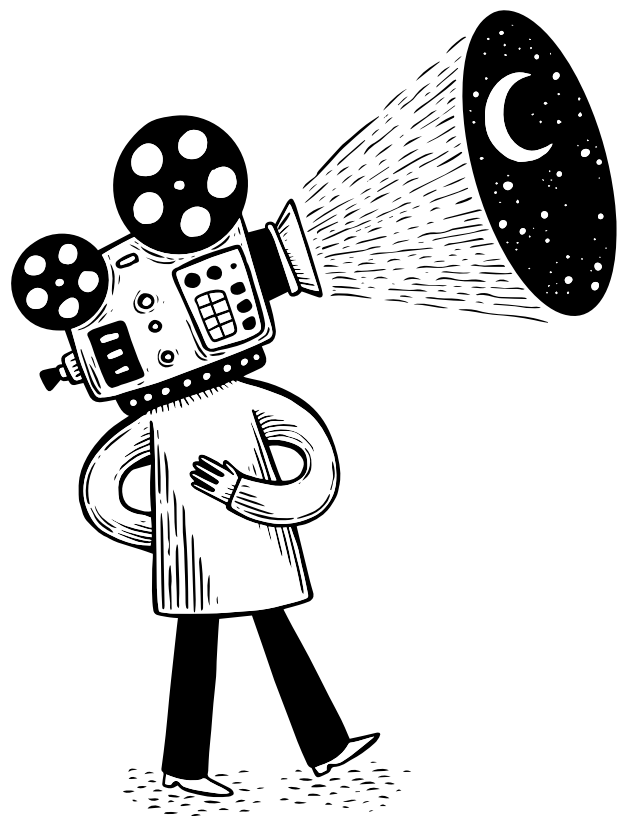


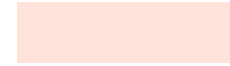
2018

Territoria closes an agreement with Metro de Santiago, which considers the expansion of the Tobalaba Station, the one with the highest traffic on the network, with new circulations and accesses.

2024

Arrival of the companies Enel Chile, ISDIN, Albermale, Metlife, SMA, MUREX, SII and Minera Sierra Gorda as tenants of MUT**.






In line with its values, Enel sought from the beginning to provide its collaborators with spaces that would allow them to maximize their well-being, highlighting the commitment to Sustainability and electrification. Today the new headquarters of this company is in MUT, placing it in a place with excellent connectivity that will allow it to provide its users with multiple services such as banks, commercial stores, cultural spaces, outdoor workspaces, gastronomic establishments, entertainment areas, among others.

The advanced technology that Territoria incorporated into MUT makes it the project with the highest standards in terms of Sustainability that exist today in the country. The renewable energy contract, among other measures, contributes to the achievement of this objective, thanks to the use of renewable sources such as wind energy.

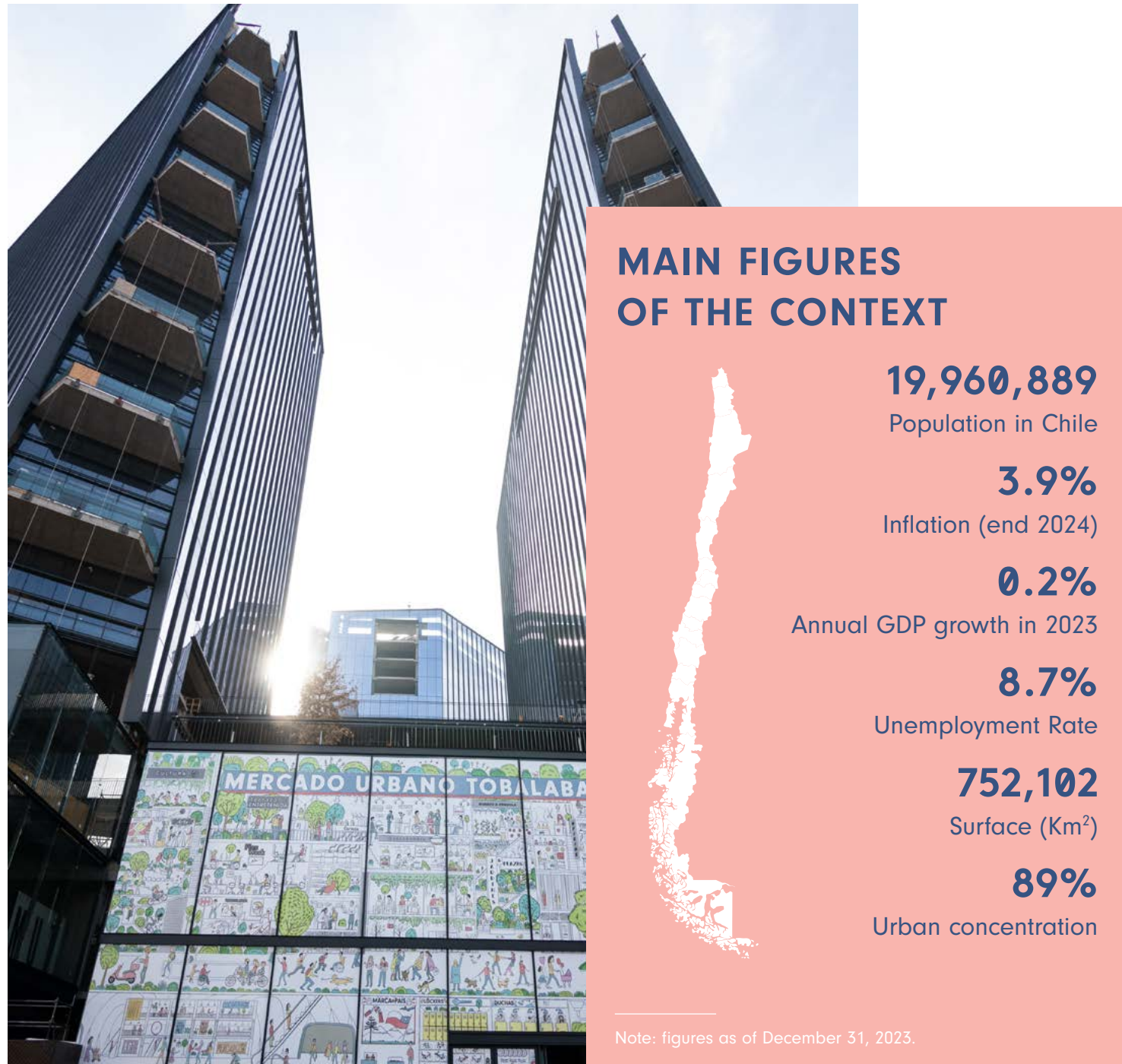
Irrigation of green areas will be done 100% with recycled or reused water. To do this, rainwater will be stored, environmental humidity will be captured, and gray water will be recycled, which will allow a saving of seven million liters per year. Solutions that add to a Zero Waste program, which incorporates a biodigester that will receive the organic waste generated at MUT, to transform it into biogas for kitchens and fertilizer for gardens.



AFTER 55 YEARS IN THE ICONIC BUILDING IN THE CENTER OF SANTIAGO, ENEL - THE COUNTRY'S MAIN ELECTRICITY HOLDING COMPANY - CHANGES ITS ADDRESS



MUT business model



Macroeconomic context and industrial sector

Externally, global inflation has continued to decline, although at a more moderate pace due to the high persistence of the service components. In the United States, this is consistent with an economy that remains resilient, supported mainly by the strength of service consumption and the labor market. In the rest of the world, economic activity and its prospects remain limited, beyond some signs of rebound at the beginning of this year.

In this scenario, doubts surrounding the start of rate cuts by the Federal Reserve continue to be one of the main factors behind the movements of global financial markets. Compared to the April Meeting, long-term interest rates and stock markets increased moderately in several economies. The global dollar, although with fluctuations, is at similar levels. Regarding raw materials, the significant increase in the price of BML copper stands out, reaching around US\$4.9 per pound, and the price of a barrel of oil (WTI-Brent average), which is trading around US\$81.

In the Chilean financial market, both long-term interest rates and the stock market have shown movements in line with those of their external peers. The Chilean peso, on the other hand, has shown a greater appreciation than other comparable currencies, hand in hand with the aforementioned increase in the price of copper. Credit continues to exhibit limited annual variation rates, in line with the evolution of the macroeconomic cycle. The interest rates on shorter-term loans have continued to reflect the transmission of the declines in the MPR. Mortgage rates, more linked to long-term rates, remain high.

The National Accounts for the first quarter show that, in general terms, the economy has evolved in line with what was projected in the March Report. In annual terms, GDP increased 2.3%. Discounting seasonality, it grew 1.9% compared to the previous quarter, a result in which most sectors had a positive impact, highlighting mining, commerce and some service activities. On the demand side, it highlighted that consumption increased again quarter after quarter. Gross fixed capital formation stopped the decline at the end of last year, registering almost zero variation in the quarter. The labor market remains consistent with the trajectory of the cycle, with positive job creation and an unemployment rate that stood at 8.7% in the moving quarter ended in March.

The accumulated inflation in March and April was in line with what was forecast in the last Report. In this way, the annual variation of the CPI (spliced reference series) is located at 3.5% for both total and underlying inflation (CPI without volatiles). Regarding inflation expectations in the two years, both the Economic Expectations Survey (EEE) and the Financial Operators Survey (EOF) are at 3%.

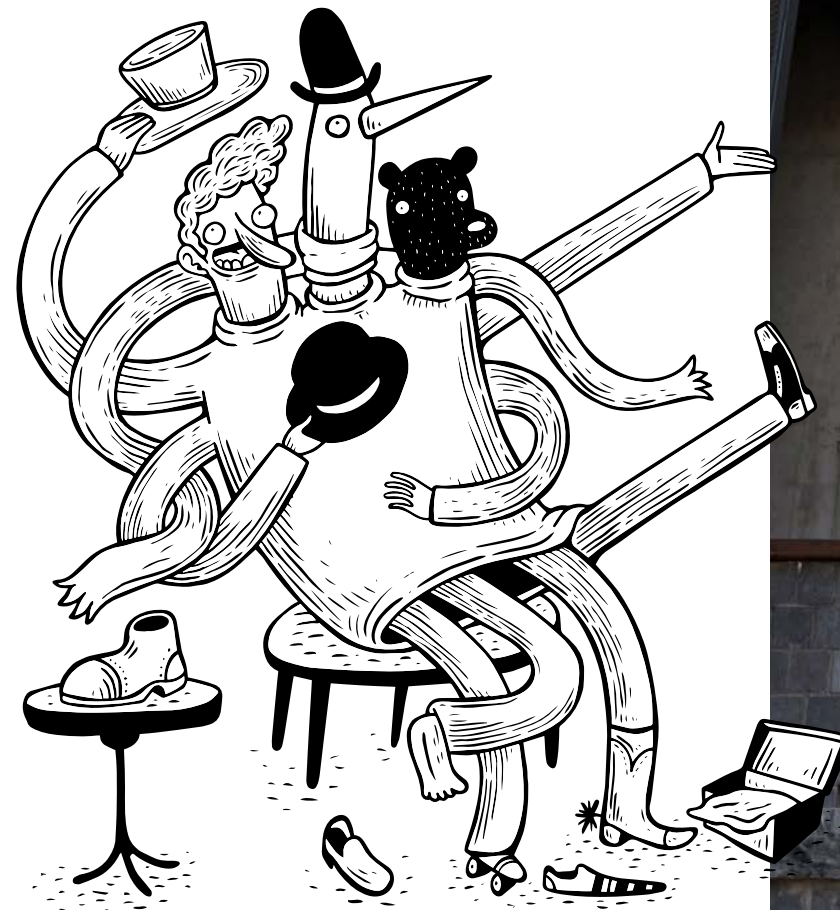
Market conditions*

The accumulated net absorption 2023-2024 exceeded 101,000 m²**, which is equivalent to the accumulated net absorption between 2020 and 2022 of -100,600 m²**, that is, the number of spaces that were freed up during the crisis years was leased in 2023-2024.

62% of the year's net absorption corresponds to the class A segment, mainly due to the activity observed in the Las Condes submarket (59,300 m²**). For its part, the annual net absorption class B was concentrated in Ciudad Empresarial (12,500 m²**) and Santiago Centro

(10,412 m²), which coincides with the lowest average rental values in the market of 0.27 and 0.36 UF/m², respectively. Class A office vacancy fell from 11.0% in the fourth quarter of 2023 to 10.8% in the first quarter of this year, with 270,000 m² of offices available for lease.

In terms of rents, average class A rates remained constant, but with a slight decrease in the Las Condes market.



* Office market report | Santiago, Chile | Q4 2023, Jones Lang La Salle IP Inc.

** Approximate amounts

MUT Sustainability Strategy: people at the center

MUT works to create long-term value, through the revitalization of public spaces at the service of the material and social well-being of people, as well as the community to which they belong.

Our commitment to sustainability is a substantial part of our purpose of creating, regenerating and opening public spaces that offer means and opportunities for people and communities to deploy their talents and vital projects.

Territoria's vision for the integration of sustainability in each of its projects has as its fundamental pillar the creation of an internal culture supported by policies, practices, processes, procedures and actions that allow guaranteeing, advancing and leading with the best practices in the industry.

In 2023, the **COMPANY'S SUSTAINABILITY STRATEGY** was updated which incorporates three key pillars in its business model and whose common denominator is innovation as a strategic axis. The strategic pillars are detailed below:

LONG TERM VISION

Territoria is a developer and operator of real estate and mixed-use projects with a long-term vision, a definition that is faithfully represented by MUT. For its financing, it consequently partners with investors who share this vision.

BALANCED INSERTION OF PROJECTS WITH PEOPLE AT THE CENTER

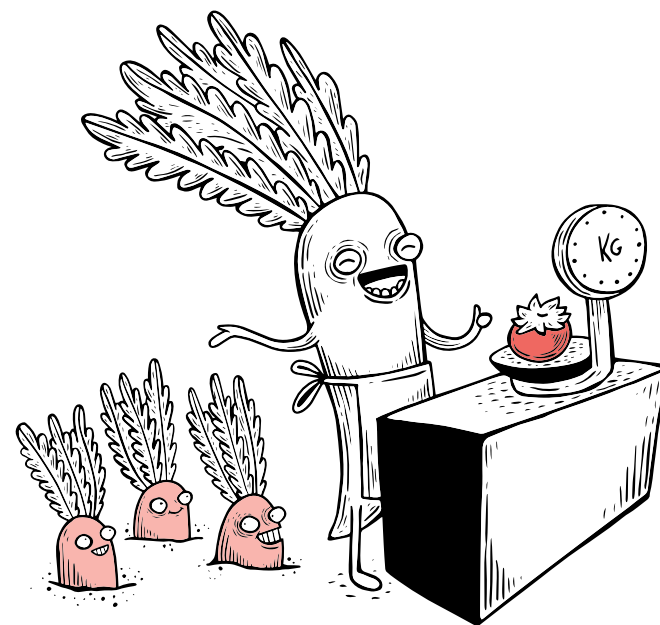
We seek that our projects are inserted in balance with the urban fabric and that they satisfy the multiple needs of people. In this sense, the central axis of our developments is the integration of public spaces with private spaces, through mixed-use buildings that can meet the needs of the surrounding community and other users.

CARE OF NATURAL RESOURCES AND THE ENVIRONMENT

We are aware of the importance of caring for the environment and the impact of climate change on people's quality of life.

Our focus is on resilience against climate change, both in the construction and operation of our assets. To achieve the above, from the design phase, we incorporate measures aimed at preserving and improving urban ecosystems, contributing to people's well-being and quality of life.

IN TERRITORIA AND MUT WE CARE ABOUT IMPROVING THE URBAN ENVIRONMENTAL CONDITIONS WHERE OUR PROJECTS ARE INSERTED, CONTRIBUTING TO THE REDUCTION OF IMPACTS AT A GLOBAL LEVEL.



Sustainable value creation model

Territoria incorporates sustainability as its central axis, which has people at the center of its management. A fundamental axis of the work culture of its founding partners has been taking care of the well-being of people, including its employees, its tenants, visitors and the community in which it operates. Another central axis is ethics and integrity, values that are an essential part of the way of doing business, which implies acting responsibly in the use of natural resources, incorporating measures that avoid environmental damage or mitigate it to the extent of the possible.

An example of the above is represented by Startup Campus, a technological entrepreneurship hub that will contribute to the strengthening of the ecosystem and the development of applied research, technologies and innovation in the productive sectors to promote the economic diversification and competitiveness of the country. This new physical space, promoted by Corfo and Fundación Chile, is the result of collaboration between the public and private world, and will be located on the Santa Lucía Campus of Inmobiliaria Territoria, located at Santa Rosa 76, a strategic location that has very good connectivity with the center of Santiago and which corresponds to the site where the Enel building was located, covering a total area of 3,850 m². As Corfo has pointed out, its infrastructure will include five types of facilities: cowork, auditorium, private offices, biological sciences laboratory and hardware, materials and electronics prototyping laboratory.

With this project, Territoria continues on the path of realizing its founding mission of developing and/or transforming urban spaces that improve the quality of life of people and the community in general. From this purpose, it seeks to configure itself as an innovative actor that understands and expands knowledge about the relationship between architecture, nature and human beings.

PILLARS OF OUR VALUE CREATION MODEL

Ambient Dimension ENVIRONMENT



At MUT our aspiration is to be the best partner and real estate manager, and we have people at the center of our work. We are in charge of generating spaces for associativity, of generously sharing our experience, so that other actors in the industry can take advantage of this knowledge and generate sustainable spaces for the entire society.

- * **Energy efficiency;**
- * **Certifications (result of our management)**
- * **Emissions quantification;**
- * **Emissions reduction plan;**
- * **Water consumption management**
- * **Waste management**



Social Dimension PEOPLE



We seek to generate spaces in which people who work for and with MUT perceive a better quality of life, improving their well-being, for this we take care of generating spaces that allow community life, with green areas, on a human scale, allowing people They feel at home. We encourage inclusive spaces both in our team and in visitors and tenants, respecting each person in their own individuality.

- * **Health and well-being programs for direct workers;**
- * **In contractors to manage health and safety, it is done through Mutual Safety and Joint Committees.**
- * **Diversity, Equity and Inclusion Program;**
- * **Linking with the community (workshops and events);**
- * **Incentive to tenants and landlords in sustainable management;**
- * **Promotion and respect for human rights;**
- * **Sustainable management of the value chain.**



Governance Dimension GOVERNMENT, STRATEGY AND RISK MANAGEMENT



We seek to develop our business within a framework of integrity, complying with regulations, our policies and internal standards and generating a culture of respect and compliance in our daily work.

- * **Ethical culture and integrity;**
- * **Code of ethics;**
- * **Crime Prevention Model Law 20,393;**
- * **Corporate policies, standards and procedures;**
- * **Committees and governance structure;**
- * **Risk management.**



HOW AT MUT WE ADVANCE IN THE INTEGRATION OF THE THREE FOCUSES OF OUR SUSTAINABILITY STRATEGY:

Ambient Dimension Environment



This dimension focuses on the management of the operation's natural resources: management of the water balance, quantification and control of carbon emissions, use of clean energy and the reduction and reuse of waste. All of the above translates into a **Circular Economy Model**, which incorporates a series of measures that allow minimizing the impact of the project on the environment. Our vision is to be the best real estate partner and manager, and we work to benefit people and communities by investing, developing and managing assets along with creating a real sense of belonging and identification with the community. This involves promoting associativity, generating links with strategic allies who share our vision and values to contribute to sustainable development.

- Minimization of scope 1 and 2 emissions
- Energy management
- Water consumption management
- Waste management
- Incentive for clean transportation
- Circular Economy Model
- MUT Sustainable Operation
- Communication, training, and diffusion

Social Dimension People



At MUT we create environments that enhance people's development and entrepreneurship, supporting their growth and scalability. Delivering a public space integrated into the building, which allows the generation of democratic communities, with a sense of appropriability that allows a meeting space around new types of public spaces at all levels of the building. We are concerned about creating an inclusive environment where differences are valued and where everyone can reach their full potential.

This area seeks to increase the comprehensive well-being of the people who interact with the project, in a climate of collective collaboration that commits the community to caring for the environment. Our priority is the well-being of people, as well as the communities they make up and of which we feel a part along with our team, contractors, suppliers, visitors and tenants. Our commitment to Diversity, Equity and Inclusion (DEI) reflects our passion for excellence, integrity and innovation.

- Health and well-being for the MUT team and contractors
- Commitment to diversity, equity and inclusion
- Respect for human rights
- Creation of a meeting place for people around culture, art and crafts
- Sustainable value chain management
- Sustainable management in tenants (offices and retail)
- Communication, training, and diffusion

Governance Dimension Governance, Risk and Strategy



We strive to act to the highest level of ethical standards, with robust corporate governance to ensure these standards and criteria are met.

At MUT we work to develop our management based on a culture of ethics and transparency in relationships with our stakeholders and the rest of society. We value compliance with the processes in our operations, we have a Crime Prevention Model of Law N° 20,393, which includes money laundering, bribery and terrorist financing. We care about training, to generate a culture of compliance, that guides the actions of all those who work at MUT and for us.

- Culture that is committed to ethics, transparency and integrity
- Crime Prevention Model Law N° 20,393
- Code of Ethics and Anonymous Whistleblowing Channel
- Policies, standards and procedures
- Risk management
- Governance Structure
- Executive Committees
- Communication, training, and diffusion



COMMITMENTS IN ENVIRONMENT FOCUS

MINIMIZATION OF SCOPE 1 AND 2 EMISSIONS

To establish the MUT baseline, it is first necessary to quantify emissions and establish a reference point that allows us to define future commitments to meet the scope 1 and 2 objectives. Regarding the mitigation of scope 3 emissions, measures such as promoting the use of electromobility, the use of bicycles and the subway by visitors are encouraged. To achieve this commitment there are the following sublines of action detailed below.

ENERGY MANAGEMENT

Direct energy consumption of our operation 100% from renewable energy sources. We hope to establish a baseline and, subsequently, set a goal of reducing energy consumption per square meter in the exploitation stage. For the above, we expect that MUT will be 100% in operation, approximately, on December 31, 2025.

Progress as of June 2024: We have an agreement with Enel that allows us to operate with energy from 100% renewable sources.

WATER CONSUMPTION MANAGEMENT

The water balance derives from the concept of material balance, that is, it is the balance between all the water resources that enter a system from a source and those that leave it, in a given time interval. In Chile we find ourselves in a situation of water stress with different intensities depending on the geographical area. Our operation is intensive in water consumption, which is why we have worked since the construction stage to adopt all the necessary measures to minimize the use of this resource, in order to reduce its consumption. Among other initiatives, we can point out:

- 100% irrigation with recycled water or rainwater, which is achieved thanks to the recovery of rainwater for irrigation, condensation of environmental humidity captured for irrigation.
- Cooling of the building through geothermal energy, without water evaporation.
- 60% reduction in water consumption, which is achieved through initiatives such as the design of bathrooms with devices that allow water savings, exceeding what is required by the LEED standard.

All of the above results in a reduction in water consumption of 7,000 m³ per year.

WASTE MANAGEMENT

Our commitment is focused on advancing waste management through recovery and moving towards zero waste production, reducing waste sent to sanitary landfills in the construction and operation phase. This is achieved thanks to several axes:

- **Permanent commitment of operators, suppliers and the entire supply chain:** constant collaboration between all actors involved in the supply chain is essential for the success of our initiative. This includes the active participation of market operators and suppliers, who must adhere to our waste reduction policies and participate in recycling and reuse programs.
- **Reduction of garbage generation through a reusable program in the Market:** MUT has its own reusable tableware (plates, glasses, cutlery, etc.), which is distributed to each restaurant in the Market, and then the cleaning staff manages its washing and replacement daily. This allows each restaurant to eliminate the use of disposable items for its service, lower operating costs and optimize time and space in its premises, without having to worry about washing dishes daily, and most importantly, reduce the generation of waste and waste.

- **Zero Waste Program that allows waste to be classified from its origin:** all office operators and tenants must comply with the regulations established by this program, which encourages the correct classification and management of waste, and considers the incorporation of a biodigester to transform all organic waste into fertilizer. This not only significantly decreases the amount of waste going to landfills, but also creates valuable resources from organic waste in fertilizers and biogas.



CLEAN MEANS OF TRANSPORTATION INCENTIVE

Sustainable development is also related to the incentive of non-polluting means of transportation. Thus, from the design of the Market, infrastructure and technologies have been incorporated that promote both electromobility and discourage the use of traditional motorized vehicles.

Bicycles are a clean means of transportation whose popularity has been growing in recent years, both for their health benefits and for their low environmental impact and efficient performance over short distances. However, we see that there is a lack of infrastructure for their use in the city and that they are practically not integrated into large buildings. If it has facilities for its use, such as appropriate parking and public spaces where they are welcome, more Santiago residents will use it as a means of transportation and not only recreationally.

This vision is what inspired us to allocate an important space in the commercial area to a Bici Hub on the Workshop level, which includes 2,000 parking spaces and facilities for cyclists, such as bathrooms, changing rooms, lockers and workshops, in addition the design incorporated the construction of 2.5 km of cycle paths that connect MUT with the cycle paths in the area (currently under construction). In this space we also contemplate developing events and meetings linked to this community that encourage the use of this medium.

INCENTIVE FOR THE USE OF CLEAN MEANS OF TRANSPORTATION:

- * **Fast charging stations for electric vehicles.**
- * **More than 1,180 parking spaces for traditional motor vehicles.**
- * **2,000* bicycle parking spaces, more than 5 times the amount required by regulations, and more than 2.5 km of cycle paths.**
- * **Our operation allows the decongestion of 60,000 - 100,000 people daily from the Tobalaba Metro station.**
- * **In the construction stage, approximately 97.7% of the steel used comes from recycled material**.**
- * **We delivered more than 20,000 m² of public spaces and green areas to the community.**

* They will be installed gradually over time until the committed amount is reached.

** There is no certification for 100% of this indicated percentage

COMMUNICATION, TRAINING AND DISSEMINATION OF ENVIRONMENTAL PRACTICES

An important part of our commitment is to train the people with whom we work to generate a culture of care and protection of natural resources. The main actions are detailed in Chapter 7.

CERTIFICATIONS

We understand that certifications allow us to confirm that our construction and operation meets a defined criterion or standard (or set of these) and offers environmental, social and economic benefits based on life cycle parameters. Certifications have the advantage of having verification from a third party that provides a guarantee to both the principal and the project team - prior to obtaining the qualification - that it has been audited that the strategies implemented have been part of the development of the project. This verification occurs when an independent third-party body, which is neither the end user nor the owner, certifies the product in accordance with certain requirements or conditions. In this context our objective is to maintain international certifications.

LEED CORE&SHELL PLATINUM LEVEL CERTIFICATION

This certification is currently in process and can only be completed upon completion of the construction of the main work, facades and central mechanical systems of the fourth tower of MUT, which is estimated for the second half of 2024. All design credits for this certification have already been approved by the USGBC and correspond to 60% of the total credits and 40% correspond to certificates that will be obtained at the end of the date indicated above.



COMMITMENTS IN SOCIAL MANAGEMENT

Our approach to diversity, equity and inclusion considers the entire talent ecosystem: access, hiring, belonging and community

Health and Wellness program for MUT collaborators

- Comply with our Health, Safety and Security Policy Welfare
- Training of at least 100% of the staff in innovation.
- Training in sustainability with a scope of at least 100% of the staff.

Diversity, Equity and Inclusion Program

- Maintain the balance between women and men in the executive team and in the staff.
- Advance the integration of people with disabilities in the workforce.
- Comply with our Diversity and Inclusion Policy.

Link with the community

- Annual survey and approval of materiality.

Integration of sustainable practices in tenants

- Communication and training on the subject to tenants.

Human rights

- We approve and publish the Human Rights Policy in 2023.

Sustainable value chain

- We hope to make progress in 2024 in training and communicating the Sustainability Strategy to suppliers and contractors.



COMMITMENTS IN GOVERNANCE, STRATEGY AND RISK MANAGEMENT

Ethics and integrity

- MUT Code of Ethics.
- Complaint channel open to all stakeholders.
- Crime Prevention Model Law N° 20,393
- Staff were updated and trained on the MUT Crime Prevention Model in accordance with the Economic and Environmental Crimes Law published in 2023.

Sustainability Standards

- We hope to include dual materiality through international standards and/or investor surveys in 2025.
- Guide the construction of indicators that will be included in the Sustainability Report based on GRI.
- Answer the GRESB questionnaire annually.

Sustainability Reporting

- Advance in expanding Sustainability data management.
- Annual Sustainability Report.

Policies, standards and procedures

- Corporate Governance Policy.
- Environmental Policy.
- Social Policy.
- Diversity, Equity and Inclusion Policy.

Corporate governance

- The Sustainability Committee was established. In 2023 it met twice.

Innovation in the use of materials

WITH A LONG-TERM VISION, FOR THE DEVELOPMENT OF THE PROJECT WE USE CONSTRUCTION MATERIALS WITH HIGH STANDARDS OF QUALITY AND DURABILITY. WE HAVE A MATERIALS COMMITTEE, RESPONSIBLE FOR SELECTING SUPPLIERS, WHICH HAVE BEEN LOCAL WHENEVER POSSIBLE. LIKEWISE, WE PRIORITIZE THE USE OF RECYCLED MATERIALS OR MATERIALS WITH A REDUCED ENVIRONMENTAL IMPACT.

Some examples of what is described:

- ✧ Use of laminated wood on bridges, stairs and in front of some premises.
- ✧ Gerdau AZA* structural steel that has a certification that guarantees that at least 97.7% of its content comes from post-consumer recycling.
- ✧ Both the concrete used and the reinforcing steel mentioned above are regional materials.
- ✧ Local concrete that meets the requirements of LEED certification.
- ✧ Paint with reduced COV levels.

MUT is in the process of LEED Core&Shell Platinum certification. This certification involves meeting specific materiality requirements, as well as environmental and health certifications and standards for the products used in its construction. On the other hand, materials have been used that comply with current regulations, in accordance with the disclosure of impacts on health and the environment.

* The steel purchased from Gerdau Aza is made from scrap collected throughout the country by a portfolio of suppliers. This represents 97.7% by weight of liquid steel production. The rest comes from ferroalloys, slag coal, fuel and synthetic slag. More information on the Gerdau Aza website in the reinforced concrete reinforcing bars product sheet.

Promotion of non-polluting means of transport

Sustainable development is also related to the incentive of non-polluting means of transportation. Thus, from the design of the Market, infrastructure and technologies have been incorporated that promote both electromobility and discourage the use of traditional motorized vehicles.

This vision is what inspired us to allocate an important space in the commercial area to a Bike Hub on the Workshop level, parking spaces and facilities for cyclists, such as bathrooms, changing rooms, lockers and workshops. In this space we also contemplate developing events and meetings linked to this community that encourage the use of this medium.

INCENTIVE FOR THE USE OF CLEAN MEANS OF TRANSPORTATION

- ✧ Fast charging stations for electric vehicles.
- ✧ More than 1,200 parking spaces for traditional motor vehicles.
- ✧ We more than quintupled the standard required for bicycle parking, reaching 66% more bicycle parking than car parking (1,200 car parking spaces and 2,000 bicycle parking spaces).



AT TERRITORIA WE BELIEVE THAT IT IS ESSENTIAL TO ADOPT MEASURES TO MITIGATE CONGESTION IN THE NEIGHBORHOOD, AND IN TURN, THEY ARE ALIGNED WITH OUR SUSTAINABLE VALUES AND PRINCIPLES.

We are aware that the implementation of a project of nearly 187,000 sqm entails a significant increase in vehicle, pedestrian and bicycle traffic in the area. Therefore, after the approval of the municipalities of Las Condes and Providencia, we are working on the implementation of a series of mitigation measures that reduce the impact on traffic and people's mobility.

- * **Widening of Holanda Street, between Av. Providencia and Lota, to generate three lanes in a north-south direction.**
- * **Bike paths in the following sections: Luis Thayer Ojeda, between San Pío X and Providencia Avenue; San Pío X, between Luis Thayer Ojeda and Hernando de Aguirre Street; and Hernando de Aguirre, between San Pío X and the return north of San Pío X Street, El Bosque; which totals 2.5 km**
- * **Traffic light and CCTV communications project for the sector, approved by the Traffic Control Operational Unit (UOCT, by its acronym in Spanish).**
- * **Maintenance of public transport stops in the Apoquindo/Tobalaba and Nueva Providencia/Vitacura axes.**
- * **Enabling a frequency regulation point for public transport services.**
- * **Signage and demarcation in the area of influence of the project: Av. Apoquindo, between Av. El Bosque and Enrique Foster; Encomenderos, between Apoquindo and Roger de Flor; Av. El Bosque Norte, between Apoquindo and Roger de Flor; Roger de Flor, between Encomenderos and Av. El Bosque Norte; Holanda, between Providencia and San Pío X.**
- * **Public Space Treatment Project for all the sidewalks surrounding the Market.**

Our stakeholders and their critical issues

Interest groups or stakeholders

The key stakeholder* concept is based on the idea that not all stakeholders will be equally affected by the company's activities. Furthermore, the commitment consists of identifying the opinions of interested parties that will be taken into account in relation to a specific activity.

It is also based on the idea that the degree of impact on stakeholders can inform the degree of participation specifically for prioritization.

To identify the stakeholders in MUT, primary and secondary sources were used, which were validated with the Company and are detailed below:

Type of Stakeholder	Key Stakeholder	Definition	Why it is important	Form of relationship
External / Internal	Classification	How this is defined for MUT	Relevance	Bonding
External	Actors from the local and international industrial sector.	Companies of the sector that operate in Chile and internationally and are comparable.	It is key to understand industry trends locally and internationally to maintain our leadership in innovation and establishing a new paradigm in the industry.	Associations unions, media press, Web page institutional and channel of complaints, seminars, meetings and other corporate events.
External	Community and civil society	Group of people who live or work in the areas of influence of the project	Validation and approval from our close community and society in general is key.	Trade associations, press media, institutional website and complaints channel. Seminars, meetings and other corporate events, surveys, focus groups, workshops and cultural events at MUT.
External	Suppliers and contractors	Entities that provide products and/or services within of the chain of catering of MUT. These HE classify in critics and No critics.	They are a critical stakeholder in the sustainable operation and social and environmental management of the value chain.	Tenders, channel of complaints, trainings, meetings direct, committees parity of the Mutual of Security, institutional website and complaints channel.
External	Tenants (of commercial premises and of Offices).	They are the tenants of offices and commercial premises.	They are our strategic partners that allow us to reach the end client: visitors and people who live in the offices and commercial premises, who are a crucial part of the MUT community.	Press media, meetings, events, channel of complaints, page institutional website and Area Experience.
External	Visitors.	They are the ones who visit MUT for various reasons.	They are our key stakeholder, who we focus on and who we want to deliver wellbeing to.	Press media, meetings, events, channel of complaints, page institutional website and Area Experience.
Internal	MUT's team.	They correspond to the direct staff of MUT and Territoria that works for MUT.	They are critical actors and our main ambassadors, working for their well-being is our first priority.	Intranet, internal meetings, semi-annual meetings with CEO (breakfasts), website, Sustainability Report, Climate Survey and other meeting events at MUT.
Internal	Directors.	It corresponds to the shareholders who are represented by this corporate body.	They represent shareholders, investors to whom we must deliver the greatest sustainable value of their investment.	Board Sessions; Shareholders' Meetings, periodic meetings with CEO, video or in-person conferences, website, Sustainability Report, other meeting events at MUT.

* "Affected stakeholders" are defined as: people or groups whose interests are affected or could be affected – positively or negatively – by the company's activities and its direct and indirect business relationships along its value chain.

Impact approach

This process seeks to know and define the material issues of the Company's stakeholders. These are understood as those that represent or encompass the most relevant real and potential impacts of the organization's operation, both in economic, environmental and social issues, and that can also have positive or negative effects on the interested parties.

Based on the guidelines provided by Global Reporting Initiative (GRI) a four-step process of listening and defining material topics was defined:

- ✧ **Understanding the context.**
- ✧ **Identification of impacts on our stakeholders.**
- ✧ **Evaluation of the importance of these impacts.**
- ✧ **Prioritization of significant impacts to report.**

As a result of this process, a list of prioritized material topics was obtained. To define the importance of each one, the vision of each stakeholder was considered in an active listening stage, which involved interviews, surveys, focus group and analysis of secondary sources, such as publications or other materiality studies.

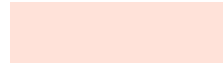
The ESRS sustainability statement will include relevant and faithful information on all IROs on environmental, social and governance issues that are determined to be material, from the perspective of impact materiality or financial materiality, or both. Materiality assessment is the process by which the company determines material information about sustainability impacts, risks and opportunities (IRO). This is accomplished by determining the material issues and material information to be reported. Conducting a materiality assessment based on objective criteria is essential for sustainability reporting. The company will use its judgment in applying these guidelines and the related explanations are expected to provide transparency from the company to users of the sustainability statement.



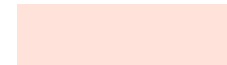
Strategy and the integration of Sustainability

The material topics classified into the dimensions: environmental, social and government, and their integration into MUT's sustainability strategy are detailed below.

Environmental dimension: Environment Pillar	Importance	Our management	Impacted stakeholders	Chapter in which it is addressed
Environment and biodiversity	At Territoria and MUT we are aware of the importance of caring for the environment and biodiversity to provide a better place for future generations.	We develop and operate projects that incorporate responsible, innovative management from the design stage that incorporates the circular economy at its core.	<ul style="list-style-type: none"> • People in general 	Chapter 4
Energy management	At Territoria and MUT as part of it, we develop and operate projects that incorporate the use of renewable energy sources.	We manage projects that, to the extent possible, minimize the impact on emissions, manage energy from renewable sources, all in the construction and operation stages.	<ul style="list-style-type: none"> • People, • Government, • Civil Society, • Investors, • Banks and others. 	Chapter 4
Water consumption	Chile is a country that has been defined in several areas with high or medium water stress, in this context it is a priority for the Government and for us.	We manage and operate projects that minimize water consumption to the extent possible.	<ul style="list-style-type: none"> • People, • Government, • Civil Society, • Investors, • Banks and others. 	Chapter 4
Impact of the operation on climate change	We understand that project development generates an impact	We understand that climate change is a global emergency, and we are committed to quantifying and mitigating the emissions of our operation.	<ul style="list-style-type: none"> • Government, • Civil society, • Investors. 	Chapter 4
Sustainable construction	At MUT, from the design stage we have incorporated an operation that is as sustainable as possible and we will continue in the operation stage along this same path.	We incorporate clean mobilization, 100% renewable energy, biodigester, commitment to zero waste, and initiatives that contribute to mitigating the impact on climate change.	<ul style="list-style-type: none"> • Government, • Civil society, • Investors. 	Chapter 4
Waste recovery and Circular Economy	Our business model is centered on the Circular Economy, from the design, construction and operation stage.	All initiatives incorporate this circular economy view because it is a central part of our Business Model.	<ul style="list-style-type: none"> • Government, • Civil society, • Investors. 	Chapter 4
Clean transportation promotion	The promotion of clean transportation has been there since the beginning of the project.	We incorporated larger spaces of sidewalks, more than 20,000 square meters of green areas, connection with the Tobalaba Station, Bike Hub and more than 2.5 km of cycle paths to promote cleaner transportation.	<ul style="list-style-type: none"> • Government, • Civil society, • Investors. 	Chapter 4



Social Dimension: People Pillar	Importance	Our management	Impacted stakeholders		Chapter in which it is addressed
Entrepreneur support	It is central for MUT to support and accompany entrepreneurs in their growth stage.	We have specific programs depending on the size of each one of them.	<ul style="list-style-type: none"> • Government, • Civil society, • Investors, 	<ul style="list-style-type: none"> • Tenants; • Visitors. 	Chapter 3
Link with our community	For MUT, the connection and permanent dialogue with its community is part of our management, to understand and be able to act in advance of the requirements of society.	We carry out workshops, focus groups and other activities with our community and the municipalities that are in our operation.			Chapter 3
Satisfaction of visitors, tenants and leasees	For MUT, the satisfaction of tenants and visitors is crucial to the success of our operation.	We carry out focus group surveys and other activities with these groups to understand and satisfy their requirements.	<ul style="list-style-type: none"> • Government, • Civil society, • Investors, 	<ul style="list-style-type: none"> • Banks and other creditors; • Tenants; • Visitors. 	Chapter 3
Human rights	For MUT, respect for human rights is part of our values.	We have a Code of Ethics, Crime Prevention Model and constant training.	<ul style="list-style-type: none"> • Government, • Civil society, • Investors, • Banks and other creditors; 	<ul style="list-style-type: none"> • Tenants; • Visitors • Collaborators • Suppliers and contractors 	Chapter 3
Health and safety of team, suppliers and contractors	For MUT, the health and safety of our collaborators, suppliers and contractors is central in the construction and operation stages.	We work with Mutual de Seguridad and we have Joint Committees for management and governance.	<ul style="list-style-type: none"> • Government, • Civil society, • Investors, • Banks and other creditors; 	<ul style="list-style-type: none"> • Tenants; • Visitors. • Suppliers and contractors. 	Chapter 3
Projects that contribute to social and community inclusion	For MUT, the connection and permanent dialogue with its community is part of our management, to understand and be able to act in advance of the requirements of society.	We carry out workshops, focus groups and other activities with our community and the municipalities that are in our operation.	<ul style="list-style-type: none"> • Government, • Civil society, • Investors, • Banks and other creditors; 	<ul style="list-style-type: none"> • Tenants; • Visitors • Collaborators • Suppliers.” 	Chapter 3
Diversity, Equity and Inclusion	For MUT, the promotion and respect of diversity, equity and inclusion of our stakeholders is in our strategy.	We carry out workshops, focus groups and other training activities.	<ul style="list-style-type: none"> • Government, • Civil society, • Investors, • Banks and other creditors; 	<ul style="list-style-type: none"> • Tenants; • Visitors. • Collaborators • Suppliers. 	Chapter 3
Work environment	For MUT the well-being of our team is essential, we measure and take care of addressing gaps and requirements.	We measure and manage these gaps and requirements.	<ul style="list-style-type: none"> • Government, • Investors, • Banks and other creditors; 	<ul style="list-style-type: none"> • Civil society, • Tenants; • Visitors. • Collaborators. 	Chapter 3



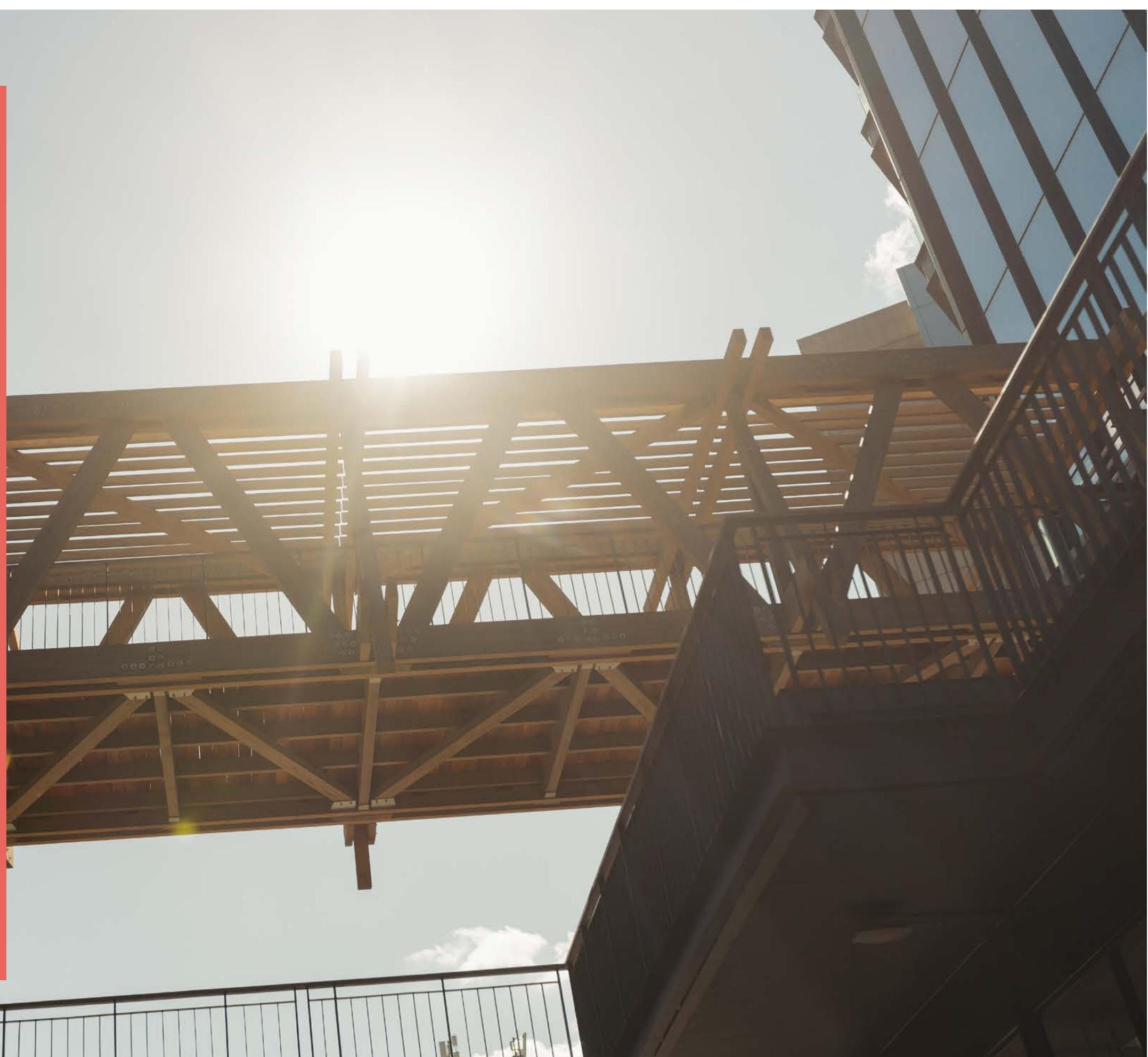
Governance Dimension: Governance, Risk Management and Strategy Pillar	Importance	Our management	Impacted stakeholders	Chapter in which it is addressed
Ethical culture	For MUT, the culture of integrity is a central part of our culture.	The Compliance area governs and manages this aspect.	-	Chapter 7
Creativity and innovation	For MUT, innovation is central to being able to have a circular economy model.	It is part of our culture from the design, construction and operation stage.	-	Chapter 7
Stakeholder relationship management	For MUT, the connection and permanent dialogue with its interested parties is part of our management, to understand and be able to act in advance of the requirements of society.	We carry out workshops, focus groups and other activities to understand your interests.	-	Chapter 7
Cybersecurity	For MUT, cybersecurity is part of the operation's risk management.	It is managed through the Operations Management.	-	Chapter 7
Governance and risk management	For MUT, good corporate governance and risk management are incorporated from the construction stage, which is being integrated into the operation stage.	The Legal Management leads the Corporate Governance issues and regarding Risk it is the Finance Management and the respective Committees.	-	Chapter 7

2



GOVERNANCE

- 2.1 Team and organizational chart
- 2.2 Compliance: culture of integrity
- 2.3 Risk management



Governance

As Territoria Apoquindo S.A., owners and developers of MUT, we have the purpose of creating urban spaces that contribute to common well-being. Therefore, since our beginnings we have integrated sustainable practices that allow the creation of value in the environment, in order to fulfill the vision of generating a better quality of life for people through public spaces.

We maintain a strong commitment to caring for the environment and the well-being of people, so that our projects integrate harmoniously into the city and promote activities on a community scale, in intelligent connection with public transportation systems. This is how we improve people's quality of life, with the aim of generating friendlier, more sustainable cities that promote ties with the community.

Our **CORPORATE GOVERNANCE POLICY** represents a synthesis of the principles and rules that underpin the governance of the Company, as well as the guidelines adopted for its implementation. All these regulations are aimed at safeguarding the social interest of Territoria Apoquindo S.A., with the aim of contributing to sustainable urban development through the creation of value for all its stakeholders and taking care of the sustainability of its long-term investments.

Governance is one of the priorities of our **SUSTAINABILITY STRATEGY**, for which we have different lines of work and commitments to materialize it, which are summarized below and detailed in section **6.1 CORPORATE GOVERNANCE**.

GOVERNANCE MANAGEMENT FOCUSES

Lines of job	Commitments and progress	SDG related
Ethics and integrity	Code of ethics. Channel of complaint open to all the stakeholders : team, contractors, suppliers, tenants and visitors.	
Model of Crime Prevention according to Law N°20,393	Update of the Crime Prevention Model Law 20,393 with the update of said legal body, which includes the Code of Ethics.	
Sustainability Standards	Participate in he benchmark of GRESB annually, with the aspiration of achieve five stars. Guide the construction of indicators for Include in he report of Sustainability in base to GRI	 
Sustainability Reporting	Continuous improvement in the integration and reportability of sustainability data. Annual Sustainability Reporting	
Policies, standards and procedures	Government Policies Corporate, Policy of Environment, Social, and of Diversity, Equity and Inclusion.	     
Corporate governance	Sustainability Committee.	  

Our team

Organization chart

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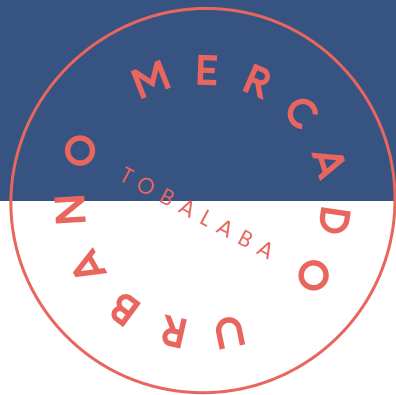
Total direct workers

22

Women

40

Men



Francisco Rencoret

Chairman



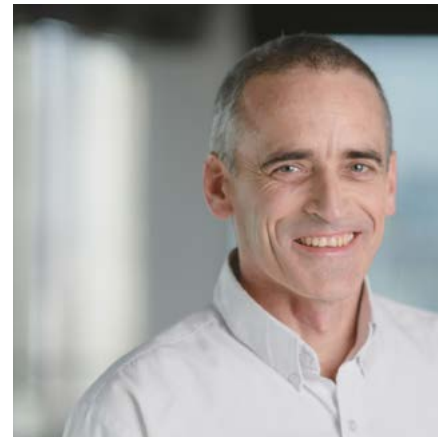
Ignacio Salazar

CEO



Nicolás García

Finance Director



Guillermo Stanke

Project Director



Luis Eduardo Carmona

Designlab Director



Constanza Silberberg

Legal Director



Víctor Silva

Director of Public Affairs

Compliance: culture of integrity

The pillars of our actions

MUT is aligned with the Code of Ethics and Conduct of Territoria SpA, which reflects the principles and values of the Company, its provisions are in full compliance with the law and internal and external regulations, and comply with providing a guideline to each of its members on how to act in the performance of their duties*. Today's society has changed and will continue to transform; demanding efficient, sustainable, honest and transparent action, with mutual respect between us, towards the environment, public spaces and the community in general. We are strongly committed to this vision that this code aspires to reflect. The trust that our partners, clients, suppliers, authorities and communities give us is the same that seeks to strengthen our Company in the relationship it establishes with its workers and suppliers in the project, so that the agreements we assume are fulfilled.

At MUT we are aligned with the **TERRITORIA CODE OF ETHICS AND CONDUCT**, which reflects our culture and values, a document that provides guidelines on how to act in the performance of our duties.

To know some of these documents in detail please click on the links presented below:

ETHICS AND COMPLIANCE

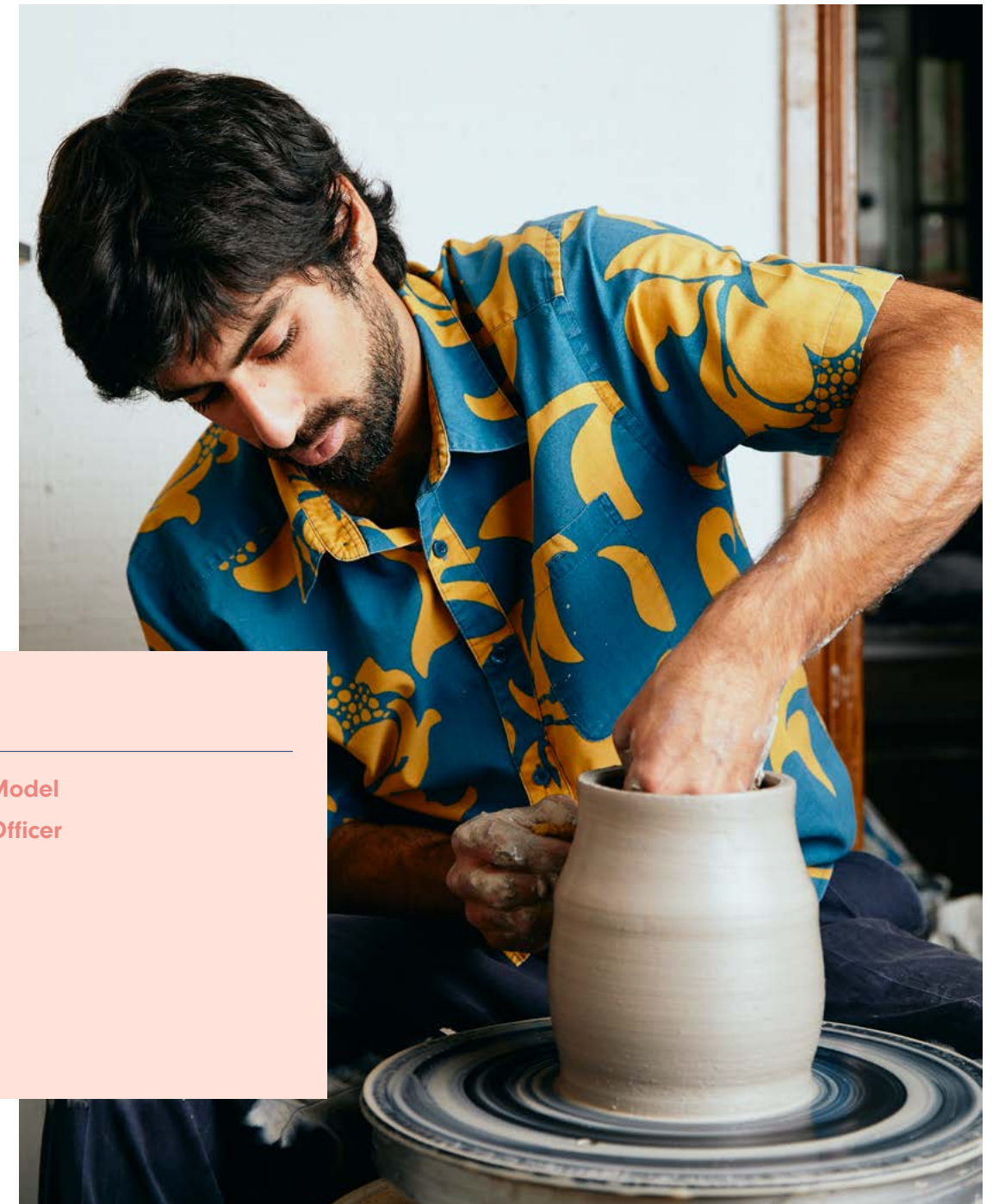
- * [Code of ethics](#)
- * [Supplier Payment Policy](#)
- * [Social Policy](#)
- * [Complaints Channel](#)
- * [Complaints Procedure](#)

RISK MANAGEMENT

- * [Risk Management Policy](#)
- * [Risk Leader](#)
- * [Risk Taxonomy](#)

CRIME PREVENTION

- * [Crime Prevention Model](#)
- * [Crime Prevention Officer](#)



* Company members are understood to be directors, managers, assistant managers, bosses, analysts and other workers.

Risk management

In Territoria and MUT we are clear that every business activity carries implicit risk, some to a greater extent than others, but none is exempt from them. At the corporate level, risk is defined as the uncertainty that arises during the achievement of an objective. These are, in essence, circumstances, events or adverse events that prevent the normal development of a company's activities and that, in general, have economic repercussions for those responsible.

All this means that our operations are carried out in an environment of changing conditions, which forces us to maintain continuous and permanent management of the risks to which we are exposed. To do this, Territoria and MUT follow the guidelines that establish a series of principles for the implementation of a **Risk Management System** in companies.

RISK MANAGEMENT POLICY

This document establishes the principles, basic elements and the general framework of risk management, to ensure adequate governance of this process. Considers the identification, measurement, control, mitigation and monitoring of relevant risks that may affect our sustainability and the creation of value for our stakeholders. This policy is applicable to Territoria SpA and all companies covered by it, and its compliance must be required in all its assets and all its workers.

RISK MANAGEMENT METHODOLOGY

The risk management methodology or process is made up of 7 phases, consecutive and sequential, and allows, through different tools, the identification, analysis, evaluation and monitoring of the risks to which our Organization may be exposed, considering risks from the strategic level to the operational level.

The phases of the risk management process are explained below:





1 Communication and consultation

Consultation with stakeholders, both external and internal, is essential in a risk management process. This activity must be considered during the establishment of risk criteria and in the identification, evaluation and treatment of risks, as well as during the occurrence of an incident, for which it must have appropriate techniques and tools for communication and consultation. To be effective, one of the principles of risk management is that the process must, in turn, be part of all organizational processes and be considered in planning, from its initial stage.

2 Establishing the context

It consists of the definition of criteria for risk management and its scope, as well as the areas and units involved. The context must be established in relation to the organization, so it must be divided into internal and external.

Internal context: contemplates the structure of the organization, as well as responsibilities, processes, information systems and the forms of relationship with internal stakeholders.

External context: considers the evaluation of issues such as the legal framework and the legal, social, cultural, political, financial, technological and economic environments, among others, as well as the relationship with external stakeholders, their perception and values.

3 Risk identification

The objective of this stage is to generate an exhaustive list of risks that have the capacity to reduce, delay, prevent or promote (if they are opportunities) the achievement of the Company's objectives. This is a fundamental phase, to which companies must pay special attention so that no material risk is overlooked.

Given that organizations are inserted in changing contexts, the resulting list must be considered as a dynamic object, to be updated as new sources of risk are detected. This corresponds to the continuous improvement of the risk management process.

4 Risk analysis

This stage provides an understanding of the risks to which the organization is exposed. It involves the appreciation of its causes and sources, positive and negative consequences, as well as the possibility of their occurrence.

Considers the organization's analysis of all the risks identified in the previous step, considering the consequences and probabilities of their occurrence (impact and probability, respectively). All this is the input to continue with the next step of the process.

Risk analysis can be carried out with varying degrees of detail, depending on the risk, the purpose of the analysis and the information, data and resources available. The risk analysis methodology consists of a combination of qualitative and quantitative techniques. In general, qualitative techniques are applied when risks do not lend themselves to quantification, when sufficient data are not available or are not reliable for a quantitative assessment, or when obtaining and analyzing them is very costly. Quantitative techniques provide more precision, are used in more complex and sophisticated activities to complement qualitative techniques, and require a greater degree of effort and rigor, which sometimes involves the use of mathematical models.

5 Risk assessment and prioritization

In this phase, the decision is made in relation to the risks that need treatment and which are priority, defining whether they can be shared, eliminated and/or accepted, preventing their negative impact.

Likewise, risk assessment involves comparing the level of risk found within the analysis process with the risk criteria established when the context was considered.

6 Risk treatment

This stage involves the selection of one or more options for risk management. Generally, the reduction in the probability of occurrence is contemplated; cancel the process or activity that generates the risk; minimize its impact or increase it (the latter, when it is an opportunity); and accept it, as a conscious decision; among others.

7 Monitoring and analysis

The actions undertaken in risk management must be incorporated into the processes, considered in the strategies, budgets and projects, as well as permanently monitored in order to guarantee their continuity, effectiveness and continuous improvement.

Permanent and timely monitoring favors adequate risk management and the continuity and quality of mitigation actions. Failure to do so implies that they lose their effectiveness over time.

Frameworks

OUR RISK MANAGEMENT MODEL AND ISO 31000

ISO 31000 risk management principles

1 Integrated

It serves as a system that is integrated into the Organization's processes.

2 Adapted

It adjusts to the particularities and environments of the Organization when identifying, evaluating and addressing risks. For example, consider the presence of various levels in the impact criteria (such as different legal, reputational or financial criteria) in order to adapt to specific needs and contexts.

3 Dynamic

It is kept dynamic through constant monitoring and periodic risk assessments. In our Company, the risk management strategy is adapted when modifications are made to a process, a new line of business is added or any other internal or external change occurs.

4 Human and cultural factors

It recognizes that organizational culture can influence how people identify and communicate risks, as well as the acceptance of risk and the implementation of strategies to manage them. To address these aspects, risk treatment plans, different identification methods, such as surveys and interviews, among other mechanisms, are used, and risk governance is established that considers human and cultural factors.

5 Structured and exhaustive

It complies with being a systematic, structured and adequate process that contributes to the efficiency and achievement of results of the Organization. Our Risk Methodology explains in detail each of the elements of the risk management process.

6 Inclusive

It helps in decision-making through the Risk Committee and the presentation of the main aspects of management to the Board of Directors, which generates different instances of feedback, requests for information and improvements in the governance of risk management.

7 Best information available

Inputs to risk management are based on historical and current information as well as future expectations, taking into account any limitations and uncertainties associated with such information and expectations. Information must be timely, clear and available to interested parties.

8 Continuous improvement

It translates into constant feedback in the risk committees, in the issuance of risk reports risks directed at senior management, the analysis of lessons learned and in updating policies and procedures to ensure that the organization is prepared to face risks effectively and efficiently in a constantly changing business environment.

9 Creating and protecting value



REFERENCE FRAMEWORK FOR RISK MANAGEMENT ISO 31000

We comply with the following application elements that make up the frame of reference:

Leadership and commitment

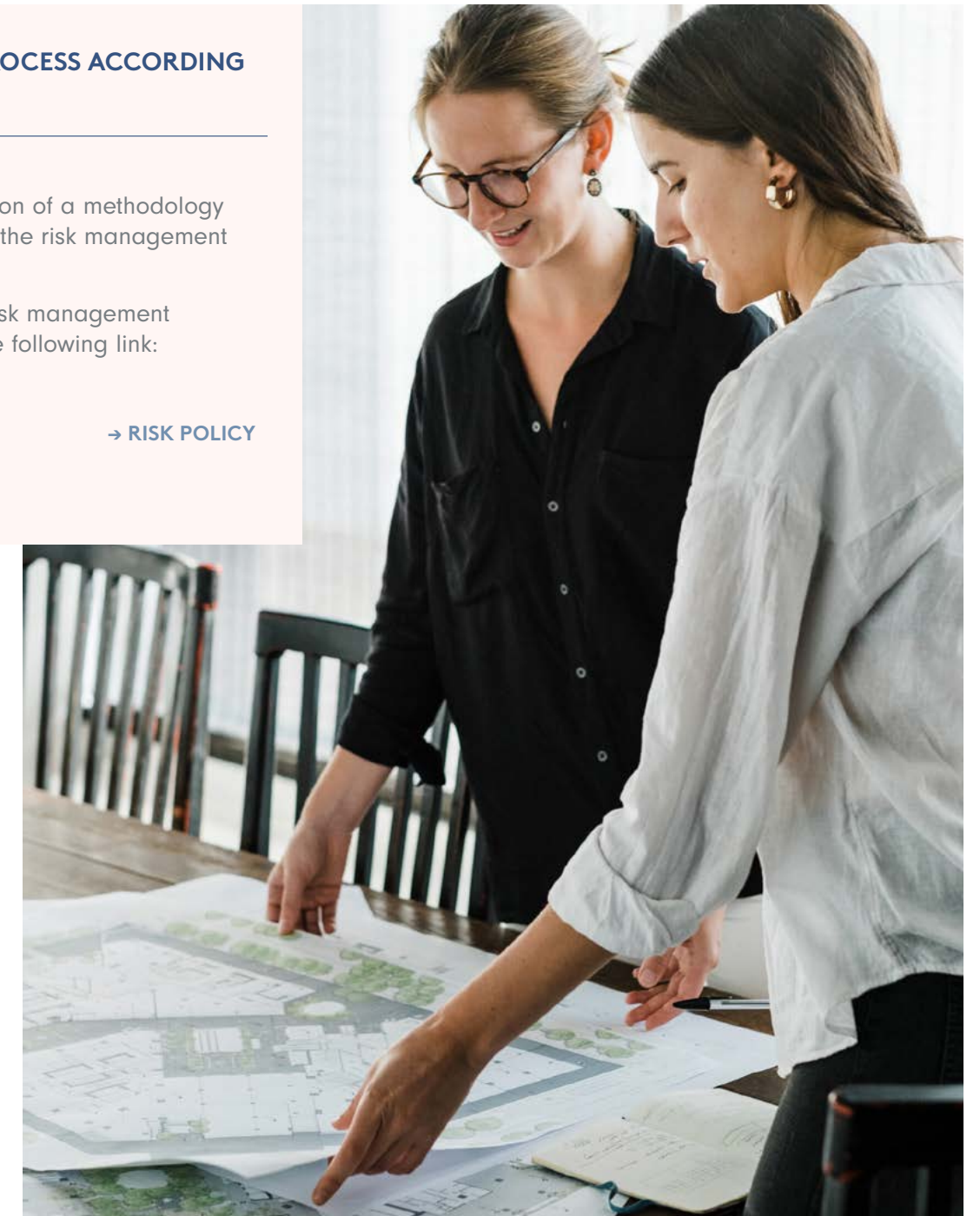
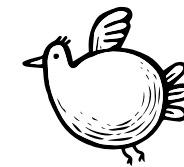
- * **Integration:**
It is entirely related to the strategic planning, daily operations, process design, among other aspects, which is specified in our Risk Management Policy and Methodology.
- * **Design:**
The governance of risk management, is explicit in the risk management policy. It indicates roles and responsibilities and establishes the obligation to render accounts. Additionally, it considers the mission and vision, strategic planning and objectives of the Company, as indicated by the risk management model.
- * **Implementation:**
In our Management Methodology Risks specify guidelines for carrying out actions and procedures necessary to effectively apply and execute the risk management system.
- * **Improvement:**
We maintain a culture of constant improvement, regularly reviewing our processes, procedures and strategies based on feedback and lessons learned, allowing us to optimize our risk management system in an adaptive and effective manner.
- * **Assessment:**
According to our methodology, we carry out detailed risk assessments using appropriate methods and the participation of the entire Organization to understand the identified risks in terms of probability and impact.

RISK MANAGEMENT PROCESS ACCORDING TO ISO 31000

We have the implementation of a methodology that allows us to carry out the risk management process.

To learn more about the risk management methodologies click on the following link:

[→ RISK POLICY](#)



3



MANAGING OUR BUSINESS: PEOPLE'S WELL-BEING

- 3.1 Our asset
- 3.2 Tenants: offices and retail
- 3.3 End customers: visitors
- 3.4 Sustainable supply chain
- 3.5 Our team at MUT
- 3.6 Health and safety of people



Our asset

MUT'S HORIZON IS TO CONTRIBUTE TO SUSTAINABLE DEVELOPMENT THROUGH THE GENERATION OF LINKS WITH THOSE WHO SHARE OUR ASPIRATION TO GENERATE A POSITIVE IMPACT IN SANTIAGO, CAPITAL OF CHILE. TO THIS END, WE HAVE CONCEIVED A SPACE OF RECIPROCAL VALUE BETWEEN THE MARKET, TENANTS, ENTREPRENEURS AND ORGANIZATIONS, WITH WHOM WE HAVE DEVELOPED DIFFERENT INITIATIVES SUCH AS THE MUT GROCERY STORE, THE WASTE MANAGEMENT PLAN FOR TENANTS AND THE OPEN-AIR GALLERY "UNA VENTANA AL CORAZÓN DE MUT".

SUPPORT FOR ENTREPRENEURS

The Food Market is presented as a contemporary interpretation of the original market, in which a commercial and cultural exchange takes place through gastronomy. It has a size of 5,000 m², in which more than 90 kitchens and gastronomic product stores are located, grouped in La Feria (fruits and vegetables), La Caleta (fresh fish and seafood), Las Harinas (pastry and bakery) and others.



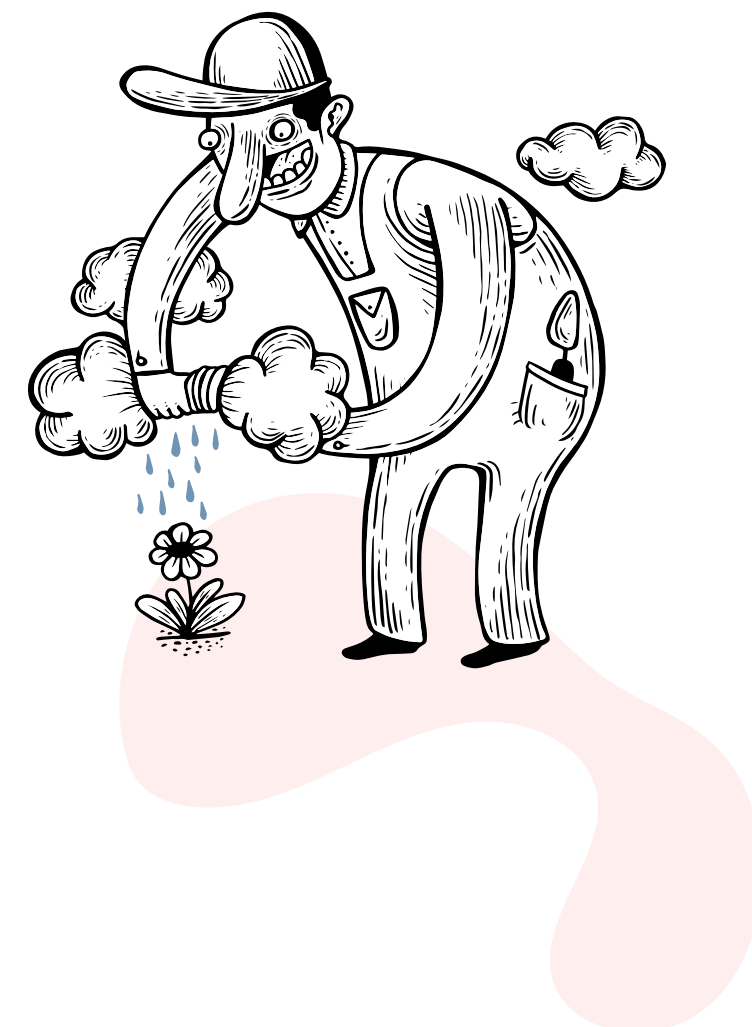
Evolution of our business in 2023-2024

EVOLUTION OF LEASED SQM

2023		feb-23	mar-23	apr-23	may-23	jun-23	jul-23	ago-23	sept-23	oct-23	nov-23	dic-23	
Retail		0	0	500	500	700	1,000	1,300	2,100	2,400	2,800	3,500	
Offices		700	3,500	3,800	3,800	3,800	3,800	3,800	5,100	23,500	23,500	23,500	
TOTAL		700	3,500	4,300	4,300	4,500	4,800	5,100	7,200	25,900	26,300	27,000	
2024		ene-24	feb-24	mar-24	apr-24	may-24	jun-24	jul-24	ago-24	sept-24	oct-24	nov-24	dic-24
Retail		3,700	4,600	5,300	6,200	6,400	6,900	7,200	8,600	9,700	10,300	11,000	11,100
Offices		23,500	24,100	25,100	25,100	25,800	25,800	26,800	26,800	26,800	26,800	26,800	26,800
TOTAL		27,200	28,700	30,400	31,300	32,200	32,700	34,000	35,400	36,500	37,100	37,800	37,900

% OCCUPATION

2023		ene-23	feb-23	mar-23	apr-23	may-23	jun-23	jul-23	ago-23	sept-23	oct-23	nov-23	dic-23
Retail		0%	0%	0%	1%	1%	2%	3%	4%	6%	7%	8%	10%
Offices		0%	2%	8%	9%	9%	9%	9%	9%	12%	54%	54%	54%
2024		ene-24	feb-24	mar-24	apr-24	may-24	jun-24	jul-24	ago-24	sept-24	oct-24	nov-24	dic-24
Retail		11%	13%	15%	18%	18%	20%	21%	24%	28%	29%	31%	35%
Offices		54%	55%	58%	58%	59%	59%	62%	62%	62%	62%	62%	65%



Tenants: offices and retail

Ensuring excellence in service

AT TERRITORIA WE CONSIDER THAT THE DELIVERY OF A SERVICE OF EXCELLENCE IN EVERY SENSE IS ESSENTIAL TO BUILD A UNIQUE EXPERIENCE THAT CONTRIBUTES TO THE WELL-BEING OF OUR VISITORS AND THE COMMUNITY IN GENERAL. FOR THIS REASON, THE COMPANY'S AREA OF EXPERIENCE IS DEVELOPING THE FOLLOWING INITIATIVES THAT WILL BE OPERATING ONCE MUT IS FULLY OPERATIONAL:

MUT School of Experience and Service

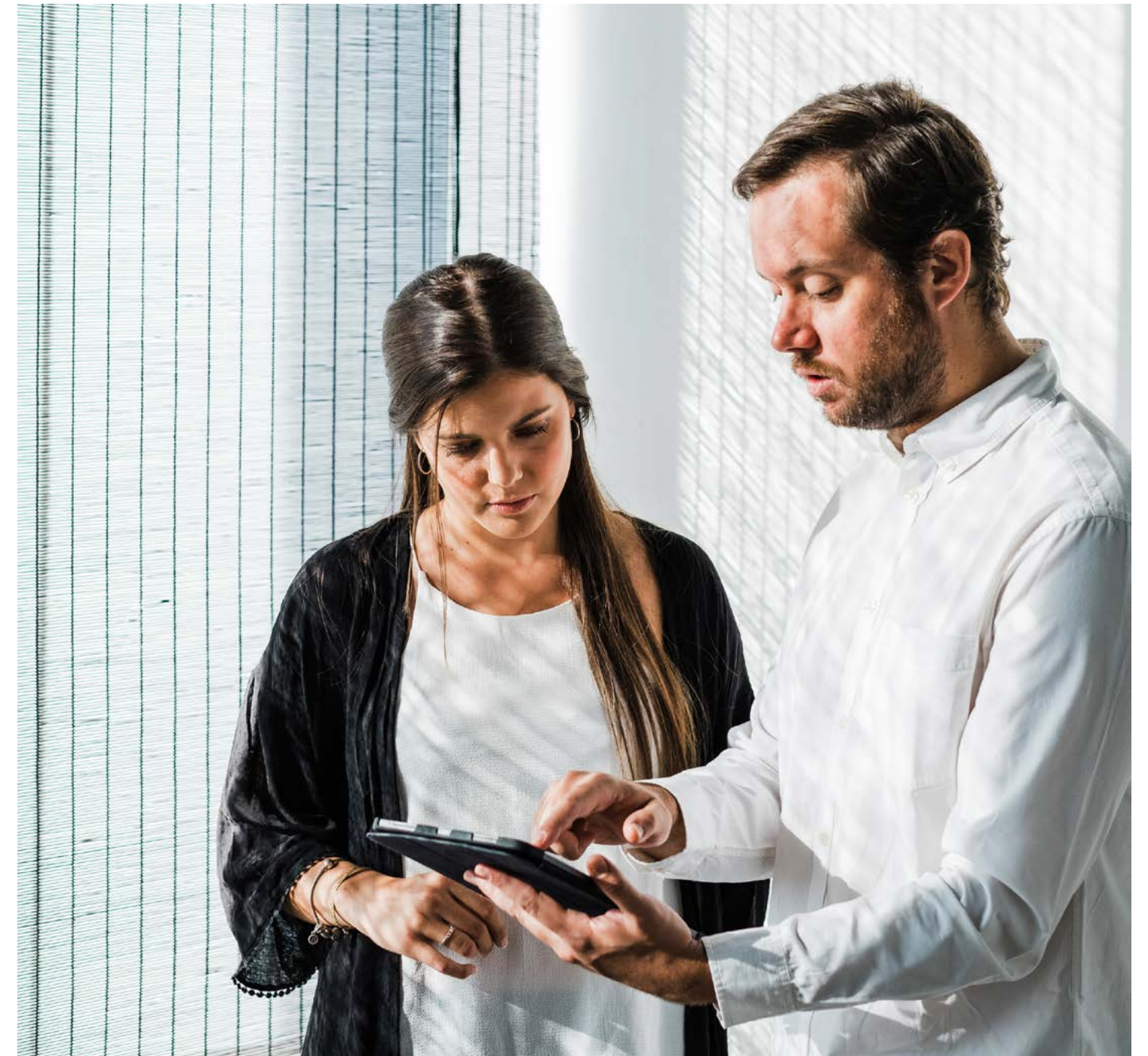
Program that aims to constantly train all MUT collaborators (security, cleaning, maintenance and MUT customer service workers), in customer service content and other topics. Also consider expanding it for store salespeople. The benefit is to deliver a quality service, maximizing the customer experience and giving a distinctive seal to MUT.

The locatarios.mut.cl platform (available on the web and App), from which operators can carry out the following operations:

- * **Increase your daily and monthly sales.**
- * **Download official MUT documents such as protocols, manuals, etc.**
- * **View daily and monthly schedule of marketing and other MUT activities.**
- * **Manage all types of customer service requests and operations, by creating service tickets, which MUT manages and subsequently measures the level of service.**
- * **Send mass messaging by MUT to operators to communicate notices.**
- * **Maintain a formal and measurable communication channel between MUT and operators.**

Discounts and benefits program

In order to build loyalty in the MUT community and attract new customers. We will work on managing with each operator a benefit and/or discount for all people who work in the MUT offices or work in the complex.



Ultimate customers: visitors

WE BELIEVE IN SPACES THAT GENERATE A POSITIVE IMPACT ON PEOPLE, THE CITY AND SOCIETY. WE BELIEVE IN THE POWER OF URBAN TRANSFORMATION TO DELIVER A BETTER QUALITY OF LIFE, IN MORE HUMAN SPACES.

12,000

Approximate daily average of visitors per day, between December 2023 and May 2024. It is expected to increase over time until reaching 20,000.

+175

Workshops and events held

+4,500

People who participated in the workshops and events



Sustainable supply chain

AT THE COMPANY WE UNDERSTAND THAT RESPONSIBLE MANAGEMENT OF OUR SUPPLY CHAIN IS KEY. FOR THIS REASON, WE PROMOTE SEVERAL INITIATIVES RELATED TO DIFFERENT AREAS OF SUSTAINABILITY.

Social Policy:

We promote fair and favorable working conditions for the workers of our suppliers, contractors and tenants, who consider safe workspaces that promote health and physical and emotional well-being, as well as fair compensation and equal conditions. Compliance with labor regulations is essential in the execution of the contracts we sign.

Territoria Code of Ethics and Conduct:

Regulatory text applicable to Territoria SpA an all companies covered by it, which indicates that suppliers must comply with all laws and regulations applicable to the provision of services, especially those related to Law N° 20,393; It also requires compliance with the environmental, health and safety requirements contained in current legislation; and observe conflict of interest rules.

Code of Ethics for Suppliers:

Its compliance is mandatory for all companies that maintain a contractual relationship with us, whether they provide professional services or advice, sell or distribute products, materials or equipment, among others.

This document establishes that the selection of suppliers is based on objective, non-arbitrary criteria and based on the search for mutually beneficial relationships. These selection criteria are related to the projection of the best results of MUT, the integrity and commercial reputation of those hired, a balanced price-quality relationship, compliance with delivery dates, respect for the rights of its workers, and identification with our values and principles.

By virtue of the provisions of this code, the supplier undertakes to respect the legal requirements in labor matters, safety at work, comply with minimum environmental standards in its processes and to carry out a series of actions linked to the construction of a partnership relationship, among others. It is also obliged to abide by the prohibitions and sanctions that are related to child labor and human trafficking, conflicts of interest, bribery and corruption, and to prevent and avoid acts of arbitrary discrimination, workplace violence, gender violence and sexual harassment.

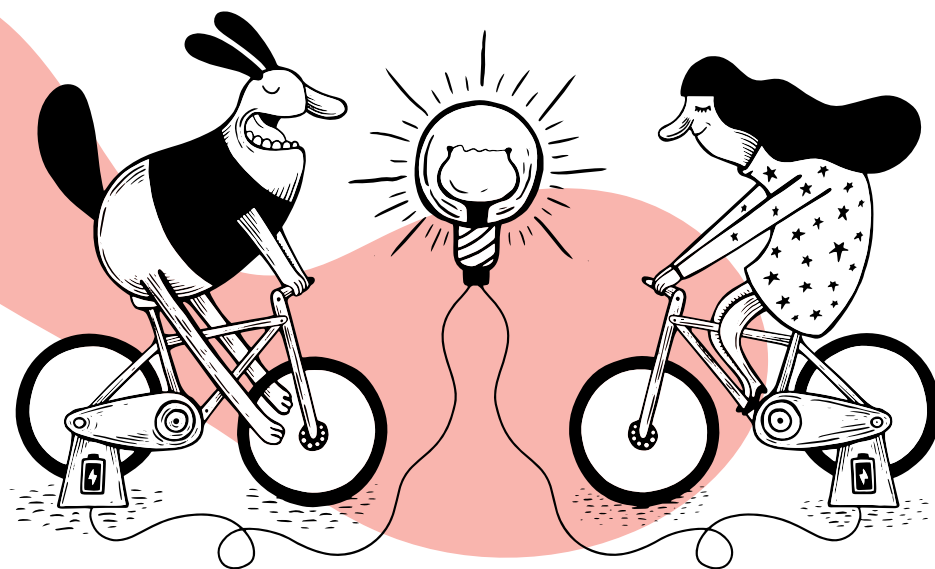
Sustainable Waste Management System:

Aimed at minimizing the environmental impacts of the project, encouraging tenants to reduce, classify and recycle waste from the source, to maximize recovery and traceability opportunities, and thus achieve the least amount of waste possible sent to landfills.

Finally, once the project is fully operational, we will implement the **Reusable Tableware and Washing Center Program**, aimed at operators in the gastronomic market and which will allow reducing the use of disposable items in their service and optimizing washing management. MUT has its own reusable tableware (plates, glasses, cutlery, etc.), which will be distributed to each restaurant in the Market, managing its washing and replacement daily. This will allow each restaurant to eliminate the use of disposable items for its service, lower operating costs and optimize time and space in its premises, without having to worry about washing dishes daily.

Continuous monitoring:

From a governance point of view, Territoria Apoquindo S.A. manages an asset, which is currently the Mercado Urbano Tobalaba (MUT), ensuring compliance with the sustainability criteria it has established in its strategy. During the construction stage, MUT's executive team has monitored and controlled compliance with sustainability criteria, among others, in the contracts of its direct suppliers and/or contractors. After the start of operations, it is expected to add tenants, lessees and other relevant critical suppliers to this monitoring.





Our team at MUT

At Territoria, we have an unrestricted commitment to human rights, compliance with labor obligations, care for the environment and building virtuous relationships with the community. Along these lines, in the first half of 2023, we approved and published a Social Policy, which is applicable to all our assets, workers, people and entities that sign a contract with us, whether they are suppliers, tenants or others. The Policy is developed on the basis of 12 principles, whose compliance we are committed to promoting in all our stakeholders. Observance of these principles is permanently monitored by the People Department, which reports annually to the Board of Directors on its implementation. Likewise, the plans, procedures and/or actions for implementation or improvement are made known by the Company to its stakeholders through the forms of communication it deems appropriate.

Social Risk Assessment

Once the project is fully operational, the Company will establish and approve a Social Risk Assessment program that will allow you to identify and mitigate social and governance risks. In the construction stage, these risks are controlled by independent institutional bodies, either the Mutual de Seguridad (health and safety of workers), and the Environmental Impact Service (through the Environmental Impact Resolution and the Environmental Impact Statement) that regulates those issues related to the community, environment and impact on the operation and the environment.

-  RESOLUTION OF ENVIRONMENTAL QUALIFICATION OF THE TERRITORIA APOQUINDO BUILDING
-  ENVIRONMENTAL IMPACT STATEMENT OF THE TERRITORIA APOQUINDO BUILDING

IN TERRITORIA WE ARE INTERESTED IN PROVIDING A SENSE OF BELONGING AND COMMITMENT TO OUR EMPLOYEES, ALLOWING THEM TO ENJOY, CONTRIBUTE WITH THEIR OPINIONS AND LEARN. PROACTIVE PARTICIPATION IS HIGHLY VALUED AND IS FUNDAMENTAL IN THE CREATION OF VALUE FOR THE COMPANY AND OUR PROJECTS.



Diversity, Equity and Inclusion (DEI)

At MUT we seek to attract, develop and promote a work environment where merit and excellence are the fundamental criteria to structure careers within the Company. We seek to value differences, to ensure that everyone feels included and can reach their full potential.

Therefore, in the first half of 2023, we developed, approved and published our Diversity, Equity and Inclusion (DEI) Policy, whose objective is to lay the foundations for the integration of diversity, equity and inclusion, prioritizing respect for the dignity of each person, regardless of race or ethnicity, nationality, language, socioeconomic situation or social origin, sex, gender identity or sexual orientation, marital status, religion or belief, ideology or political opinion, union membership or participation in trade organizations, age, affiliation, family status, physical appearance, illness or disability, as well as with respect to options regarding the reconciliation of work and family life, excluding all forms of verbal, physical, visual, sexual or psychological harassment.

The policy establishes three principles, which we commit to respect and promote among our stakeholders:

Respect for human rights

Unrestricted respect and promotion of the human rights of all people who interact with MUT, demanding compliance in their contractual relationships

Regarding non-arbitrary discrimination

At MUT we care about guaranteeing a workplace that respects human dignity, freedom and equality, guaranteeing the physical and psychological integrity of our direct workers in their workspace. We reject all offensive behavior, promoting freedom of expression, the principles of diversity and inclusion and equal treatment.

Promotion of our culture

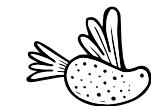
We are committed to promoting and involving all interested parties in respecting and promoting these values that are part of our culture and traditions, making room to listen to different visions to incorporate them.

To comply with this policy, we have committed to developing a series of actions to promote inclusion and equal opportunities and protect the physical and psychological integrity of all people. Among them, we highlight the awareness of our workers and the promotion of equal opportunities through training programs and flexibility of working hours, the implementation of support measures that guarantee inclusion, along with the evaluation and measurement of results. Likewise, work is being done on compliance with the legal and regulatory requirements related to DEI, such as Law N° 20,015 on Labor Inclusion and Law N° 20,609 against Arbitrary Discrimination, among others, as well as on the establishment of sanctions for non-compliance of any of the principles that are promoted.

Monitoring and control of compliance is the responsibility of the People Department, which reports annually to the Board of Directors on the progress of its implementation, as well as the non-compliance situations detected, and the corrective measures adopted. The plans, procedures and/or actions for implementation or improvement are made known by Territoria Apoquindo S.A. to its stakeholders, with special emphasis on its workers, tenants and suppliers, through the media it considers appropriate. Disclosure about monitoring and control will be made in the year when MUT is fully operational at the end of fiscal year 2025.

MUT monitors the composition of its staff. This control process considers gender, age and nationality. Below are the consolidated figures of Territoria:

- * **In terms of gender diversity, the Company's workforce is made up of 39% women and 61% men.**
- * **In terms of age diversity, 11% of the workforce is under 30 years old, 75% are between 30 and 50 years old and 13% are 50 years old or older.**
- * **Regarding nationality, 93% of the staff is Chilean and 7% foreign.**



FIND OUT THE DETAILS OF THE COMPOSITION OF OUR STAFF IN CHAPTER 7 OF METRICS AND KPIS

Communication and connection with our team

For MUT, it is essential to have a work environment where diversity is valued and both collaboration and innovation are encouraged. To cultivate it, since 2023, a plan for regular breakfasts has been developed between the General Manager and groups of workers in which they discuss and exchange impressions, opinions and contributions in relation to the project. Likewise, starting in 2022 we have carried out the second Engagement Survey, with the results of which we will develop action plans to reduce the gaps we detect in terms of communication, feedback and training.

At MUT we seek to attract, develop and promote a work environment, where merit and excellence are the fundamental criteria to structure careers within the Company. We seek to value differences, to ensure that everyone feels included and can reach their full potential.

Therefore, in the first half of 2023, we developed, approved and published our Diversity, Equity and Inclusion (DEI) Policy, whose objective is to lay the foundations for the integration of diversity, equity and inclusion, prioritizing respect for the dignity of each person, regardless of race or ethnicity, nationality, language, socioeconomic situation or social origin, sex, gender identity or sexual orientation, marital status, religion or belief, ideology or political opinion, union membership or participation in trade organizations, age, affiliation, family status, physical appearance, illness or disability, as well as with respect to options regarding the reconciliation of work and family life, excluding all forms of verbal, physical, visual, sexual or psychological harassment.

	2023	2022	2021
Aim	Identify what mobilizes our collaborators, what their interests are and what affects their satisfaction and well-being at work		
Number of employees covered by the survey	59	51	40
% survey coverage	100%	100%	100%
Number of people who responded	57	44	33
Response rate	97%	88%	80%
Survey result	ND	ND	ND
External audit or certification	ND	ND	ND



ENGAGEMENT PROGRAM FOR COLLABORATORS

In 2023 MUT began its operation, it is expected to be fully operational by the end of 2025, the date on which an Engagement Program will be established, through which the requirements of its workers will be addressed.

At MUT, the Human Resources area has not collected the variables of racial diversity, sexual orientation and socioeconomic origin due to legal restrictions.

Training and development to enhance talent

We are committed to the professional development of our workers, through the promotion of training and education opportunities. They contribute to increasing their skills and competencies, as well as their levels of satisfaction and commitment, in addition to reinforcing the conviction that at Territoria, people are at the center of the operation.

	2023	2022
Total trained direct workers	56	35
% of the total	100%	57%
Total direct + external workers trained in the Crime Prevention Model 20,393	76	ND
Total workers trained in Sustainability issues	56	35
% of the total	100%	57%
Total workers trained in other subjects		ND
Project evaluation	4	ND
Training in Effective Communication Skills	20	ND
Feedback Training	56	ND
Operation Renta, Diploma in Finance; Risk Management	2	ND
Wave Course	1	ND

+100%
of trained collaborators in 2023.



Health and safety of people

EVERY DAY THOUSANDS OF PEOPLE CIRCULATE AROUND MUT: PEDESTRIANS, NEIGHBORS, WORKERS AND STUDENTS, WE OFFER ALL OF THEM A SPACE FOR MEETING AND WELL-BEING THAT CAN BE AN OASIS IN THE CITY.

Along these lines, we are committed to the health and physical well-being of all those who interact directly or indirectly with our space, because the soul of the MUT is not in its infrastructure but in the people who inhabit it, starting with its tenants, lessees, suppliers or visitors, as well as those who pass through its facilities and spaces that, such as the accesses to the Tobalaba Metro station, are intended to improve the living conditions of the citizens of Santiago.

To make it official, during the first half of 2023, we worked on the development, approval and publication of our **HEALTH, SAFETY AND WELLBEING POLICY**, which establishes the following principles:



Health and safety of direct workers and contractors

In MUT's business model, the general well-being of people is fundamental, especially our workers. For this reason, our Health and Wellbeing Program incorporates measures along the lines of engagement, motivation and satisfaction within the organization. These include flexible schedules and home office; incentive of physical activity and mental health; and an office design oriented towards comfort and convenience with mechanisms to improve the environment inside the offices, biophilic design, acoustic comfort and improvement of water quality, among others.

Likewise, we have the Occupational and Environmental Health Management Plan (PG SSTMA), which aims to establish the planning, execution and control parameters of the project in accordance with the OHSAS 18001:2007 Standard. The plan is a management tool aimed at systematically and permanently overcoming weaknesses, failures or omissions that may be affecting the project objectives.

Likewise, it seeks to minimize the number of workplace accidents and their consequences, through a series of initiatives, including:

- * **Training on safe work procedures.**
- * **Carrying out safety inspections.**
- * **Development of safe work procedures for high-risk sites.**
- * **Delivery of personal protective equipment.**
- * **Investigation of accidents and incidents.**
- * **Development of preventive and corrective discipline.**
- * **Have Joint Health and Safety Committees.**
- * **Installation of signage throughout the work.**

Action plans for the promotion of a safety culture, with the goal that 90% of these initiatives are validated and disseminated. This responsibility falls on the Project, Construction, Field, Quality/Facilities and Logistics managers, as well as the heads of the Project's Technical and Risk Prevention Office.

Health and safety indicators

The health and safety indicators monitored for contractors and own employees are:

✧ **Absenteeism rate:**

Index defined as the total number of days of absenteeism, expressed as a percentage of the total days scheduled to be worked during the reporting year.

✧ **Injury rate:**

Proportion of the total number of cases of injuries in operations (including occupational diseases, occupational disabilities and deaths) expressed as a percentage of the total number of employees.

✧ **Rate of lost days:**

Quantification of the impact of work accidents and occupational diseases reflected in the sick leave time of the affected workers. It is expressed as days of work lost due to work accidents over the total number of days.

✧ **Fatalities:**

Refers to the death of a worker as a result of an occupational injury or illness suffered or contracted while working for the entity.

✧ **Near misses:**

A work-related event that may cause injury, disability, or illness to workers or the public (also known as "hazardous events").

✧ **Severity index:**

Measure of the severity of incidents. It is expressed by taking the total number of work days lost over the total number of recordable incidents.

PRINCIPLES OF OUR ACTION

FULL RESPECT FOR HUMAN DIGNITY AND HUMAN RIGHTS

The center of our business model is people, with respect and promotion of their dignity being the horizon of each of our actions.

ACTIVE PARTICIPATION

We seek to have the participation of our team in the development of Sustainability prevention procedures associated with health, safety and well-being, to the extent possible.

TRAININGS

We are committed and understand our responsibility to train our team and contractors for work that is carried out through Mutual Security.

WE ENCOURAGE THE HEALTH, SAFETY AND WELL-BEING OF OUR TEAM, CONTRACTORS AND SUPPLIERS

We work to create a safe and healthy work environment that promotes the quality of life of our team, contractors, suppliers, visitors and tenants. From this derive commitments and actions to reconcile work with personal and family life, as well as minimizing the physical risks to which our visitors and the community in general may be exposed.

HEALTH AND SAFETY RISK MANAGEMENT

We carry out a continuous risk management process linked to the health and safety of the direct team and contractors to identify them and minimize their occurrence.

WE SEEK TO CONTRIBUTE TO SUSTAINABLE DEVELOPMENT, PROMOTING A VIEW OF SUSTAINABILITY. IN THAT SENSE, WE ARE COMMITTED TO DIVERSITY, EQUITY AND INCLUSION (DEI BY ITS ACRONYM IN SPANISH), WHICH INCLUDES THE MOTIVATION FOR EXCELLENCE, INTEGRITY AND INNOVATION TO ATTRACT, DEVELOP AND PROMOTE A TALENTED AND DIVERSE WORKFORCE. LIKewise, WE SEEK TO HAVE AN INCLUSIVE ENVIRONMENT, WHERE DIFFERENCE IS VALUED, AND EVERYONE CAN REACH THEIR FULL POTENTIAL.

At Territoria Apoquindo S.A. we have lines of work that allow us to advance the commitments related to the social dimension of our Strategic Sustainability Plan. We discuss them in this chapter and summarize it in the following table.

MANAGEMENT FOCUS ON INTEGRATION WITH PEOPLE

Lines of work	Commitments and progress status	Related SDG
Employee Health and Wellness Program	<ul style="list-style-type: none"> Train at least 100% of the staff in innovation annually. Annual Sustainability training of at least 100% of the workforce. 	 
Diversity, Equity and Inclusion (DEI) Program	<ul style="list-style-type: none"> Gender balance in the executive team and staff. Advance the integration of people with disabilities in the workforce. In 2023, the Diversity and Inclusion Policy (DEI) was developed, approved and published." 	 
Dialogue with the community	In 2024, the materiality was raised and approved, which allowed us to establish the relevant topics for this interest group and the dialogue channels.	 
Tenant's engagement	It is expected between 2023 and 2024 to communicate the Sustainability strategy to our tenants and tenants.	 
Respect for human rights	In 2023, the Social and Diversity, Equity and Inclusion (DEI) policies were approved and published.	 



Principle description

Respect for human rights

We are committed to the unrestricted respect for human rights. We promote its universal validity among our interested parties and demand compliance in all contractual relationships.

Rejection of forced or compulsory labor and child labor

Along with rejecting all forms of forced and child labor, we respect the minimum age established by current legislation and ILO Convention 138 to work.

Respect for diversity and non-discrimination

Based on the pillar of respect for human dignity, as well as freedom and equality, we constitute a series of guidelines on which we develop our Diversity, Equity and Inclusion (DEI) Policy, described within this same chapter.

Respect for indigenous and tribal peoples

We are committed to respecting the most vulnerable, especially indigenous communities. We try to listen to them, respect and strengthen their institutions, cultures and traditions.

Respect for freedom of association and collective bargaining

We protect the right of workers to form organizations whose purpose is to safeguard their interests. We respect your right to voluntarily join these entities, as established in the Labor Code and best international practices.

Safeguarding the health, safety and well-being of workers, clients and visitors

At Territoria there is a concern to protect the health, safety and well-being of all our stakeholders. For this reason, we work on developing a work environment that promotes the quality of life and the safety of those who live near MUT.

Ensure fair and favorable working conditions

We do this through work spaces that promote the physical and emotional well-being of our workers, as well as fair compensation and equal pay. Likewise, we ensure that those who maintain contractual relationships with us comply with labor rights.

Worker training

People are at the center of our operation. For this reason, we promote the professional development of our workers, through training and education events.

Customer and visitor satisfaction

We value the opinions of the community, clients and visitors, through systematized listening processes that allow us to incorporate them into the design of our facilities.

Respect for community rights

The creation of friendlier and more sustainable cities requires respect for the rights of communities. This is materialized through the development of mitigation and repair projects; the development of public spaces; social integration; and the hiring of local labor, among others

Assessment of the relationship with interest groups

We consider that our stakeholders are strategic allies in the development of our projects, which is why they are central to our business model. Along these lines, we cultivate relationships of trust with them with the aim of fully understanding their interests and making corporate decisions that satisfy them.

Promotion of external partnerships and initiatives

We promote cooperation between our interest groups in association and collaboration with local authorities, businessmen and organizations that allow us to deepen the well-being of the city.

Leading indicators

HEALTH AND SAFETY INDICATORS OF OUR TEAM

Indicator	Unit of measurement	Explanation	2023
Average Endowment	Number	Provision at the closing of May 30, 2024	62
Total exposure time	Number	Total hours worked	160,650
Number of accidents	Number	Number of work accidents	0
Number of days of absenteeism	Number	Days absent due to a work accident	0
Absenteeism Rate	%	Time lost due to accidents over total hours worked	0
Accident Rate	%	Total injuries over total hours worked	0
Lost day rate	%	Days of work lost over total hours worked	0
Fatalities	Number	Number of fatalities	0
Near misses	Number	Number of near misses recorded	0
Severity Rate	%	Days lost due to near misses over total incidents	0

CONTRACTOR HEALTH AND SAFETY INDICATORS

Indicator	Unit of measurement	Explanation	2023
Average Contractor Staffing	Number	Provision at the closing of May 30, 2024	145
Total exposure time	Number	Total hours worked	368,646
Number of accidents	Number	Number of work accidents	12
Number of days of absenteeism	Number	Days absent due to a work accident	184
Absenteeism Rate	%	Time lost due to accidents over total hours worked	0.5%
Accident Rate	%	Total injuries over total hours worked	8.25%
Lost day rate	%	Days of work lost over total hours worked	0.5%
Fatalities	Number	Number of fatalities	0
Near misses	Number	Number of near misses recorded	ND
Severity Rate	%	Days lost due to near misses over total incidents	ND

Well-being of our team

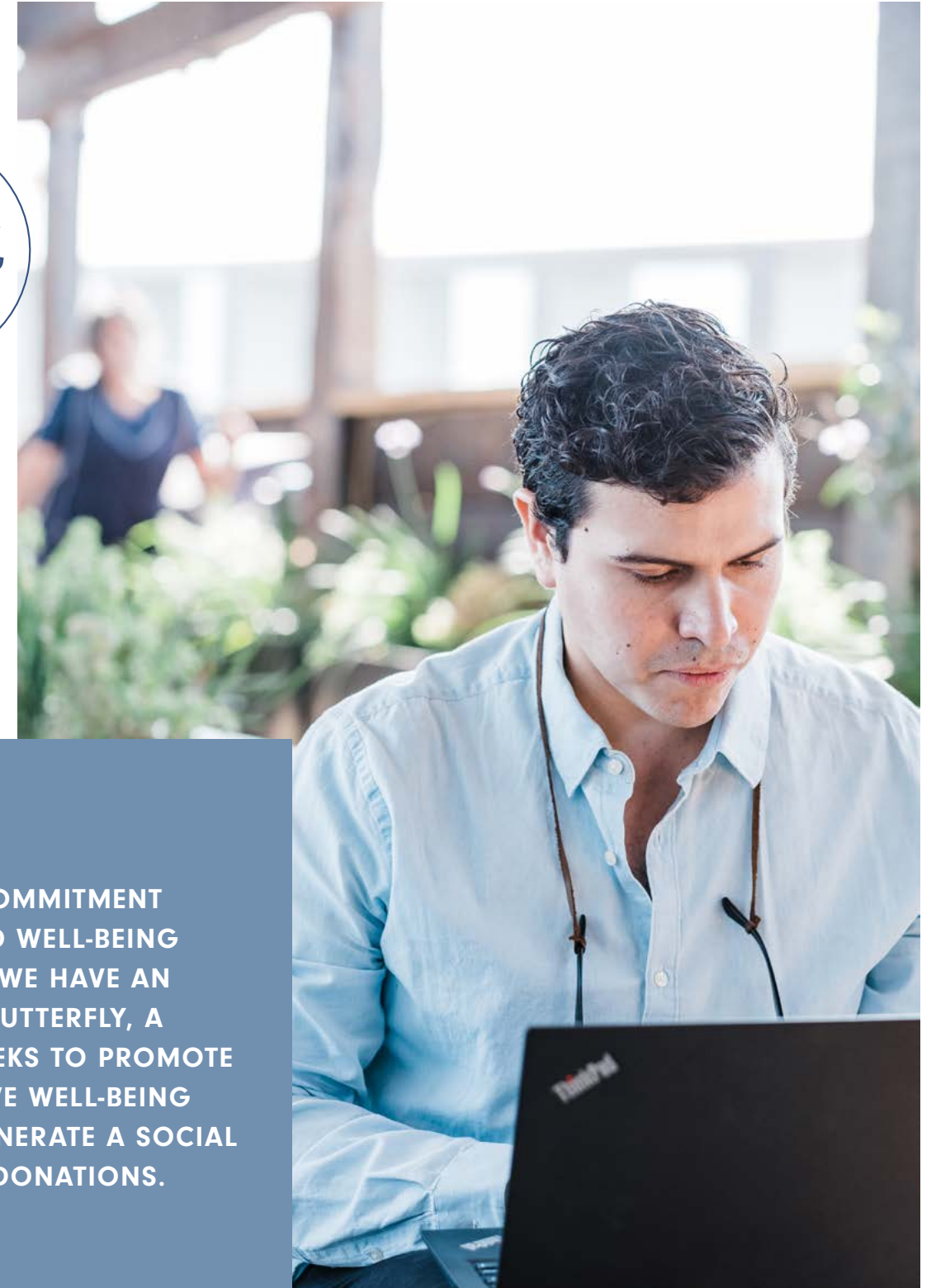
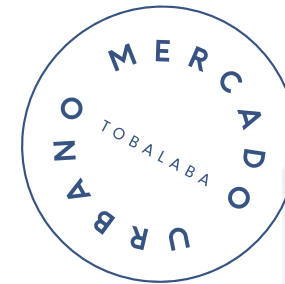
Agreement with Betterfly for our workers

Finally, as part of our commitment to the health and well-being of our workers, we have an agreement with Betterfly, a platform that seeks to promote the comprehensive well-being of people and generate a social impact through donations. Likewise, it provides access to a 24/7 customer service, physical training content, meditation and healthy eating, legal advice and life insurance whose coverage grows at no cost, among others.

Employees well-being measures

69% of employees have the Betterfly application active. This encourages self-care, sports practice, and relationships with nature, so that people have a greater sense of well-being and, therefore, feel happier in their jobs.

On the other hand, the design of MUT incorporates aspects required by the Well certification, which are aimed at ensuring that the space in which people work positively impacts their health, well-being and productivity. Along these lines, measures related to air, water, lighting, thermal comfort, sound, materials and green areas, among others, were included in the design.



IMPACT WITH BETTERFLY

Dimension	KPIs	2023	2022
Scope	% of the endowment	69%	83%
Health & Wellness	Number of steps counted	118,506,740	17,374,665
	Number of calories burned	3,070,745	258,488
Social impact	Food ratio (Donations to Milk for Haiti and Feed Solidarity)	182	163
	Number of trees planted Foundation trees for the future	200	118
	Donated liters of water (Water is Life Foundation)	138	83
	Other causes	774	

AS PART OF OUR COMMITMENT TO THE HEALTH AND WELL-BEING OF OUR WORKERS, WE HAVE AN AGREEMENT WITH BETTERFLY, A PLATFORM THAT SEEKS TO PROMOTE THE COMPREHENSIVE WELL-BEING OF PEOPLE AND GENERATE A SOCIAL IMPACT THROUGH DONATIONS.

4



ENVIRONMENTAL MANAGEMENT

- 4.1 Management approach to environmental protection
- 4.2 Climate change strategy
- 4.3 Environmental governance
- 4.4 Environmental management
- 4.5 Environmental quality oriented to well-being
- 4.6 Certifications



Management approach to environmental protection

AT MUT WE ARE CONVINCED THAT THE RESPONSIBLE USE OF NATURAL RESOURCES IS KEY TO THE SUSTAINABLE GROWTH AND LONG-TERM SUCCESS OF OUR BUSINESS.

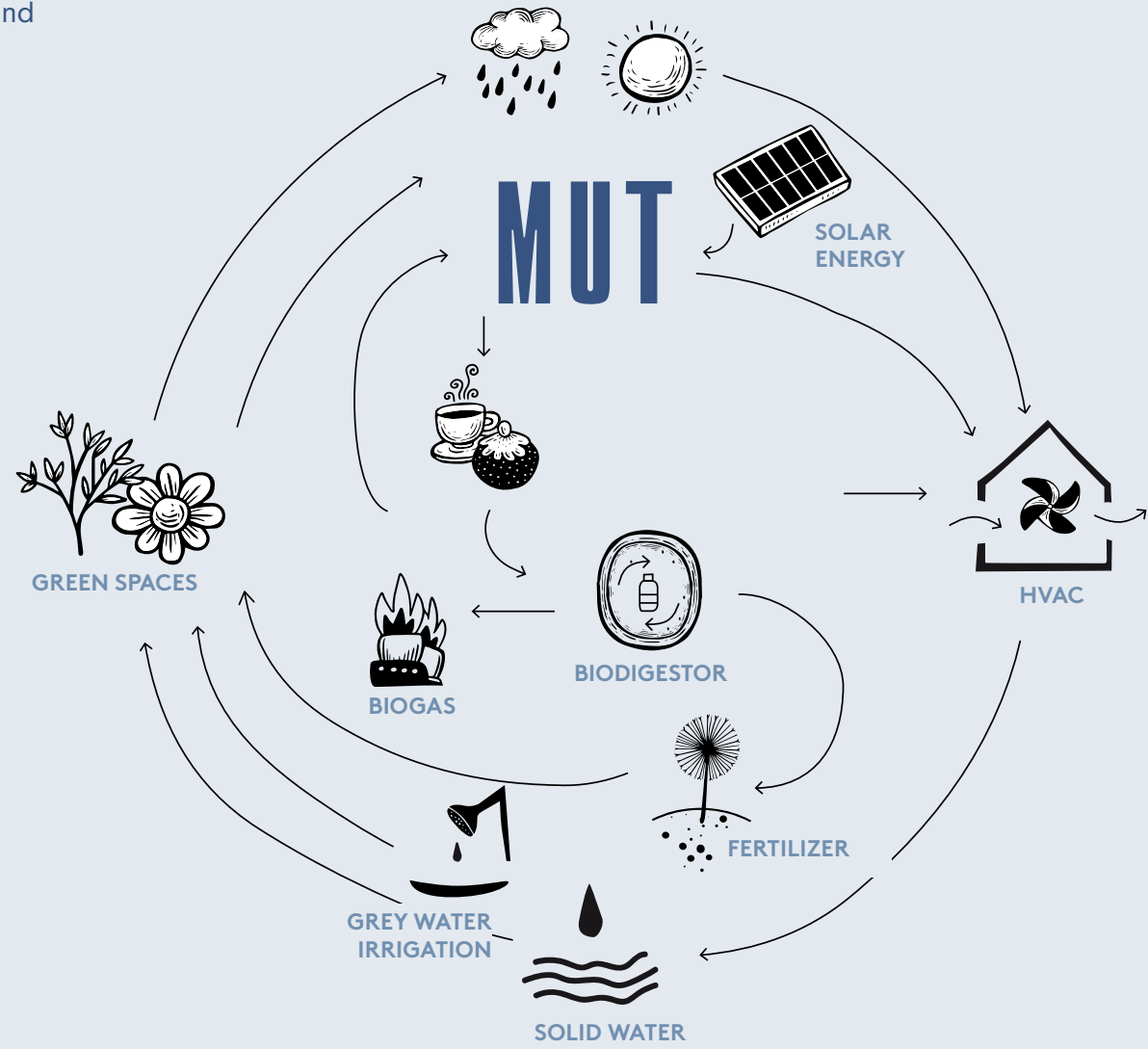
This concern is part of Territoria's business model and is present in the development and operation stage of all our projects, as is the case of MUT, where measures that promote improvements in urban environmental conditions were incorporated from the design stage, because our commitment goes far beyond mitigation.

Below we present the main lines of work, which allow us to advance in the commitments of the environmental dimension of our Sustainability Strategy.

MUT SUSTAINABLE OPERATION: CIRCULAR ECONOMY MODEL

With the aim of minimizing scope 1 and 2 emissions, MUT works on 4 pillars:

- * Energy management
- * Waste management
- * Water management
- * Incentive for clean transportation



Climate change strategy

At MUT, our commitment to emissions has been present since the design and development stage of the project, incorporating materials that have less environmental impact. This is how our business model incorporates a circular economy perspective, which has innovation as its central axis. In the next stage of MUT that begins in December 2025, when it is fully operational, we will quantify scope 1 and 2 emissions, establishing a baseline that will allow us to develop a mitigation and reduction plan that is compatible and reasonable with our operation. To achieve this commitment we have defined the following sub-lines of action detailed below and which operate in a coordinated manner:

Sustainable operation model:

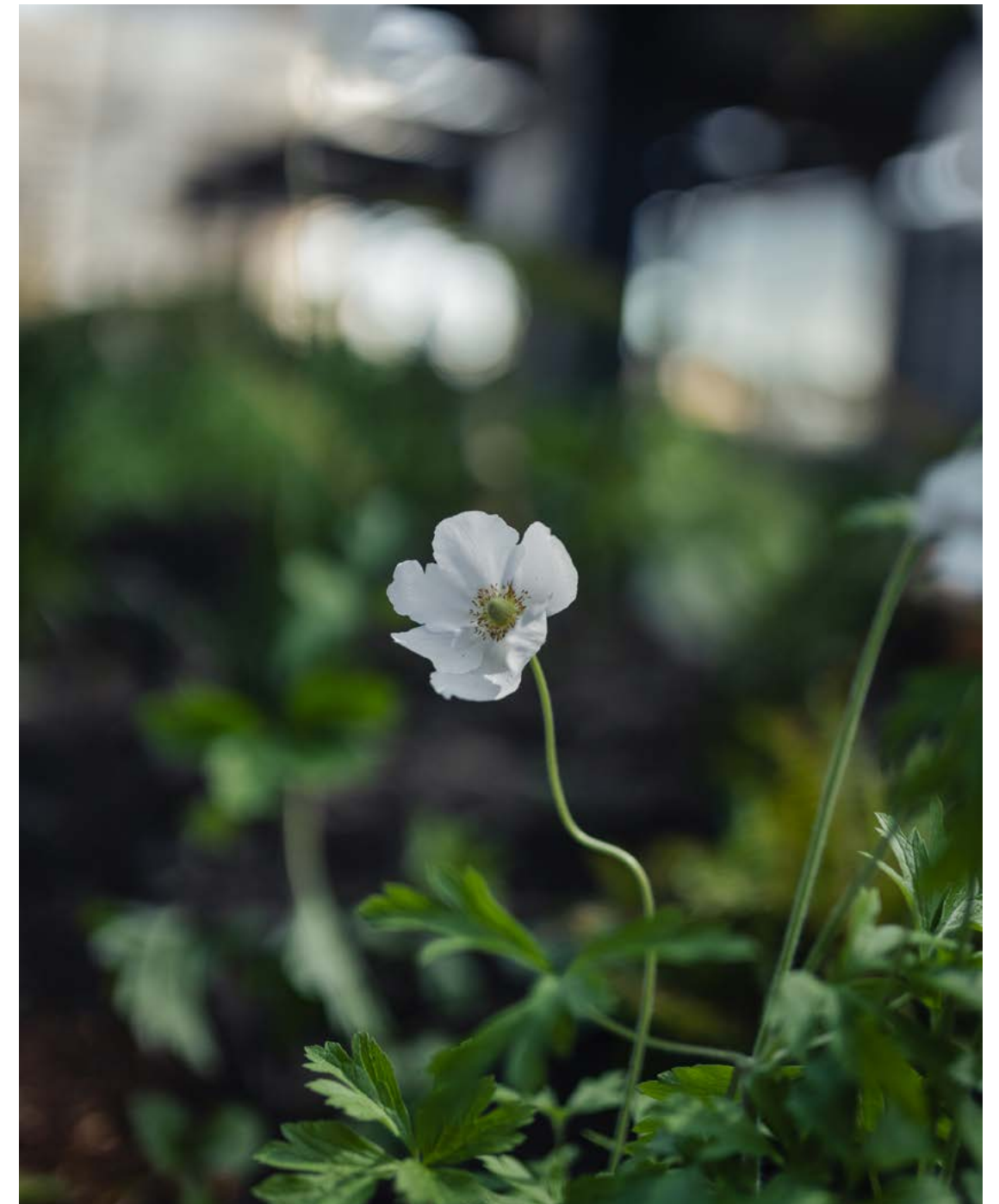
- * **Energy management**
- * **Waste management**
- * **Water management**
- * **Clean transportation incentive**

SCOPE 1

Direct emissions that come from sources controlled by a company. In simple terms, they are the gases that a company releases directly into the atmosphere through its own operations.

SCOPE 2

Indirect emissions associated with the consumption that a company purchases from a supplier. In other words, they are the emissions generated in the production of the energy that a company uses, but that are not produced in the company's facilities itself.



Governance of environmental management

In 2023, the Environmental Policy was approved, in order to establish the guidelines and management in relation to this aspect. This considers ten guiding principles for the development of our activities, which serve as guidelines for all those who are part of the team or maintain a contractual relationship with the Company, such as suppliers, tenants, lessees and contractors, among others.

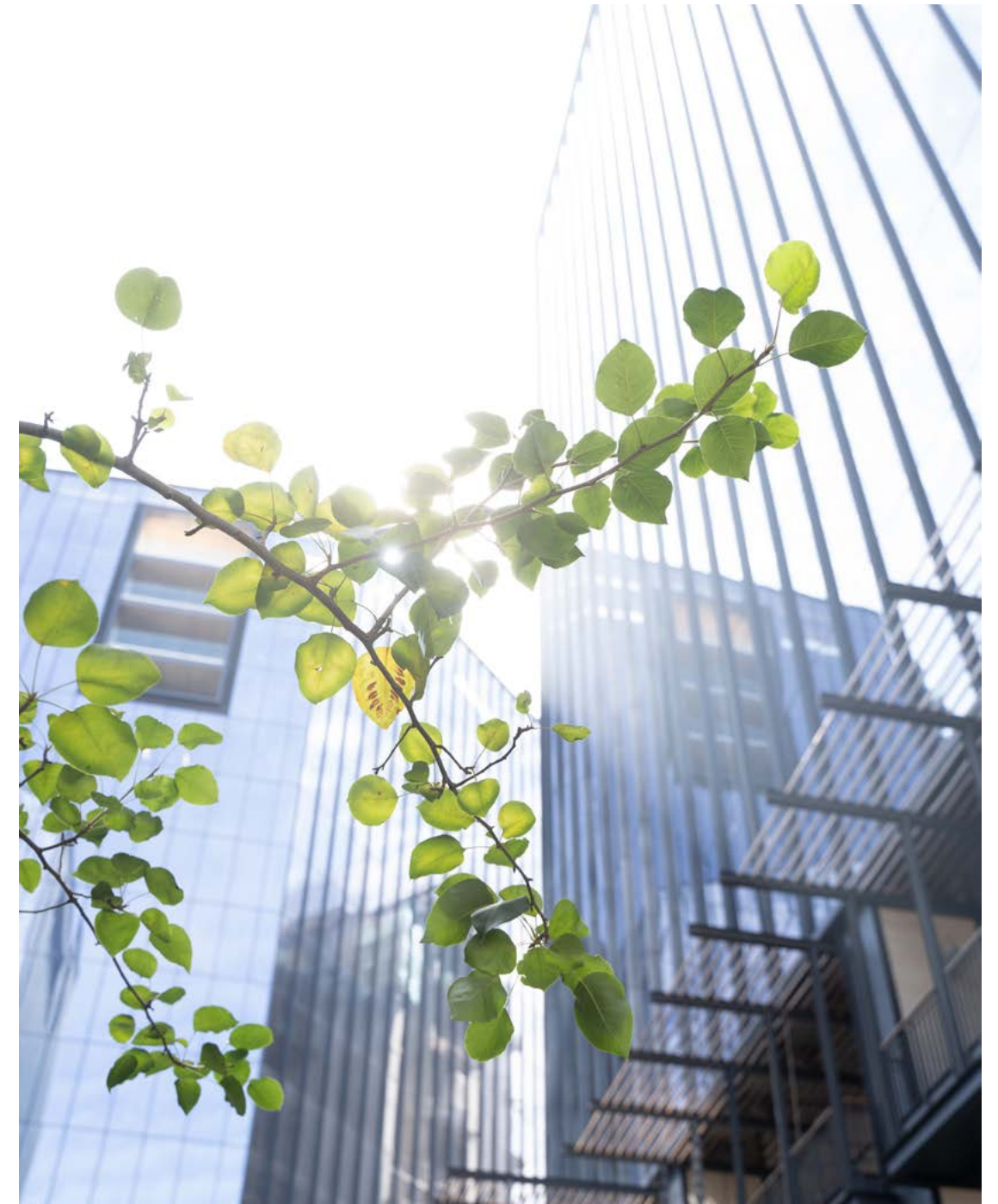
The responsible for the implementation, monitoring and control of this policy is the Architecture and Sustainability Management, which reports to the Board periodically.

ENVIRONMENTAL MANAGEMENT SYSTEMS

We work with an Environmental Management System (EMS) based on the technical and environmental requirements of the LEED Platinum level certification, which we hope to obtain in the second half of 2024.

DUE DILIGENCE FOR NEW ACQUISITION

In Territoria, contemplates within its acquisition evaluation processes, due diligence regarding environmental, social and constructability risks, which was carried out in the case of MUT, in its acquisition stage in 2013.



Environmental management

AT MUT WE WORK TO ESTABLISH A SOLID BASELINE. THIS IS THE FIRST STEP TO EVALUATE AND REDUCE GREENHOUSE GASES EMISSIONS IN OUR OPERATIONS AND SEEK INNOVATIVE SOLUTIONS TO ACHIEVE EMISSIONS REDUCTION.

WE WORK TO QUANTIFY AND REDUCE OR OFFSET, TO THE EXTENT POSSIBLE, THE SCOPE 1 AND 2 EMISSIONS OF OUR OPERATION. THIS IS IN THE DEVELOPMENT STAGE.

Emissions mitigation

We work to quantify and reduce or offset, to the extent possible, the scope 1 and 2 emissions of our operation. This is in the development stage.

To mitigate these emissions, we have incorporated several measures: firstly, the incentive for clean transportation, with 2.5 km of cycle paths, the largest bike hub in Latin America with capacity for 2,000 bicycles and the connection with Metro. On the other hand, MUT has a waste management program, measures for water reuse and 100% renewable energy supply. Finally, MUT has more than 20,000 sqm of green areas open to the community.

In 2024 we will begin the preparation of the quantification of emissions with the objective of measuring our carbon footprint, considering direct and indirect emissions of scope 1 and 2. Once MUT is fully operational, this record will serve as a baseline for establish a master plan to reduce emissions.

In this context, we must remember that Chile has a Long-Term Climate Strategy, which is the country's roadmap to move towards development low in greenhouse gas emissions until reaching and maintaining emissions neutrality, reducing vulnerability and increase resilience to the adverse effects of climate change. MUT recognizes the importance of aligning with this national strategy and is committed to actively contributing to the mitigation of the environmental crisis.

The operation of large commercial projects entails a great impact associated with the consumption of electricity, energy that is used by air conditioning systems, elevators and escalators, lighting, and in the general operation of the building. For this reason, one of the essential components of MUT's Sustainability Strategy is to permanently ensure energy efficiency, implementing the following measures:

✳ **The design of the MUT building contributes to reducing the incidence of solar radiation, thus avoiding overheating of the building, and at the same time, makes the most of diffuse natural lighting in its common areas.**

Likewise, the orientation and shape of the towers favors air circulation that helps natural ventilation, while avoiding wind accelerations between the buildings, making the living conditions of MUT's interior public spaces more comfortable.

✳ **The project's air conditioning uses geothermal energy, a renewable source, present in the ground, which allows the capture and rejection of heat for the system**

The above is possible, thanks to the storage of water from underground layers, in a large pond that acts as a thermal battery. This tank exchanges temperature with an internal MUT water circuit, without mixing the waters or consuming water from the groundwater. The internal water circuit interacts with a compensation mechanism for heat and cold demands that has a variable refrigerant volume system, which allows optimizing the use of the water temperature of the layer and minimizing energy consumption. MUT by approximately 17%, a figure that is better than the LEED standard.

✳ **The generation of renewable energy at MUT also comes from the waste reduction system, thanks to the construction of an anaerobic biodigester that will be operational during the second half of 2024.** This hermetic container will transform 3.5 tons of organic waste daily, mainly coming from from MUT kitchens into biogas and fertilizer. The biogas will be used to generate hot water and electricity, thus injecting 1.1 GW/h/year for MUT consumption, equivalent to the average annual consumption of 140 homes in Chile.

✳ **Commissioning by Efizity, a company specialized in sustainable energy management services.** In this area, we also contemplate the independent review of the IDIEM, (Center for Research, Development and Innovation of Structures and Materials of the Universidad de Chile). With this, we seek to ensure optimal functioning of all building systems, reducing energy consumption while guaranteeing the health and well-being of people.

These measures, added to other actions promoted together with our tenants, will allow MUT to achieve energy savings based on the LEED standard of 32%, and comparatively with the standard of office buildings and large national shopping centers, a saving of 56% (national standard consumption of 120 kWh/m²/year, MUT is projected to consume 53 kWh/m²/year)

Sustainability measures in MUT and the environment: energy & waste

Energy efficiency and use of renewable energy

Our commitment is to use energy from 100% renewable sources, a goal that we have fully met, prior to the opening of MUT, from the construction stage, to the closing of this Sustainability Report.

In addition to the renewable energies present on the land, such as geothermal or those generated by MUT, such as biogas from the biodigester, for the rest of the energy consumed by MUT, we supply ourselves with 100% renewable energy under the agreement signed with Enel Green Power that provides IREC certified wind energy. This agreement was signed in the second half of 2020, has a duration of four years and its renewal is being negotiated.

Promotion of the use of clean transportation

We are committed to expand access to clean transportation, by encouraging the use of bicycles, with the construction of 2.5 km of cycle paths and our BiciHub that offers parking for 2,000 bicycles inside MUT, with changing room and shower services, lockers, workshop and related stores. Likewise, we promote the use of the metro, through the expansion of the Tobalaba Metro station that has 3 new entrances, through a hall, a space that makes cultural content of different type. We are also committed to electromobility, offering 1 MW of power for charging electric vehicles.

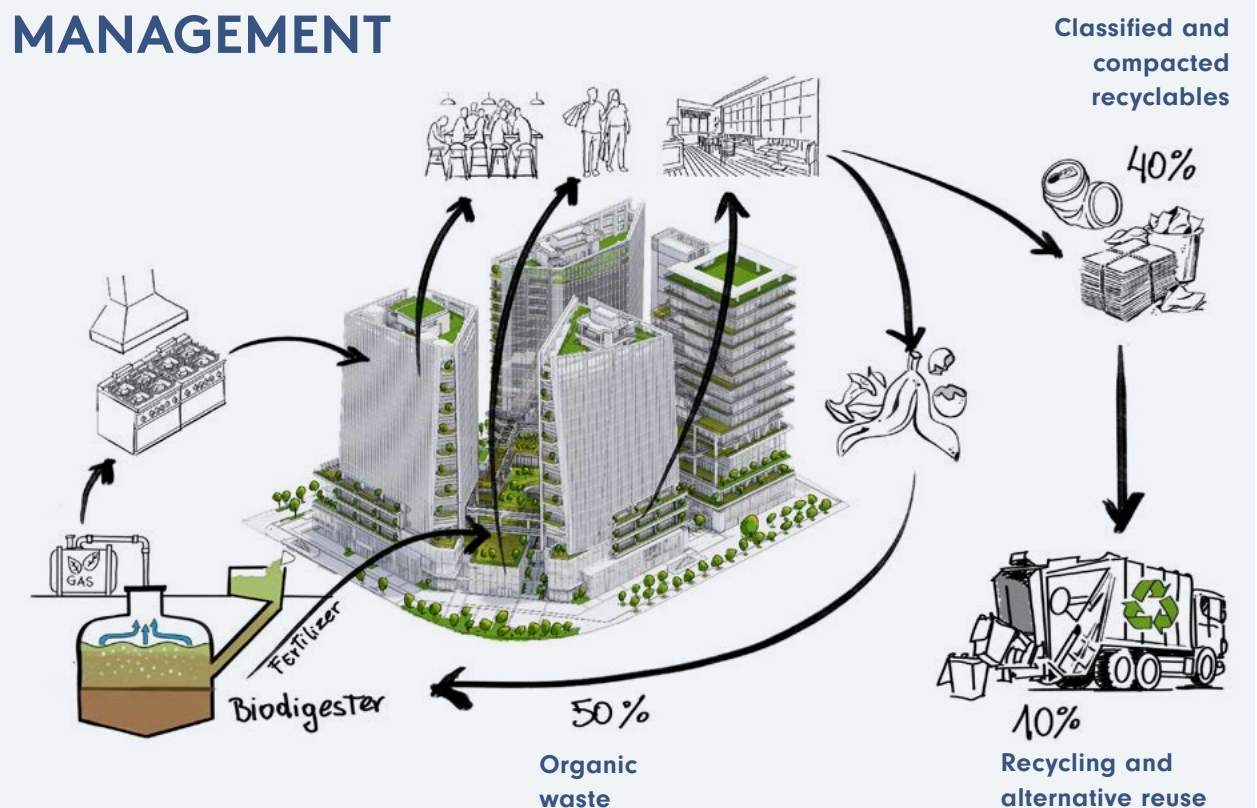
Biodiversity protection

Our strong commitment to biodiversity and a more human space is reflected in palpable facts and works such as the construction of more than 20,000 m² of outdoor, public spaces and green areas where more than 300 trees of various species, fruit trees and others, have been planted typical of the area; in addition to 30,000 plants.

Green spaces not only reduce temperatures and improve air quality, they also create a haven for people and wildlife. Various scientific studies have demonstrated the multiple positive effects that urban green areas have on people's mental health, also giving them the opportunity to carry out physical and recreational activities, cultivate social contact and reduce the tensions of life in the city. For this reason, MUT has more than 20,000 m² of outdoor, public spaces, equipped with green areas, gardens and squares that are open to the community, and that were designed to bring the community closer, give value to the street, revitalize life. urban and improve people's quality of life.

- * Increase and integration of public space:
- * 1.2 hectare land
- * Construction of public space and 2-hectare gardens
- * Pedestrianization of streets
- * 300 trees
- * 30,000 plants

WASTE MANAGEMENT



WITHOUT GARBAGE PRODUCTION AND WITH PRODUCTION OF VALUED INPUTS:

Biogas Fertilizer Aluminum, glass, cartons, plastics, etc.

MATERIALS:

50% Organic **40%** Recyclable **10%** Others

EFFECTS:

- 15 Ton/day of garbage reduction
- 75 km/day reduction in garbage truck trips
- 3.5 Ton/day of organic waste will feed the biodigester
- 650 m³/day of biogas will generate 1.1 GWh/year (electricity and hot water)
- Reduction of emissions of 2,000 Ton CO₂e/year

Waste management: circular economy model

According to figures from the Ministry of the Environment, around 58% of the waste transported by municipal garbage trucks is organic in nature, and less than 1% is recycled. This is because they are usually not managed separately, they are mixed with the rest of the garbage and end up in landfills, wasting their potential and generating a significant environmental impact in terms of emissions.

For this reason, in March 2021, the Ministry launched the National Organic Waste Strategy Chile 2040, in which it sets the goal of increasing the recovery of organic waste generated at the municipal level to 66%.

Through our circular economy model we ensure that our operation mitigates the effects of climate change through the operation of the biodigester, the use of recycled water, the commitment to Zero Waste, among other initiatives.

2,500 sqm

of additional sidewalks;

+ 60,000

Projected number of people per day will travel through the MUT accesses with the Tobalaba Metro;

+ 1 MW

of charger power for electric vehicles, which will deliver energy to more than 70 cars per day.

BIODIGESTER

At MUT we incorporate sustainability from the conception of our project, establishing goals that were unthinkable 10 years ago, such as Zero Waste, which will allow, through joint work with tenants and neighbors, to reuse or recycle more than 15 tons of garbage that was collected. will be generated daily in the complex, to transform them into biogas or fertilizers through a biodigester system. In addition, the installation of an anaerobic biodigester transforms organic waste into biogas, which can be used to generate electricity and hot water.

ZERO WASTE*

At MUT we want to contribute our contribution to the achievement of this objective. We are clear that the operation of large commercial projects generates a large amount of waste, from visitors and tenants. Our aspiration is to produce zero waste, which implies a long path towards generating the least amount of waste, through the application of the concepts of reduce, reuse and recycle. To achieve this, we are implementing a plan with the support of BZero (Zero Basura) that will prevent the generation of approximately 15 tons of garbage daily, when MUT is fully operational.

* BZero is a company specialized in reducing waste in shopping centers, buildings and communities.

WEBSITE: WWW.BZERO.CL

* It will be operational at the end of 2024

This initiative is based on the classification of waste from the source and on reincorporating ad hoc waste into the circular economy. Likewise, it is supported by the active participation of our tenants and tenants to whom we request the development of a waste management project that meets the technical requirements defined in our Waste Management Plan. This implies that tenants and tenants adapt their infrastructure and equipment and have internal procedures aligned with our Operations Manual.

For this initiative to meet its objectives, we have implemented actions to encourage, monitor and control that tenants take responsibility for their waste, classify and manage it according to its type:

The Waste Management Plan is an internal document of the Company that is attached as an annex to the contracts with tenants and lessees.

Classification points for other waste: for proper organization, we ask our tenants to have defined and delimited areas for waste collection containers that facilitate grouping and hygiene.

At MUT we believe that the incorporation of innovative solutions, from the design of the projects, is essential for them to be more sustainable. Along these lines, we are contracting an anaerobic biodigester** which allows us to valorize organic waste, transforming it into fertilizers that are used in the Market gardens and into biogas that is converted into electricity and hot water for the use of MUT.

Waste management during the construction stage

During the development of the works, the practices and measures established by Supreme Decree No. 148 of the Health Regulations on Hazardous Waste Management have been applied. In addition to the separation of this waste, permanent monitoring of its correct management is carried out. Likewise, the following measures have been implemented with contractors:

- * **Signage of construction waste areas.**
- * **Cap of 50% on the volume sent to landfills.**
- * **Training plans for contractors on waste management.**
- * **Requirement for them to recover, reuse and recycle construction materials, with objectives of recovery, reuse and recycling of waste flows.**
- * **Waste management plans.**

Sustainability measures in MUT and the environment: water

Responsible use of water

Our country is going through a long period of water crisis that affects its comprehensive development and poses various challenges. We are aware of the responsibility we have and the need to contribute our contribution to the efficient use of water. In this context, we manage a water balance that allows us to minimize the consumption of this valuable resource in each of the activities of our operation.

So that the maintenance of the green areas of the project, as well as the usual consumption of water associated with the operation (bathrooms, kitchens, air conditioning systems and maintenance of waste rooms) do not contribute to water scarcity, at MUT we implement a series of measures aimed at the efficient use of water. Among which we highlight the following:

- Reduce water consumption through the use of 100% recycled or reused water for efficient garden irrigation.
- Use of high-efficiency devices in bathrooms to save water for human consumption by more than 60%.
- Rainwater collection system.
- Capture of ambient humidity.
- Gray water recycling.

The above, added to the selection of landscaping species, allows us to save 7 million liters of water per year.

Monitoring efficient energy and water management

MUT incorporates in its design the implementation of a Building Management System (BMS), a platform that is operating and allows controlling lighting, sanitary water delivery systems, video surveillance, access to parking lots, air conditioning systems, electricity, water and gas consumption, and monitoring of the fire detection and extinguishing system. Likewise, a measurement system for tenants is considered, in order to promote the efficient use of these resources in their activities.



WATER MANAGEMENT



100% IRRIGATION WITHOUT FRESH WATER CONSUMPTION:

Selection of plant species for moderate consumption

Irrigation without fresh water saves 7,000,000 liters of water per year:

- Ambient humidity condensation
- Rainwater
- Treated gray water

LOW CONSUMPTION SANITARY DEVICES:

Saving 60% of sanitary water consumption.

NON-EVAPORATIVE AIR CONDITIONING SYSTEM

Environmental quality aimed at well-being

AT MUT WE HAVE SET OURSELVES THE CHALLENGE OF CONTRIBUTING TO THE HEALTH AND WELL-BEING OF OUR VISITORS, TENANTS, TENANTS AND THE COMMUNITY IN GENERAL. TO ACHIEVE THIS, FROM OUR DESIGN STAGE, WE HAVE CONSIDERED MEASURES AIMED AT GENERATING MORE HUMANE URBAN SPACES, WITH GREEN AREAS THAT ALLOW PEOPLE TO MEET AND INTERACT IN THE CITY. FOR THIS REASON, WE INCORPORATED ELEMENTS IN THE DESIGN OF MUT THAT ARE ESSENTIAL TO ACHIEVE THIS PURPOSE, AMONG WHICH WE HIGHLIGHT:



MANAGEMENT AND COMMITMENTS

AIR QUALITY

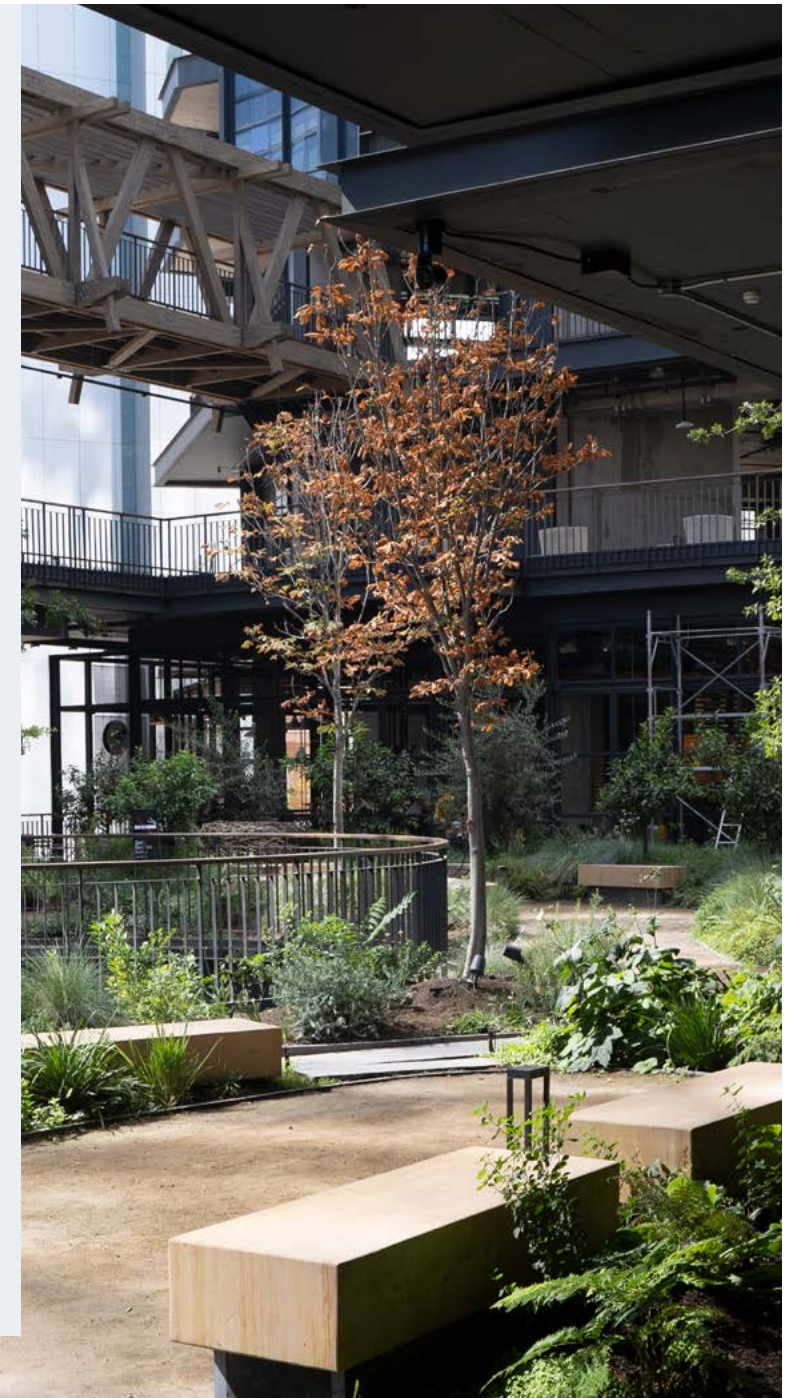
We have designed architectural spaces that allow the natural renewal of air, and the control of humidity levels in our structures. This includes CO₂ sensors linked to the units that manage the air.

LIGHTING MANAGEMENT

Our design incorporated the use of diffused natural lighting in most of MUT's common areas.

DESIGN OF COMMON SPACES

At MUT we have ensured that ergonomic work spaces are respected in both common areas and offices and shops and elements are incorporated that favor the inclusion of people with different abilities. We also work to generate a culture that promotes people's well-being and health. In this context we have incorporated green areas that contribute to the biophilic design of MUT, which transmit tranquility and peace, generating comfort in people. On the other hand, we consider that beauty is a fundamental feature to generate more humane and sustainable cities. For this reason, we carried out detailed and in-depth work on the design of interior and exterior spaces, which led us to review materials such as wood, stone, steel and concrete for the development of MUT's identity. This is how we evaluated the different alternatives of patinas, colors, textures and technical applications to adopt the options that would allow us to develop an environment of calm and comfort.



Certifications

Leed Core & Shell Platinum Level Certification

This certification is currently in development, ending once the construction of the main work, facades and central mechanical systems of the fourth MUT tower is completed, which is estimated for the second half of 2024. All design credits for this certification have already been approved by the GBCI and correspond to 60% of the total credits, the remaining 40% corresponds to certificates that will be obtained at the end of the date indicated above, which once obtained will allow the certification to be completed.

According to the analysis of the World Green Building Council, the construction and operation of buildings generates about 40% of CO₂ emissions related to energy and processes; 50% of the extracted materials; 33% of water consumption; and 35% of the waste generated. In consideration of this background, the global entity has called the real estate industry to action to work towards achieving a state of net zero emissions (Net Zero).

Net Zero is a much more demanding concept than carbon neutral emissions. This is because in addition to seeking to balance emissions, it ensures that no greenhouse gas emissions are produced in the development and operation of the asset.

At Territoria Apoquindo S.A. we welcome the call of the World Green Building Council and the carbon neutrality goal of Chile's Long-Term Climate Strategy, set for the year 2050. This implies having a 100% renewable energy supply, energy efficiency, reuse of waste and efficient management of water resources.

We understand that certifications allow us to confirm that our construction and operation meets a defined criterion or standard (or set of these) and offers environmental, social and economic benefits based on life cycle parameters. Certifications have the advantage of having verification from a third party that provides a guarantee to both the principal and the project team - prior to obtaining the qualification - that it has been audited that the strategies implemented have effectively been part of the development of the project. This verification occurs when an independent third-party body, which is neither the end user nor the owner, certifies the product in accordance with certain requirements or conditions. In this context our objective is to maintain these international certifications.



+300
Trees

+30,000
Plants

**“THE TIME TO PLANT A TREE WAS
20 YEARS AGO. THE SECOND BEST
MOMENT IS NOW”**

Summer Raine Oakes,
How to awaken the love of a plant

5

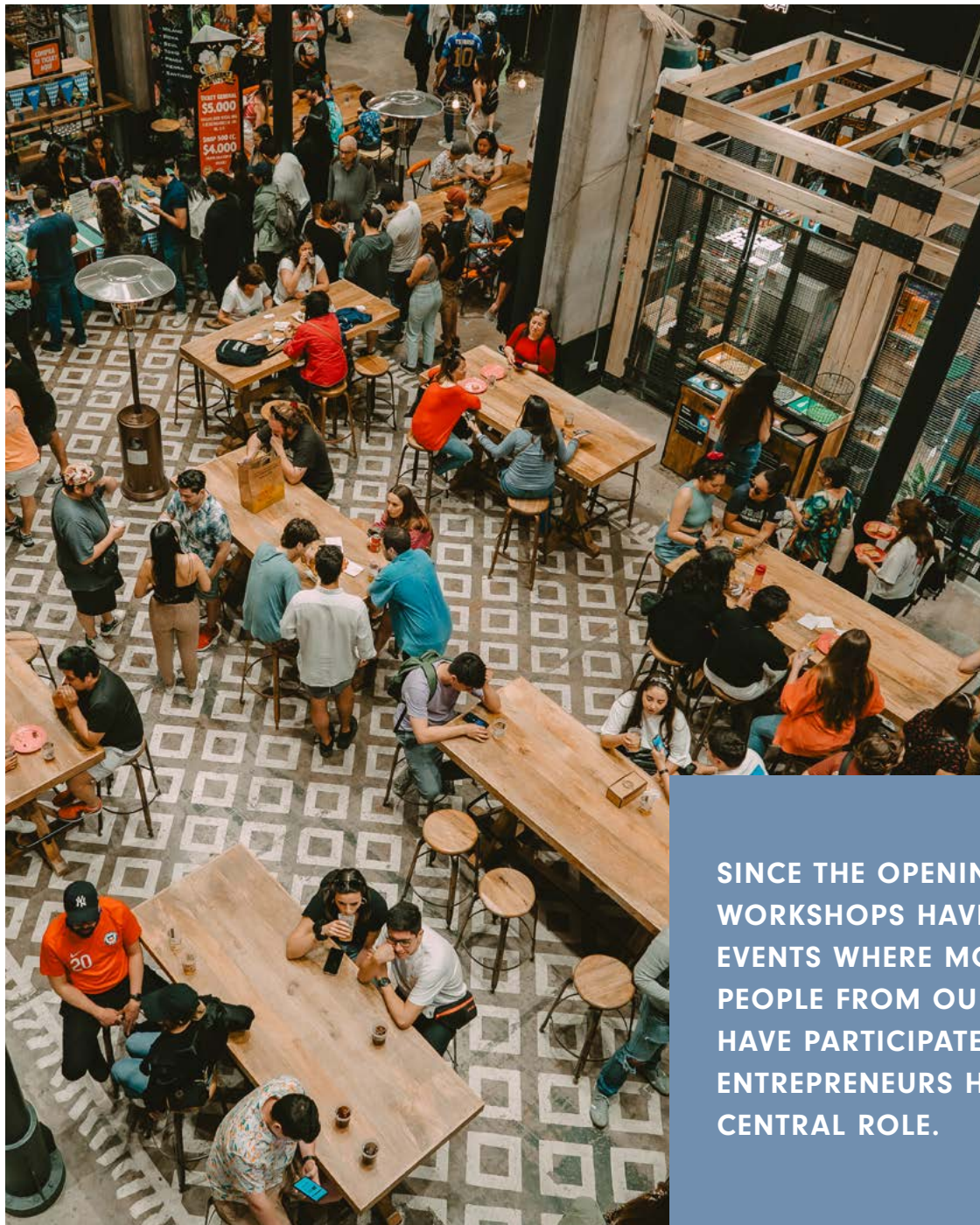


COMMUNITY: ART AND CULTURE

- 5.1 Dialogue with the community
- 5.2 Public-private work
- 5.3 Access to culture and the arts

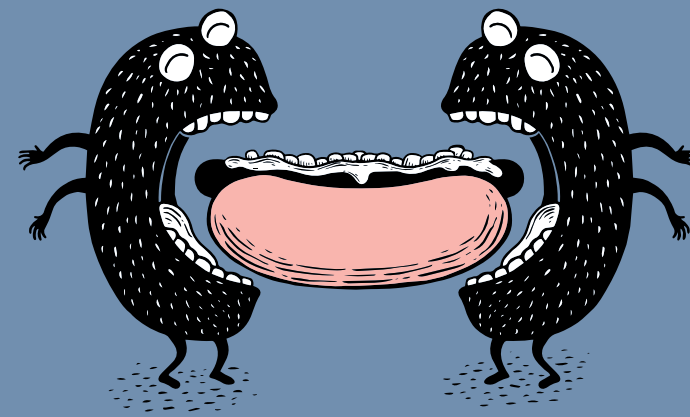


Dialogue with the community



THE FOOD MARKET REPRESENTS A CONTEMPORARY INTERPRETATION OF THE ORIGINAL MARKET, WHERE COMMERCIAL AND CULTURAL EXCHANGE THROUGH GASTRONOMY TAKES PLACE. IT HAS A SIZE OF 5,000 M2, IN WHICH MORE THAN 90 KITCHENS AND GASTRONOMIC PRODUCT STORES ARE LOCATED, GROUPED IN LA FERIA (FRUITS AND VEGETABLES), LA CALETA (FRESH FISH AND SEAFOOD), LAS HARINAS (PASTRY AND BAKERY) AND OTHERS.

SINCE THE OPENING, VARIOUS WORKSHOPS HAVE BEEN HELD AND EVENTS WHERE MORE THAN 4,500 PEOPLE FROM OUR COMMUNITY HAVE PARTICIPATED, AND WHERE ENTREPRENEURS HAVE HAD A CENTRAL ROLE.



Support for entrepreneurs

As a project aimed at ensuring the well-being of the community, at MUT we have worked to minimize the impact and increase the benefits of residents, visitors, tenants, workers and neighbors of the community in general.

To achieve this, in its development phase a series of actions were carried out to understand citizen opinions and needs. This is how, with the assistance of the Municipality of Las Condes and the General Manager of Territoria, we carried out surveys and focus group with neighbors, as well as a table with professionals from the humanities and social sciences. One of the most relevant results of the process was that 70% of those consulted expressed a lack of public spaces and green areas in the sector. Likewise, in the design stage, studies related to the generation of local employment, resident well-being and walkability, among other aspects, were carried out.

From the development of the project, the needs of the communities adjacent to the area in question are involved, surveys on what they need or lack, concept and brand study surveys, and absolute communication of the sustainability program, incentive to use of clean transportation, contribution to the restructuring of public spaces and green areas.

WORKSHOPS AND EVENTS

"DANZAMOS EN TIERRA CHILENA" CUECA DANCE

Traditional Cueca has Arabic-Andalusian origin, an art that was protected by José Miguel Carrera in Las Chinganas, which he allowed to be installed on the northern bank of the Mapocho River (La Chimba).

This tradition has four fundamental pillars: singing, poetry, music and dance.

+250

Attendees



WRITING WORKSHOP "SOLTAR LA PLUMA"

Writing is necessary to preserve the know, transmit the progress of knowledge, display culture, art, science and technology; It allows us, as a society, to move from incorporated knowledge to objectified knowledge; improve and complement oral transmission.

+15

Participants



STORYTELLER "EL MISMO CIELO"

Authors: Aguilera, Claudio / Segovia, Alexis

A book of poetic and symbolic value with two stories that invite us to reflect deeply on science, life, death and the nature of things. Through these two short stories, children can immerse themselves in the Atacama landscape, which will guide them along a path of astronomical research to reflect on the beliefs that ancient civilizations also had.

A book to talk about the global importance of astronomy in Chile and the legacy of the native peoples.

+30

Participants

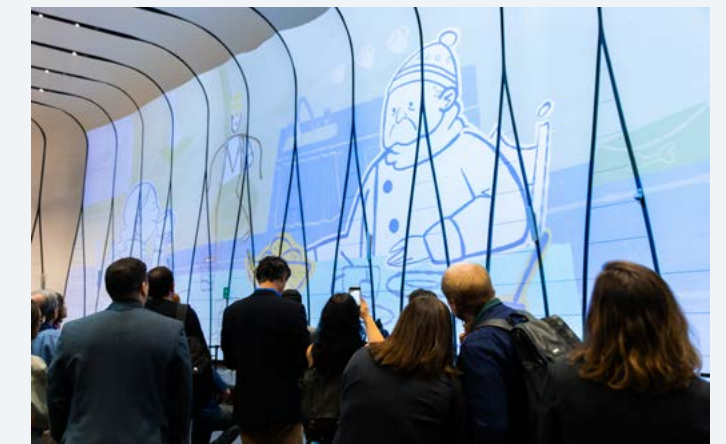


SPACE IN OUR ACCESS BETWEEN THE METRO AND THE ACCESS TO MUT

This space aims to provide our visitors and those who pass through MUT with a level of tranquility and connection with our culture. There is an annual curator who cares about this program.

60,000

Expected people will pass through this space daily.



**BELOW WE HIGHLIGHT OTHER
WORKSHOPS AND EVENTS HELD
IN 2023-2024.**

Other workshops held:

- * Environmental Fanzine Workshop - Cristián Toro
- * Ikebana Workshop - A pistil
- * Fanzine workshop for children and adults
- * The Florist Workshop
- * Workshop "From waste to jewel" - Constanza Bielsa
- * Experimentation workshop with natural vegetable dyes
- * Workshop From pants to tote bag
- * Aroma Tasting Workshop Botanical Perfumery
- * Color Dye Workshop - Magdalena Olavarría
- * Corn leaf basket weaving workshop
- * Mapuche Textile Workshop
- * Basket Making Workshop in Crin
- * Quinchamalí Pottery Workshop
- * Basket making workshop in totora
- * Burlap workshop
- * Pomaire pottery workshop
- * Andean Textile Workshop
- * Mapuche Textile Workshop
- * Felt Workshop
- * Basket making workshop in Manila
- * Narrative illustration workshop - Tienda Pasquín
- * Moma Kidz workshop for children
- * NS Leather belt making workshop
- * Natural pigments workshop
- * Botanical illustration workshop - Green Book
- * Workshop create your NS Leather banana
- * Green Book Bookstore Workshop - Travel Log

Other activities carried out

- * Literature and psychoanalysis activity: the case of Mala Mente
- * Meeting of authors - Editorials of Chile
- * Storyteller The trapeze artist who forgot to fly
- * "The volcano explorer", an interactive kamishibai
- * "The Tilted City" Storytelling -ULLA Books
- * Exploring paradigms of literature - Ediciones Liz
- * Who are the imaginary writers? - Triada Editions
- * Why LGBTIQ+ literature? - Chilean Editorials
- * Prison theater: other ways of doing theater - Cuarto Propio
- * Voices of the World in Kamishibai
- * Storytelling + mask workshop
- * Illustration round - Sol Díaz and Christian Luco / Anima Carlos Reyes
- * Storyteller Barbara Cox
- * Storyteller Javiera del Real
- * Lazy Kings
- * Organ grinder

Public-private work

MUT is located in the block located between Apoquindo, Encomenderos, Roger de Flor and El Bosque, a sector saturated with pedestrian and vehicular traffic. To reduce the impact that our project could have on the sector, we signed an agreement with the Regional Ministerial Secretariat (SEREMI) of Transportation, for the construction of three new accesses to the Tobalaba Metro station. Our commitment is to enrich urban land, strengthen ties with the community, contribute to improving public spaces and contribute to improving the quality of life of our neighbors and all citizens who work, live or transit in the sector where we are located.

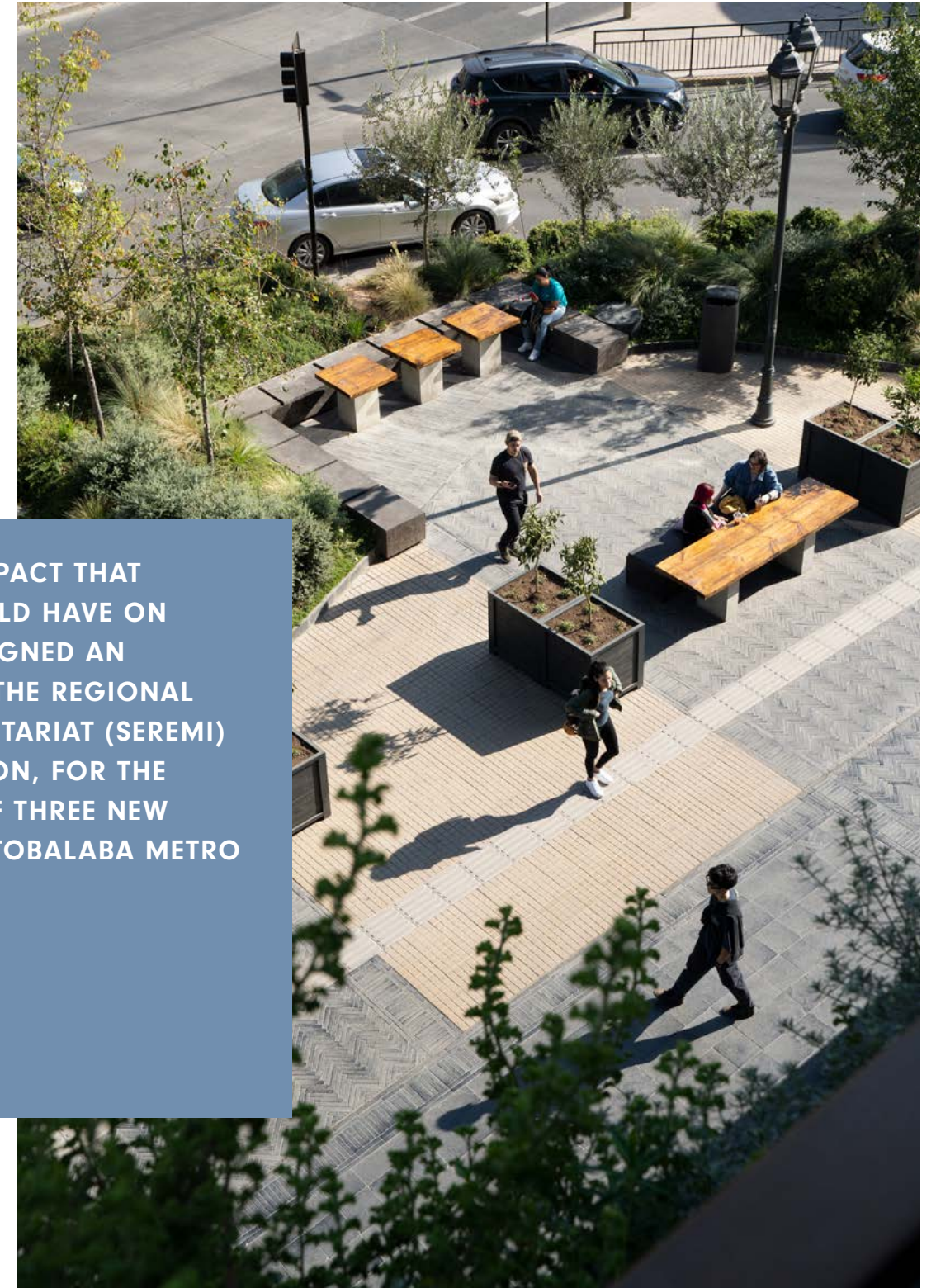
In addition to contributing to decongestion, this initiative encourages the use of the metro, by facilitating the daily flow of between 60,000 and 100,000 people who use this public transport and who, until before the inauguration of the connection, in July 2023, had to travel on the surface through traffic lighted intersections. Other mitigation measures implemented are the expansion of the Line 4 platform, the installation of escalators to the surface and universal accessibility at all accesses to the Tobalaba Metro station.

On the other hand, as a mitigation action on the surface, Territoria. reached a series of agreements with the Municipality of Las Condes:

- ✧ **Widening of sidewalks adjacent to MUT to provide more space for pedestrians.**
- ✧ **Construction of the Plaza Encomenderos, a movement area in the middle of the vegetation that has benches and chairs to achieve a welcoming and pleasant atmosphere.**
- ✧ **Elevation of Roger de Flor Street and incorporation of plant species, to transform it into a wide pedestrian promenade.**

At MUT we consider that it is essential to promote the use of clean means of transportation to care for the environment and generate more humane and welcoming cities. We invite you to learn about the measures we implement in this area in Chapter 6 - Environment, section 6.3.2 Promotion of non-polluting means of transport.

TO REDUCE THE IMPACT THAT OUR PROJECT COULD HAVE ON THE SECTOR, WE SIGNED AN AGREEMENT WITH THE REGIONAL MINISTERIAL SECRETARIAT (SEREMI) OF TRANSPORTATION, FOR THE CONSTRUCTION OF THREE NEW ACCESSES TO THE TOBALABA METRO STATION.



Access to culture and arts

MUT seeks to position itself as a place in which neighborhood life is recovered and revitalized, everyday human relationships are promoted and that offers free access to different cultural and artistic expressions. In April 2022, with the attendance of more than 200 people, we held our first cultural event, in which we celebrated the opening of the sidewalks surrounding the project and Plaza Encomenderos.

On that occasion, “Una Ventana al Corazón de MUT” gallery was unveiled an outdoor artistic exhibition, in the vicinity of the project, composed of works by 12 renowned illustrators curated by Galería La Curtiembre who interpreted how the Market contributes to make Santiago a more sustainable and humane city.

The authors were inspired by the main characteristics of the project, such as the creation of green spaces for public use, the commitment to protecting the environment through sustainable and innovative solutions, the use of 100% clean energy, the expansion of the Tobalaba metro and the largest Bike Hub in the country, among others.

On the other hand, Territoria is permanently committed to innovation and collaboration to promote cultural development. We do this in two ways:

- ✧ **Arts and Crafts Program:**
A space for holding workshops, courses, talks, exhibitions and entrepreneurship.
- ✧ **La Estación**
As part of the public-private collaboration with Metro de Santiago, on floor -3 in the access sector to the station tunnel, we developed the La Estación space, in which we seek to disseminate art, through projection of audiovisual works by local artists. The program called An Instant of Wellbeing does not have advertising or promotional billboards and can also be made visible from a balcony located on the -1 floor.



6



OTHER CORPORATE INFORMATION

- 6.1 Governance
- 6.2 Risk Management
- 6.3 Other Compliance information
- 6.4 Other complementary information

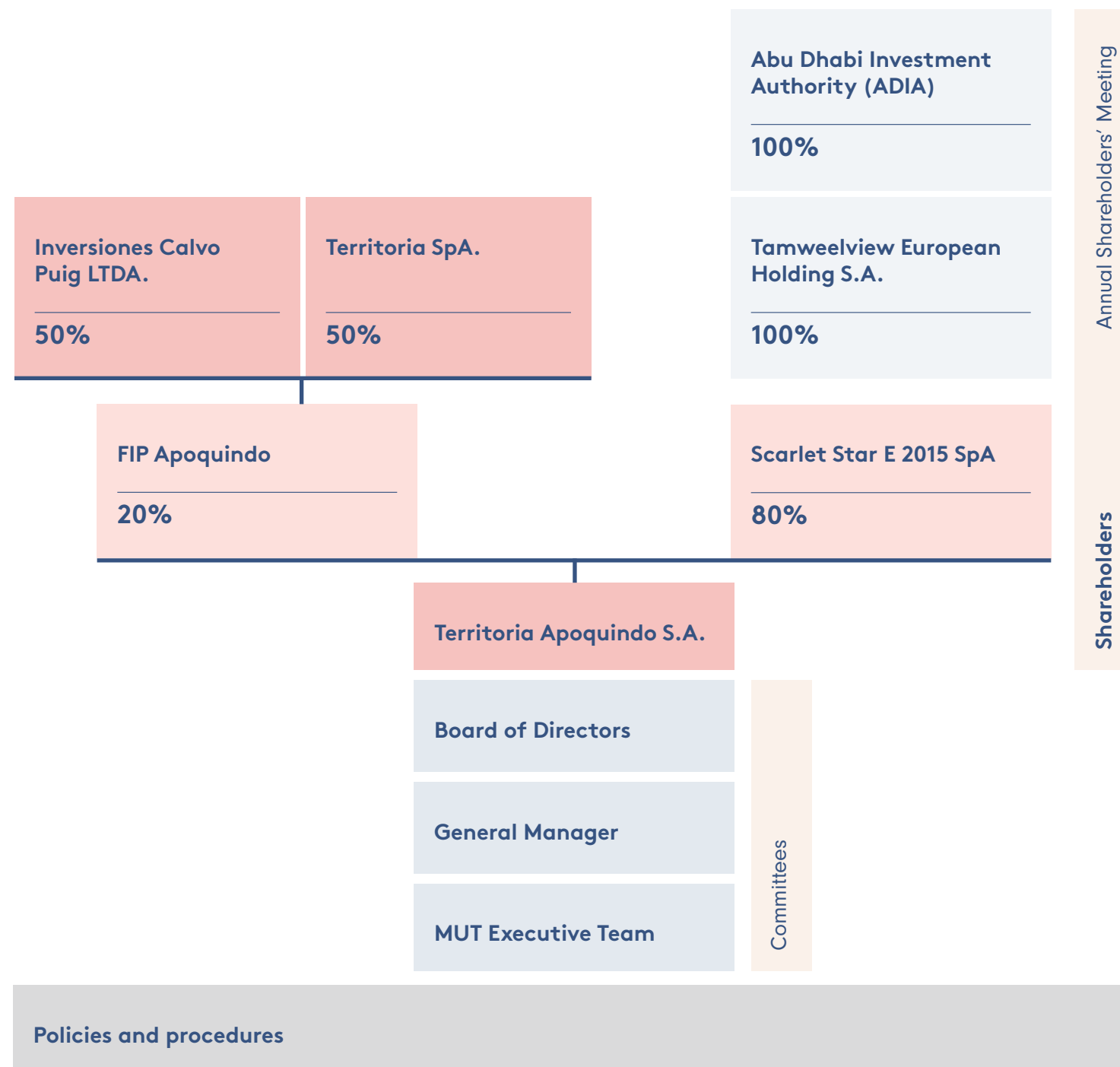


Governance

Structure and governing bodies

To achieve the objective of promoting sustainable urban development, our action is framed in the highest ethical standards and best corporate governance practices.

The bylaws are the agreement where all the rights and obligations of the partners are grouped, the functioning of the company's governing bodies is established, as well as the set of rules that govern the company Territoria Apoquindo S.A., a closed public limited company constituted in accordance to Law N° 18,046 of Public Limited Companies and its respective Regulations*.



Shareholders

The ownership structure of Territoria Apoquindo S.A. is composed as follows: 80% is controlled by Scarlet Star E 2015 SpA, subsidiary Abu Dhabi investment Authority (ADIA), and the remaining 20% is in the hands of the Apoquindo Private Investment Fund (FIP Apoquindo), where Inversiones Calvo Puig Ltda., and Territoria SpA participate in equal parts.

The corporate body that brings together shareholders is the Shareholders' Meeting, the highest body of corporate governance. In this instance they meet periodically Scarlet Star E 2015 SpA and Territoria SpA, representing FIP Apoquindo, with the objective of becoming aware of the Company's management and adopting the agreements that, in accordance with the law and its statutes, fall within its jurisdiction.

For the proper exercise of their economic and political rights, shareholders receive in a truthful, timely, impartial and objective manner all relevant information regarding the Company that must be disclosed and delivered in accordance with the law and the principles on management of information of interest to the market*.

* Note:
Territoria Apoquindo S.A. is implementing the Territoria SpA Digital Policy, one of its shareholders, the Company's Board of Directors will evaluate the performance in this matter to prepare and publish their own policy.

* MUT is a trademark of Territoria Apoquindo S.A.

Board of directors

It is the body that defines the strategic guidelines of the Company. Its members must act in good faith and informedly, fulfilling their duties of loyalty and due care towards the Company and its shareholders. In deciding matters relating to business, directors must act with the same zeal, care, diligence and prudence that they employ in their own businesses. Likewise, they must remain loyal to all shareholders, regardless of the votes with which they were elected and any other specific personal interest they may have. The Board of Directors, in accordance with the bylaws, is made up of five regular directors. All of these are elected every three years. Among the powers of the Board of Directors is that of appointing the General Manager, who remains in office as long as the organization does not define otherwise.

MUT BOARD MEMBERS

FRANCISCO RENCORET | President

Nationality: Chilean
Profession: Architect
Appointment date: 04/30/2012

IGNACIO SALAZAR | CEO

Nationality: Chilean
Profession: Lawyer
Appointment date: 04/30/2012

KHALIFA SENAN KHADIM RASHED AL MHEIRI

Nationality: Emirati
Profession: Finance
Appointment date: 06/10/2021

ABDULLA AHMED SULTAN ALHALLAMI

Nationality: Emirati
Profession: Finance
Appointment date: 06/10/2021

BRADFORD HEMING

Nationality: U.S. citizenship
Profession: Economics
Appointment date: 06/10/2021

Board Sessions:

There are ordinary and extraordinary sessions. The latter must be cited by the President of the Board of Directors, himself or at the request of one or more regular directors. Directors have the duty to attend all sessions, unless they are unable to do so for justified reasons. On such occasions, the organization will evaluate the reasons invoked in order to grant the corresponding leave of absence.

Right and duty of information:

It is essential so that the directors can adequately perform their duties and vote informedly on the matters that will be known by the Board of Directors. To this end, each member may request the President or the General Manager, or whoever acts in their place, for the background to comply with said obligations. However, this right must be exercised in such a way that it does not affect the management of the Company and is used for the exclusive purpose of the Director who requested the information voting in an informed manner in the body's sessions and/or in the committees in which you participate. Without prejudice to all of the above, the Board of Directors or its directors may require the General Manager to hire external advice to obtain the opinion of a third party regarding a certain matter.

Remuneration of directors:

The remuneration of directors is approved annually by the Ordinary Shareholders' Meeting (JOA by its acronym in Spanish). It may consist of one or more of the following modalities: a fixed monthly fee, allowance for attendance at sessions of the Board of Directors or any of the directors' committees; or an annual incentive set by the Shareholders' Meeting subject to the condition that the Company complies with the results plan in said annual period.

Confidentiality and conflicts of interest:

At MUT the directors are obliged to maintain strict confidentiality regarding the Company's business and the information to which they have access due to their position and that has not been officially disclosed. Additionally, they cannot use for their own benefit or that of related third parties, and to the detriment of the Company, the commercial opportunities of which they become aware due to their position. Without prejudice to the application of the rules of the Corporations Law regarding operations with related parties, in those matters in which a director has an interest, he must abstain from voting in the session held to approve the respective operation. In principle, the determination of whether there is interest corresponds to the Director involved, except in the event that there is public history from which the conflict of interest arises.

Board of directors support committees

The Board of Directors may delegate certain functions to one of its committees, for an in-depth analysis of specific matters and/ or obtain the necessary information for the discussion and approval of the general policies and guidelines that govern MUT's business. In order to adjust to global and local needs and trends, the Board of Directors may establish or abolish such committees as it deems appropriate, ensuring that when it does so, it complies with applicable laws and regulations.

The committees are made up of directors and main executives of the Company, and have their own statutes, which establish the matters of their competence, their composition and operation. Its members are appointed by the Board of Directors on the recommendation of its President. Each committee has the power to hire independent advisors to have the knowledge and means necessary to correctly advise the Board.

Currently, Territoria has Ethics, Sustainability and Risk committees, whose members and duties are described below.

ETHICS COMMITTEE

This Committee may meet with at least two of its members and is responsible for the proper dissemination and application of the Code of Ethics and Conduct, the Crime Prevention Model, in addition to corporate policies.

From this the following duties arise:

- Promote the values and behaviors established in the Code of Ethics and Conduct (hereinafter, the Code) and corporate policies.
- Be a consultative body.
- Facilitate the resolution of conflicts related to the application of the Code and corporate policies, arbitrating between the parties.
- Know and resolve complaints and violations in accordance with what is indicated in the Code and other policies, respecting the rights of workers, especially the right to be heard, to defend themselves, and that the resolutions issued against them are duly founded.
- Apply the sanctions established in the Code, if deemed appropriate.
- Ensure that new workers receive the Code, confirm their reading and sign the Letter of Commitment and the Declaration of Conflicts of Interest.
- Keep the document called Declaration of Conflicts of Interest updated.
- Propose updates and modifications to the Code.

Composition:

Ignacio Salazar,
CEO (chairs the committee)

Francisco Rencoret,
Chairman

Nicolás García,
CFO

Constanza Silberberg,
Legal Director

Periodicity of sessions:

Annually.



SUSTAINABILITY COMMITTEE

At MUT we prioritize environmental, social and government factors that allow us to be a sustainable company, which differentiates us and leads us to support innovation to benefit people and the planet. For us, this means providing professional and leadership opportunities to our workers; create exceptional spaces and experiences for visitors, our community and the tenants who work in our offices; deal with sustainable development; optimize energy efficiency; and reduce carbon emissions, as well as minimize waste and water impacts and delivering value at every step.

Therefore, the objective of the Sustainability Committee is to review the Company's performance in this matter, which involves monitoring gaps and applying initiatives, as well as reviewing complaints received through the channel enabled for this purpose.

The person responsible for its monitoring, control and integration is Augusta Olivos, Finance and Innovation Analyst and ESG Leader. Likewise, those responsible for climate risks are Maximiliano Lara, Administration and Finance Manager and Corporate Leader of the Risk Desk, and Fernando Flores, Architecture and Sustainability Manager; and with Diversity, Equity and Inclusion (DEI) is María Jesús Valles, Head of People.

Composition

Ignacio Salazar,
Director and CEO (chairs the Committee)

Nicolás García,
Director of Finance and Deputy General Manager

Constanza Silberberg,
Legal Director

Guillermo Stanke,
Project Director

Fernando Flores,
Architecture and Sustainability Manager

Maximiliano Lara,
Administration and Finance Manager and Corporate Leader of the Risk Desk

Agustín Soto,
Innovation Manager

María Jesús Valles,
Head of People

Augusta Olivos,
Finance and Innovation Analyst and ESG Leader

Periodicity of sessions

Semi-annually.

RISK COMMITTEE

Its functions include periodically learning about the management and status of all types of risks; know and adopt the actions deemed necessary, if a critical risk is identified without mitigation; approve exceptions regarding risk management, in the event that situations arise that warrant it; and promote a culture of risk management and compliance, and continuous improvement in the matter.

Composition

Ignacio Salazar,
Director and CEO (chairs the Committee)

Nicolás García,
Director of Finance and Deputy General Manager

Agustín Soto,
Innovation Manager

Maximiliano Lara,
Administration, Finance Manager and Corporate Leader of the Risk Desk

Augusta Olivos,
Finance and Innovation Analyst and ESG Leader

Periodicity of sessions

At least once a year.



Corporate Governance Practices and Procedures

In 2023, we approved and published our Corporate Governance Policy, an organic synthesis of the principles and rules that underpin the Company's governance, as well as the guidelines adopted for its implementation. All of these are aimed at safeguarding the social interest of Territoria, with the aim of contributing to sustainable urban development through the creation of value for all its stakeholders and safeguarding the sustainability of its long-term investments.

Induction of new directors

The Board of Directors has induction practices and procedures for its new members, so that they know and understand the Company's business, as well as its inherent and sustainability risks, policies, procedures, main accounting criteria and the current legal framework. relevant. The person in charge of carrying out this process is the General Manager, for which he must coordinate with the personnel under his direct supervision, the delivery of information on the specific and relevant aspects already mentioned.

The induction process consists of, at least, the delivery of an information folder, holding induction talks, interviews with managers and, eventually, visits to facilities.

Contents of the information folder

- Law N° 18,046 (Law on Public Limited Companies).
- Regulations of the Public Limited Companies Law.
- Law N° 20,393 (Law that establishes the Responsibility Penal Code of Legal Entities).
- DL N°211 (Promotion and Defense of Free Competition).
- Company Bylaws.
- Code of Ethics and Conduct.
- Compendium of policies and procedures approved by the Board of Directors.
- Sustainability Report, annual financial statements.
- Minutes of Shareholders' Meetings, Board sessions and those held by its committees prior to their appointment.
- Crime Prevention Model.

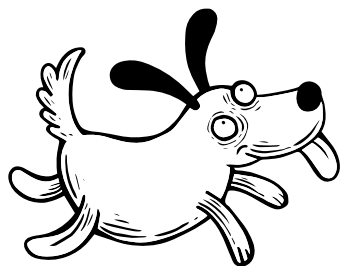
Topics to discuss in the presentation about the Company

- History and description of the Society.
- Mission, vision and strategic objectives.
- Ownership structure.
- Company organizational chart, including descriptions of key functions.
- Code of Ethics and Conduct.
- Conflicts of interest and method of resolution.
- Business environment: markets, competition, trends, among others.
- Relevant stakeholders and mechanisms to know their expectations.
- Balance sheet review.
- Risk management.
- Applicable legal and regulatory framework, including the duties of care, confidentiality, loyalty, diligence and information that, in accordance with current legislation, fall on each member of the Board of Directors, through example of rulings, sanctions or most relevant pronouncements that have occurred in the last year at the local level with those duties.

Consulting

The Board of Directors of Territoria Apoquindo S.A. is diverse in terms of knowledge and experience, so the specific competencies of each of its members contribute to the development of the Company's social activities. Without prejudice to this, the organization may hire advisors on accounting, tax, financial, legal matters or on which it deems appropriate to obtain the opinion of an expert. On the other hand, in the exercise of their powers, the Company's executives usually request advice regarding specific issues for which an expert opinion is required. The information resulting from said hiring is always available for the directors to know.

For the good management of MUT, the Board of Directors selects its advisors from entities or specialists of recognized prestige and experience in the matters to be consulted, in order to obtain an optimal level of service. Advisors must be independent in issuing their opinion, so priority is given to hiring those who do not present any conflict of interest and who have the necessary independence to express their opinion autonomously. Likewise, when selecting the service provider, technical aspects and suitability are prioritized over economic aspects. It is ensured that the cost of the consultancy commissioned is in line with market values and that the service is adequately supported by the delivery of documents containing the result of the consultancy.





Self appraisal

Continuous improvement is crucial for sustained growth. For this reason, each year the Board of Directors carries out a self-evaluation process of its performance, which is carried out according to the parameters and methods previously defined by the same organization.

Trainings

The General Manager will periodically provide a list of training topics or topics to be developed, which includes the interests expressed by the directors and those he deems relevant, taking into consideration international trends and current regulations. The Board of Directors will select those subjects that it considers most relevant for the exercise of its work. It should always be kept in mind to provide facilities so that directors can attend any training that may be planned.

Donations for social and charitable purposes

The Board of Directors has defined that the Company makes charitable donations to entities not linked to organizations of dubious reputation, or that have a negative history, either due to links to money laundering, fraud or other illicit activity. For these safeguards, the execution of processes has been established to ensure adequate knowledge of the beneficiary and their representatives. This avoids possible conflicts of interest, whether with clients, investors, suppliers or employees of the Company*.

The Board of Directors or the committee to which it has delegated said responsibility must be informed of all those cases in which the recipient entity registers within its administration or Board of Directors, a member of the Company's Board of Directors, their spouse or their relatives up to the second degree of consanguinity or affinity, as well as in the event that the recipient entity is related by ownership to any director of the Company, or its related natural persons. The same formality must be applied when dealing with a manager or main executive of the Company. In the case of subsidiaries that make donations, they must proceed with the same criteria.

* At the closing of this Sustainability Report, no donations have been made.

Security of the information

We consider that information security is essential to take care of the relationships with our related parties and their privacy, in addition to the commercial, operational and strategic management of the Company. For this reason, it is putting into practice the guidelines and procedures of the Digital Policy of Territoria, one of its shareholders. During the second half of 2023, the Company's Board of Directors developed and published its own policy, which incorporates measures that will be implemented over time to improve the company's digital security.

This document establishes guidelines and procedures to define, characterize and identify the main information assets, in addition to the security management of those assets exposed to risks in cyberspace; as well as the establishment of a culture of information security. Compliance with this policy is the responsibility of the IT function of Territoria.

Other policies and procedures

With the objective of having solid governance, in the first half of 2023, we work on the development of Corporate Governance policies; Risk management; Environment; of Digital Security ; Social; Diversity, Equity and Inclusion; and Health, Safety and Wellbeing. All of these are of a general nature, so they are applicable to Territoria as a whole, to all its assets and all its workers. Likewise, the Company undertakes to promote compliance with these among other interested parties, through the means it deems appropriate.

The implementation, monitoring and control of compliance with the policies is in charge of the area responsible for each of these, which also periodically reports to the executive team or respective committee on its progress status. On each occasion, it will also report on non-compliance situations and the corrective measures that have been adopted, as well as the possibilities for improvement of both the policy and the measures adopted for its implementation.

The General Manager is responsible for establishing the necessary process for the approval of policies by the respective executive team or committee, as well as for monitoring and controlling them.

Corporate Governance Policy

Objective: present an organic synthesis of the principles and rules that underpin our corporate governance, as well as the general guidelines that we have adopted for their correct implementation. All of these emanate from current legislation, regulations issued by the regulator (the CMF), our statutes and international best practices. Likewise, they seek to protect the social interest of Territoria, with the aim of contributing to sustainable urban development.

Effective date:
First half of 2023.

Policy person:
Constanza Silberberg, Legal Director

→ CORPORATE GOVERNANCE POLICY

Risk Management Policy

Objective: Establish the principles, basic elements and general framework of the Company's risk management, in order to ensure the governability of the process. This involves the identification, measurement, control, mitigation and monitoring of relevant risks that may negatively affect its Sustainability and the creation of value for its stakeholders.

Effective date:
First half of 2023.

Policy person:
Maximiliano Lara, Administration and Finance Manager

→ RISK MANAGEMENT POLICY

Social Policy

Objective: definition of the general principles and rules in which the fulfillment of the social responsibility of Territoria is framed. These consist of 12 statements that are linked to the development of our activities and businesses, and that we commit to comply with and promote among our stakeholders.

Effective date:
First half of 2023.

Policy person:
María Jesús Valles, Head of People

→ SOCIAL POLICY

Environmental Policy

Objective: define the general principles and rules adopted by the Company, which frame the fulfillment of its responsibility with the environment, biodiversity and the promotion of sustainability.

Effective date:
First half of 2023.

Policy person:
Fernando Flores, Architecture and Sustainability Manager

→ ENVIRONMENTAL POLICY

Diversity, Equity and Inclusion (DEI) Policy

Objective: lay the foundations for the integration of diversity, equity and inclusion in the Company, prioritizing respect for the dignity of each person, regardless of their race or ethnicity, nationality, language, socioeconomic situation or social origin, sex, identity gender or sexual orientation, marital status, religion or belief, ideology or political opinion, union membership or participation in union organizations, age, affiliation, family status, physical appearance and illness or disability, as well as with respect to the options regarding conciliation of the work and family life. Likewise, it establishes the exclusion of any form of verbal, physical, visual, sexual or psychological harassment

Effective date:
First half of 2023.

Policy person:
María Jesús Valles, Head of People

→ DEI POLICY

Health, Safety and Wellness Policy

Objective: defines the general principles and rules adopted to ensure the health, safety and well-being of those who contribute to the development of the activities of Territoria.

Effective date:
First half of 2023.

Policy person:
María Jesús Valles, Head of People

→ HEALTH, SAFETY AND WELLNESS POLICY

Digital Policy

Objective: establish guidelines and procedures to define, characterize and identify the main information assets, in addition to the security management of those assets exposed to risks in cyberspace; as well as the establishment of a culture of information security.

Effective date:
December 2022.

Policy person:
IT Function at Territoria.

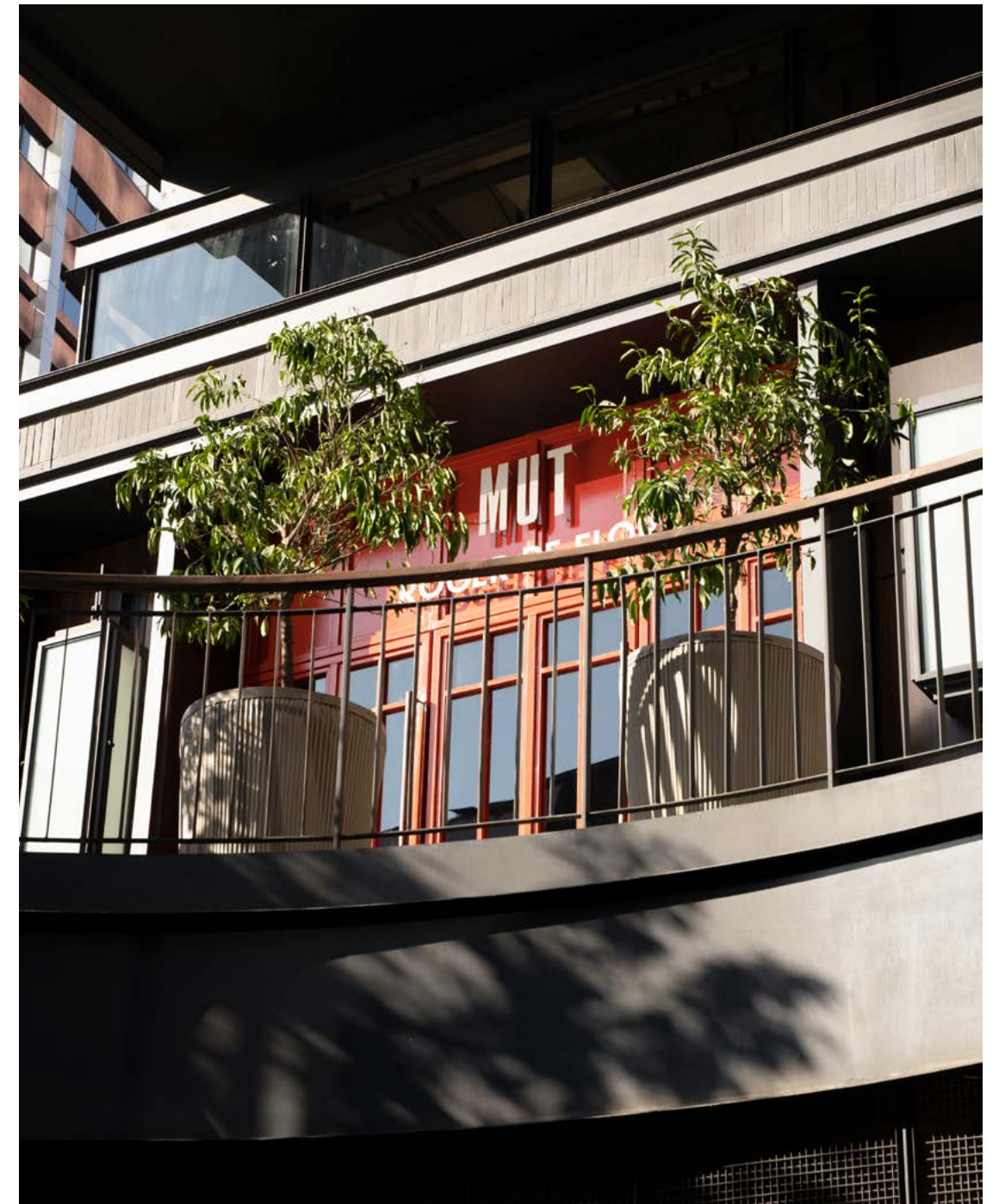
→ DIGITAL POLICY

Compensation, compensation and incentives for managers and senior executives

In Territoria, the income of the General Manager, the main executives and all members of the organization is fundamentally governed by market criteria and has fixed and variable components. While the fixed assets correspond to a reasonably satisfactory performance of the Company's profitability and sustainability in the long term, the variable components are associated with the achievement of relevant benefits above the expected basic performance. In the first half of 2023, Sustainability weights were incorporated, which will be disclosed in the 2024 report.

When determining the compensation of senior executives, the general interests of the Company and the specific goals and incentives established for each area are also taken into account. The evaluation of the performance of senior executives is based on objective performance factors, related to the guidelines established by the Board of Directors*.

* The evaluation has both financial and non-financial consequences. MUT's organizational structure does not consider the following positions: Investment Committee, Fund /portfolio managers, SUSTAINABILITY portfolio manager, External managers of services providers and Investor relations.



Integrated risk management

Risk Management Policy

THIS DOCUMENT ESTABLISHES THE PRINCIPLES, BASIC ELEMENTS AND THE GENERAL FRAMEWORK OF RISK MANAGEMENT, TO ENSURE ADEQUATE GOVERNANCE OF THIS PROCESS. CONSIDERS THE IDENTIFICATION, MEASUREMENT, CONTROL, MITIGATION AND MONITORING OF RELEVANT RISKS THAT MAY AFFECT OUR SUSTAINABILITY AND THE CREATION OF VALUE FOR OUR STAKEHOLDERS.

This policy is applicable to Territoria, and its compliance must be required in all its assets and all its workers.

The objectives of the Risk Management process in Territoria are the following:

- * Establish the principles and general risk management framework of Territoria.
- * Ensure governance in the identification, measurement, control, mitigation and monitoring of risks.
- * Guarantee sustainability and value creation for stakeholders.

The scope of the process is Territoria and all its assets, among which is MUT, and must be implemented and compliance required of all its workers.

MUT's effective risk management principles are aligned with the following principles:

- * Risk management must create value and protect it, to help achieve the Company's objectives and improve its performance.
- * Be integrated into the Company's processes, and be part of the responsibilities of the workers who work there, whether internal or external.
- * Be part of the decision-making process.
- * Explicitly deal with uncertainty, analyzing those aspects of decision making that are uncertain, the nature of said uncertainty and the way to solve it.
- * Be systematic, structured and timely, with the aim of contributing to efficiency and obtaining reliable results.
- * Be based on the best available information, from reliable sources.
- * Align with the context and risk profile of the organization.
- * Take into account human and cultural factors that may facilitate or hinder the achievement of the Company's objectives.
- * Be transparent and inclusive, to ensure that risk management is open, visible and accessible, and involves those responsible for the organization and its stakeholders.
- * Be dynamic, iterative and sensitive to change, in order to detect and respond to changes in the organization and its environment.
- * Facilitate the continuous improvement of the organization, which must develop and implement strategies to constantly optimize the risk management approach.

If the process is carried out following these basic principles, the results to be obtained will be the following:

- * Improve the identification of opportunities and threats.
- * Optimize the management of the Company.
- * Increase confidence in stakeholders.
- * Establish a basis for decision making.
- * Improve controls and tracking and monitoring methods.
- * Optimize incident prevention and management.
- * Minimize losses associated with processes.
- * Promote organizational learning at all levels.

There must be an optimal balance between the strategy, growth and profitability objectives, and the associated business risks, so as to maintain and increase the value of the Company over time. In this context, Management has the responsibility of ensuring that the risks relevant to the business are identified and mitigated to a level such that, if they materialize, their impact is manageable in order to guarantee business continuity.

Risk governance

GOVERNANCE OF OUR RISK MANAGEMENT PROCESS HELPS IDENTIFY THE STRUCTURES AND PROCESSES THAT ACHIEVE OBJECTIVES AND FACILITATE STRONG RISK MANAGEMENT GOVERNANCE. THIS MODEL IS BASED ON THE CONCEPT OF TONE AT THE TOP, ACCORDING TO WHICH THE OVERALL CORPORATE CULTURE IS ESTABLISHED BY THE LEADERSHIP OF THE BOARD OF DIRECTORS AND SENIOR MANAGEMENT AND MUST BE FOLLOWED BY THE REST OF THE ORGANIZATION.

The Company has an organizational structure for the adequate governance of the risk management process. Below, those responsible are identified, as well as their respective obligations:

EXECUTIVE TEAM OR COMMITTEE	FISCAL DIRECTOR	RISK COMMITTEE	RISK DESK LEADER	PROCESS OWNERS
<ul style="list-style-type: none"> • Policy Approval. • Definition of Risk Appetite. • Supervision and monitoring of risks. • Promotion of a culture of risk management and continuous improvement. 	<ul style="list-style-type: none"> • Supervision of corporate risk management. • Allocation of resources for adequate risk management. • Promotion of a culture of risks and continuous improvement. 	<ul style="list-style-type: none"> • Periodic monitoring of risk management and status. • Taking measures in cases of unmitigated critical risks. • Approval of exceptions. • Promotion of a culture of risk management and compliance, continuous improvement. 	<ul style="list-style-type: none"> • Implementation of process, identification and registration of risks and mitigating actions. • Continuous monitoring, matrix analysis and advice to process owners. • Communication of materialized risks and/or that exceed limits. • Leadership of coordination and process improvement bodies. • Report and escalation of emerging situations and risks in the Risk Committee. 	<ul style="list-style-type: none"> • Management and control of risks and controls within its scope. • Monitoring and maintenance at defined thresholds. • Boosting your team's participation in risk management.
Ignacio Salazar Nicolás García Constanza Silberberg	Constanza Silberberg	Ignacio Salazar Nicolás García Constanza Silberberg Maximiliano Lara Agustín Soto Augusta Olivos	Maximiliano Lara	

INDEPENDENT ASSESSMENT OF THE RISK MANAGEMENT PROCESS

Risk classification

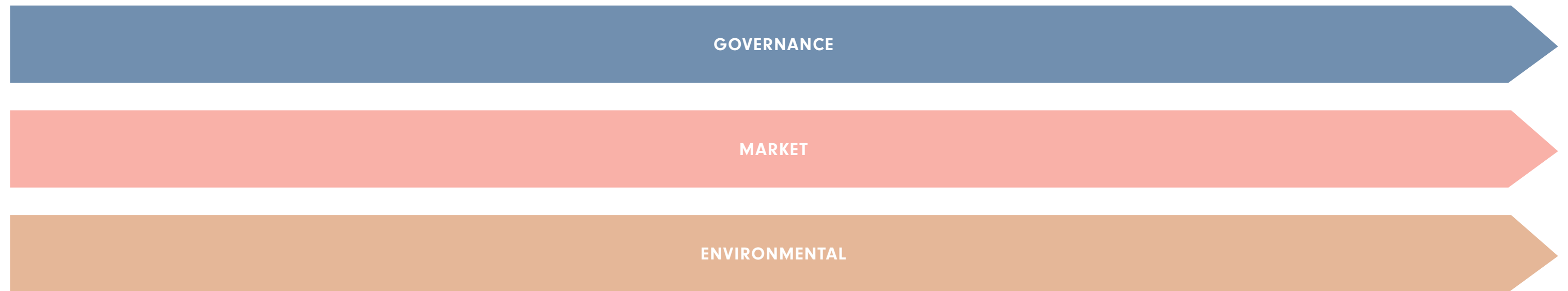
Since 2023 we have been developing a risk management system, with the objective of establishing the principles and a general risk management framework for Territoria. This allows us to ensure governance in the identification, measurement, control, mitigation and monitoring of risks, as well as to guarantee sustainability and value creation for stakeholders.



REAL STATE DEVELOPMENT PROCESS



OTHER CROSS-BUSINESS RISKS



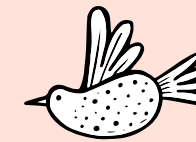
MAIN RISKS

Classification	Risk	Risk description	
Governance	Systems operational continuity	"Risk of unscheduled interruptions in computer services, affecting the continuity of the Company's operations. The materialization of this risk would affect our operational continuity and financial results."	<p>Impact on business:</p> <ul style="list-style-type: none"> • Sanctions, fines. • Reputational damage. • Impact on sales."
Governance	Security of the information	Voluntarily or accidentally, the integrity, availability and confidentiality of the Company's transactional information may be violated, as well as the entire repository of information of its related parties, such as tenants, end clients, suppliers, workers, among others. The materialization of this risk would affect our operational continuity and financial results.	<p>Impact on business:</p> <ul style="list-style-type: none"> • Theft or loss of sensitive information • Reputational damage • Failure in the availability of information/systems • Sanctions, fines
Governance	Ignorance of current regulations	Ignorance of regulations imposed by external regulators (SII, Ministry of the Environment, Ministry of Health, Labor Directorate and National Economic Prosecutor's Office, among others). Our operation could be faced with judicial and regulatory contingencies of different kinds, such as in matters of free competition, personal data and crime prevention, as well as potential investigations by regulators in matters that have jurisdiction. The materialization of this risk would affect our operational continuity, our relationship with the community and the environment, and financial results.	<p>Impact on the business:</p> <ul style="list-style-type: none"> • Lawsuits, sanctions, fines • Reputational damage • Negative exposure in the media, advertising and social networks. • Civil liability • Criminal liability • Impact on sales • Financial losses
Governance	Normative/regulatory changes	"Changes in regulations imposed by external regulators (SII, Ministry of the Environment, Ministry of Health, Labor Directorate and National Economic Prosecutor's Office, among others) that affect the rules of the business and may make	<p>it less profitable or unviable. The materialization of this risk would affect our operational continuity, our relationship with the community and the environment, and financial results.</p> <p>Impact on business:</p> <ul style="list-style-type: none"> • Impact on sales • Financial losses"
Market	Liquidity/credit	"Temporary gap between cash flows payable and receivable, which generates a sudden or unexpected shortage of funds in the business, which could impact an increase in costs to maintain our operation. The materialization of this risk would affect our operational continuity and financial results.	<p>Likewise, it would generate:</p> <ul style="list-style-type: none"> • Reputational damage. • Loss of trust on the part of counterparties. • Fines, sanctions. • Higher financial expenses. • Financial losses

Classification	Risk	Risk description	
Market	Change consumer preferences	<p>The increase in sales through electronic commerce is a growing trend, which has a direct impact on in-person visits to our urban centers. The materialization of this risk would affect our operational continuity and financial results.</p> <p>Impact on business:</p> <ul style="list-style-type: none"> • Loss of clients due to not knowing their service needs. • Shopping center is not attractive to new tenants. • Affects the long-term growth of the company. • Loss of market share." 	<p>On the other hand, we may be affected by a deterioration in the credit quality of our business partners and by the eventuality that one of our clients or another counterparty does not comply with their contractual obligations. The materialization of this risk would affect our operational continuity and financial results.</p> <p>Likewise, it would generate:</p> <ul style="list-style-type: none"> • Lack of liquidity • Higher financial expenses. • Increase in bad debts • Increase in collection and judicial expenses. • Financial losses"
Market	Interest rate	<p>"We are exposed to variations in interest rates. The materialization of this risk would affect our operational continuity and financial results.</p>	<p>Likewise, it would generate:</p> <ul style="list-style-type: none"> • Higher financial expenses • Increase in total debt • Changes in expected project returns • Financial losses"
Environmental	Increase water crisis in the area	<p>"The Company's operations could contribute to increasing the water crisis in the area where they are located. The materialization of this risk would affect our operational continuity and financial results.</p> <p>Impact on the business:</p> <ul style="list-style-type: none"> • Lawsuits, sanctions, fines • Reputational damage 	<ul style="list-style-type: none"> • Negative exposure in the media, advertising and social networks. • Impact on sales • Increase in costs • Changes in expected project returns • Financial losses"
Environmental	Increased carbon footprint - Scope 1		
Environmental	Increased carbon footprint - Scope 2		
Environmental	Increased carbon footprint - Scope 3		

Opportunities generated from climate change

ALTHOUGH CLIMATE CHANGE PRESENTS SIGNIFICANT CHALLENGES, IT CAN ALSO CREATE OPPORTUNITIES. IN THE CASE OF MUT WE HAVE DETECTED THE FOLLOWING:



CHANGES IN CUSTOMER DEMANDS

Climate change has increased awareness of the importance of building sustainable and energy-efficient buildings. There is a growing demand for certified green buildings, which use technologies and practices that reduce energy consumption, water use and greenhouse gas emissions, which represents a great opportunity for MUT, by meeting these standards and satisfying market demand.

RENEWABLE ENERGY

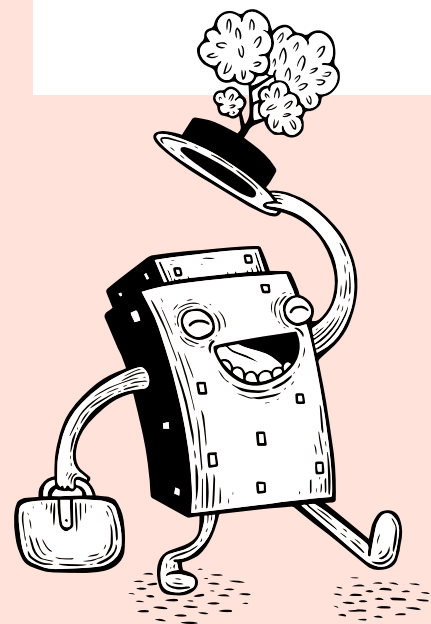
The dissemination of the causes and accelerating conditions of climate change has caused a growing appreciation and interest in the generation of energy from renewable sources. This not only benefits the Company financially, but also has an impact on our reputation, as it shows that we are an organization committed to Sustainability.

ENERGY EFFICIENCY AND COST REDUCTION

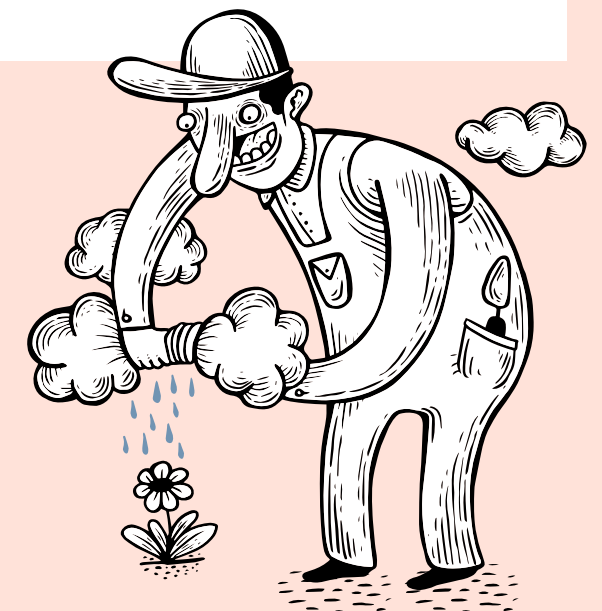
Energy efficiency is an effective way to reduce greenhouse gas emissions and lower operating costs. At MUT we implement energy efficiency measures in our facilities; in addition to the renewable energies present on the land, such as geothermal or those generated by MUT, such as biogas from the biodigester, for the rest of the energy consumed by MUT, we supply ourselves with 100% renewable energy. These actions not only reduce environmental impact, but also generate significant long-term savings.

INNOVATION AND TECHNOLOGY

Climate change stimulates innovation and the development of new technologies and sustainable solutions, such as biodigester, geothermal energy and electromobility. MUT is constantly seeking opportunities to collaborate with technology companies and startups that develop innovative solutions in areas such as intelligent energy management, resource monitoring and operations optimization. By adopting these technologies, the Company can improve efficiency, reduce costs and differentiate itself in the market.



EVERYTHING IS
SUSTAINABLE HERE



Other Compliance Information

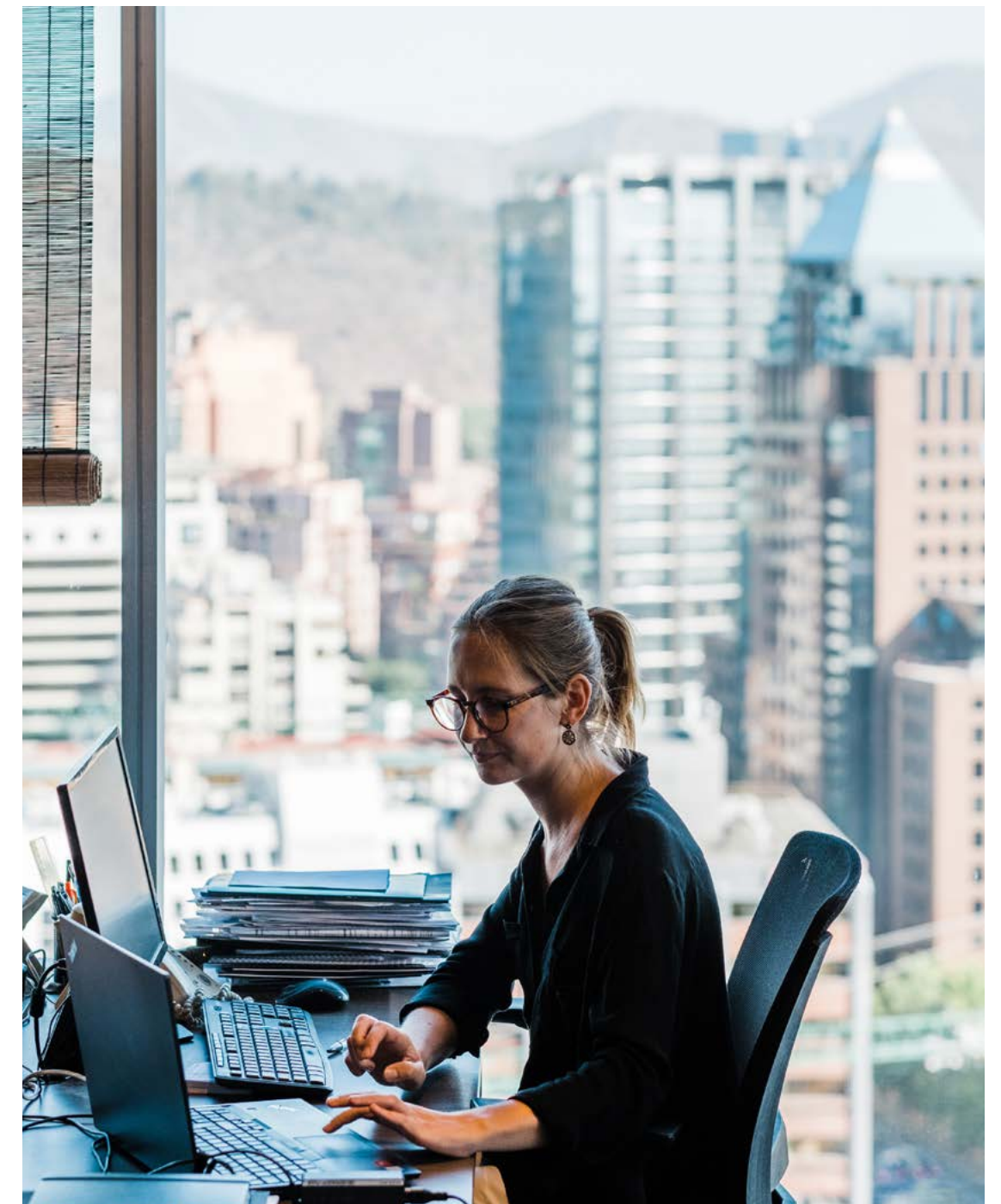
Code of ethics

Among the main commitments expressed in the Code of Ethics and Conduct are:

- Promotion of a work environment of mutual respect and trust,
- Build and maintain a relationship of collaboration and transparency with the neighbors of the projects,
- Reject any type of arbitrary discrimination,
- Deliver honest service to our tenants, clients, consumers, visitors and the community,
- Guarantee a safe space,
- Integrate the efficient use of resources,
- Mitigate the impacts that its works and operations may cause to neighboring communities, as well as the carbon footprint of the operation,
- Adequately manage conflicts of interest, and prevent crimes related to money laundering, terrorist financing and bribery,
- And ensure that suppliers comply with current legislation, as well as environmental, health and safety requirements, among others.

The code was approved by the Board of Directors and governs the actions of the Company and its members since January 1, 2020. The document, as well as the measures associated with its implementation, are periodically reviewed by the Board of Directors, for which this body meets annually with the Legal Director of Territoria*. For the same purpose, the carrying out of due diligence processes is contemplated.

MUT makes known, through suitable means, the plans, procedures and/or implementation or improvement actions that allow identifying, preventing, mitigating and accounting for the measures related to the Code of Ethics and Conduct. Violations of the Code of Ethics and Conduct and corporate policies are considered by the Company as serious events, which may be sanctioned, depending on the severity or repetition of the event, as determined by the Ethics Committee. These can range from a written warning to the termination of the offender's duties, without prejudice to the legal actions brought by the Company, if applicable.



* In the first half of 2023, the Company approved the Crime Prevention Model. It is in the process of appointing the Crime Prevention Officer.

Crime Prevention Model Law N° 20,393

Pursuant to Law N° 20,393 on the Criminal Liability of Legal Entities, Territoria SpA, one of the entities that own Territoria Apoquindo S.A., has established a Crime Prevention Model (MPD by its acronym in Spanish), which is applicable to all assets and companies of said Company. Its objective is to establish the guidelines for prevention, detection, response and monitoring defined by Territoria SpA, through the application of various controls on processes or activities with greater exposure to the commission of crimes. Along these lines, it incorporates measures, actions and controls to mitigate, supervise and combat the risks of any regulatory violation.

The model was approved by the Board of Directors of Territoria SpA. This, in addition, among other obligations in the matter, is responsible for approving its updates, ensuring compliance and appointing a Crime Prevention Officer, who must have the autonomy and resources for adequate design, implementation, operation and dissemination of the MPD.

In addition to the policies, procedures, regulations and controls included in the MPD, the Company has internal regulations aimed at ethical behavior that complement it. It is made up of the following instruments: Internal Regulations of Order, Hygiene and Safety, Employment and Personnel Contracts for Fees, Contracts with Suppliers or Service Providers, and Purchase Orders with Suppliers or Service Providers.

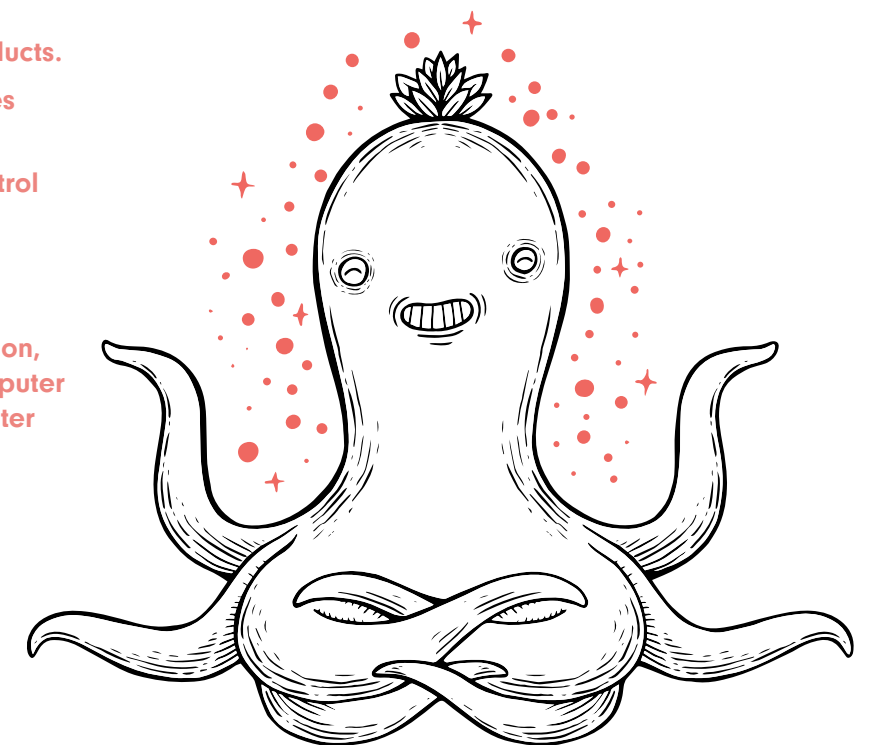
Model scope:

- * **All Company workers.**
- * **Owners, controllers, senior management, main executives, directors, external advisors and those who carry out management and supervision activities in the Company.**
- * **Suppliers, service providers, clients, contractors and subcontractors.**

In the event that the standards contained in the model cannot be applied to external third parties, they must at least prove compliance with the management and supervision duties required by Law N° 20,393. The Company, on the other hand, is committed to promoting the conduct guidelines contained in the model among its contractors, suppliers, collaborators and counterparts, in general.

The approved Crime Prevention Model considers the following crimes:

1. **Bribery or bribery of a national or foreign public employee or official.**
2. **Money laundering.**
3. **Financing of terrorism.**
4. **Reception.**
5. **Bribery between individuals.**
6. **Incompatible negotiation.**
7. **Misappropriation.**
8. **Unfair administration.**
9. **Water pollution.**
10. **Violation of the closure of hydrobiological resources.**
11. **Illegal fishing for seabed resources.**
12. **Illegal processing and storage of scarce products.**
13. **Failure to comply with restrictions on measures imposed by the health authority.**
14. **Crimes incorporated in Title II of the Gun Control Law.**
15. **Human trafficking.**
16. **Computer crimes (attack on the integrity of a computer system, illicit access, illicit interception, attack on the integrity of computer data, computer falsification, receipt of computer data, computer fraud and device abuse).**
17. **Theft of wood.**



Complaint channel

AT MUT WE VALUE TRANSPARENCY, ETHICS AND MUTUAL RESPECT IN ALL OUR OPERATIONS.

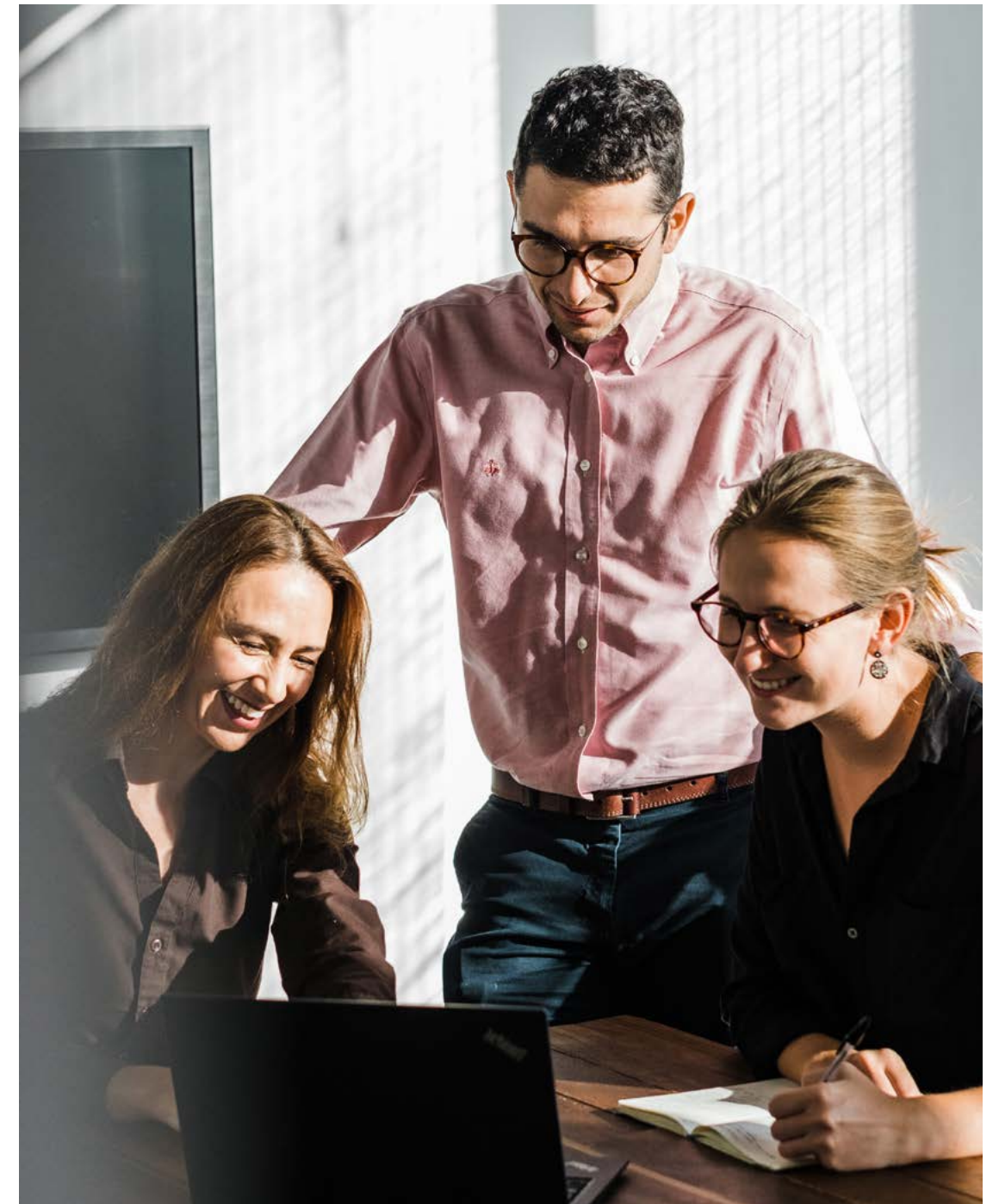
Thus, strict compliance with the Code of Ethics and Conduct and other corporate policies is a priority for us, and we pay special attention to it. To make it effective, we have different mechanisms through which any member of our stakeholders can make suggestions, queries, complaints or provide information regarding actual non-compliance or suspected non-compliance.

Mechanisms to make a complaint, suggestion or claim:

- ✧ **By email or letter addressed to any of the members of the Ethics Committee.**
- ✧ **Personally, to any of the members of the Ethics Committee.**
- ✧ **Denuncias.mut.cl: public complaints channel that is accessible, easy to understand and predictable, based on dialogue and equitable improvement and compatible with rights, safe, legitimate and transparent.**

It is defined that the complaints will be known by the Crime Prevention Officer, who must protect the anonymity and confidentiality of the complainant, as well as the principles and rules of due process. Any form of retaliation against anyone who has filed complaints and reports in good faith is prohibited.

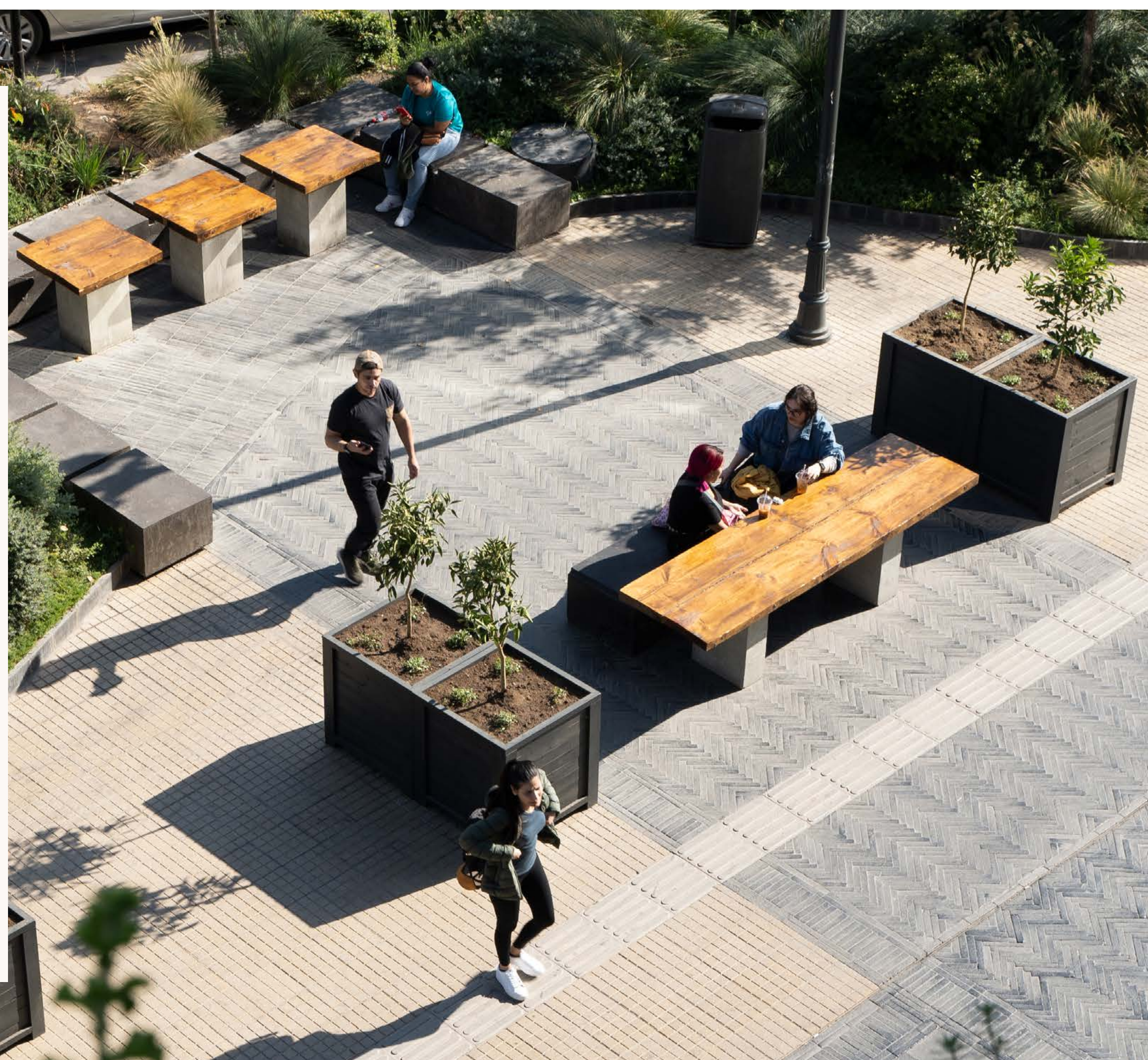
In accordance with the Company's Crime Prevention Model, the Manager must keep a record of the complaints received, ensure that they are processed and sanctioned, and, if an event that may constitute a crime is detected, he must evaluate, together with the Board of directors, the possibility of carrying out complaint actions before the courts of justice, the Public Ministry or Carabineros de Chile.



7



METRICS AND KPI'S



PEOPLE INDICATORS

DETAIL OF TRAINING FOR PERSONNEL DIRECTLY HIRED BY MUT

Training	Number of people participating	Training person hours	Training Objective
General concepts of project evaluation (LOI, OPEX, CAPEX, TIR, NPV and others.)	4	7	Provide information on the terms and language used when evaluating a project, which will allow a detailed understanding of the indicators in the evaluation stage of a project.
Training in Effective Communication Skills	20	8	Improve the efficiency and effectiveness of processes between areas, strengthening collaborative work and coordination between work teams.
Feedback Training	59	58	Introduce different feedback techniques to promote continuous improvement.
Crime Prevention Model Training	76	2	Make known the Crime Prevention Model implemented and the main risks.
Sustainability Policies Training	56	1	Publicize the new policies implemented by Territoria to promote sustainability and compliance with criteria on the matter.
Income Operation Course	1	12	Determination of initial balances of Business Income Records, restructuring of these records and modifications in the administrative instances of presentation of tax returns and sworn statements.
Diploma in Finance and Risk Management	1	300	Delivery of tools that allow us to understand the functioning of modern financial markets and improve financial risk management.
Wave Course	1	16	Test training that evaluates professional skills.

Contractor training	Number of people participating	Training person hours	Training Objective
Crime Prevention Model	9	N.D.	People were trained in relation to the new crime prevention model that was implemented in the company, its objectives, main risks, behaviors and actions that should be avoided.



TRAINING OF THE MUT TEAM AND SUPPLIERS AND CONTRACTORS

Vocational Training Employees	Yes
MUT trains its team	100%
MUT trains contractors and suppliers	100%

PROFESSIONAL TRAINING FOR OWN EMPLOYEES AND CONTRACTORS

	2023	2022
Total number of direct employees who received professional training	73	10
Total number of own employees trained	64	10
Total number of contractors trained	9	N.D.

TRAINING IN SUSTAINABILITY, HEALTH AND SAFETY AND ETHICS FOR OWN EMPLOYEES

	2023	2022
Total number of own employees who received specific training in sustainability, health and safety and ethics	64	9
Total number of own employees trained in environmental issues	64	N.D.
Total number of own employees trained in social issues	64	N.D.
Total number of own employees trained in governance issues	64	N.D.

TRAINING IN SUSTAINABILITY, HEALTH AND SAFETY AND ETHICS FOR OWN EMPLOYEES

	2023	2022
Total number of own employees who received specific training in sustainability, health and safety and ethics	0	N.D.
Total number of own employees trained in environmental issues	0	N.D.
Total number of own employees trained in social issues	0	N.D.
Total number of own employees trained in governance issues	0	N.D.

WORKER SATISFACTION SURVEY

76.2 POINTS ON 2023
Mut has carried out a survey in the last three years

57
Employees who responded to the survey in 2023

COOPMAN CONSULTING
In 2023 it was applied by an external

NET PROMOTER SCORE; OVERALL SATISFACTION SCORE
Metrics included

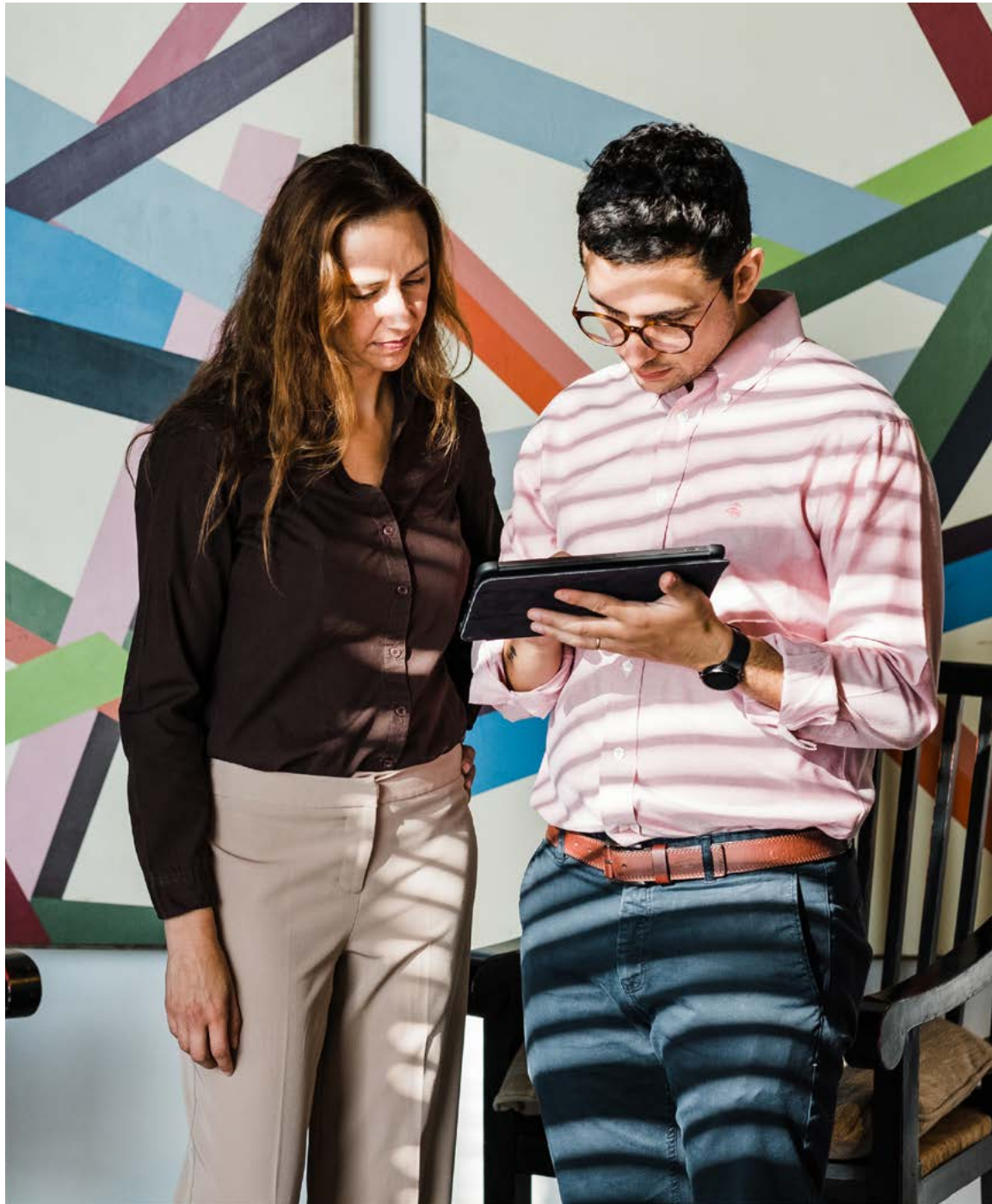
INNOVATION, CULTURE, LEADERSHIP, MOTIVATION, DIRECTION, SKILLS, COORDINATION.
Other dimensions

SATISFACTION SURVEY COVERAGE FOR OWN EMPLOYEES

	2023	2022	2021	2020
Number of own employees covered by the satisfaction/work environment survey	59	50	40	ND
Number of own employees who responded to the satisfaction/work environment survey	57	44	32	ND

SATISFACTION SURVEY COVERAGE FOR CONTRACTORS

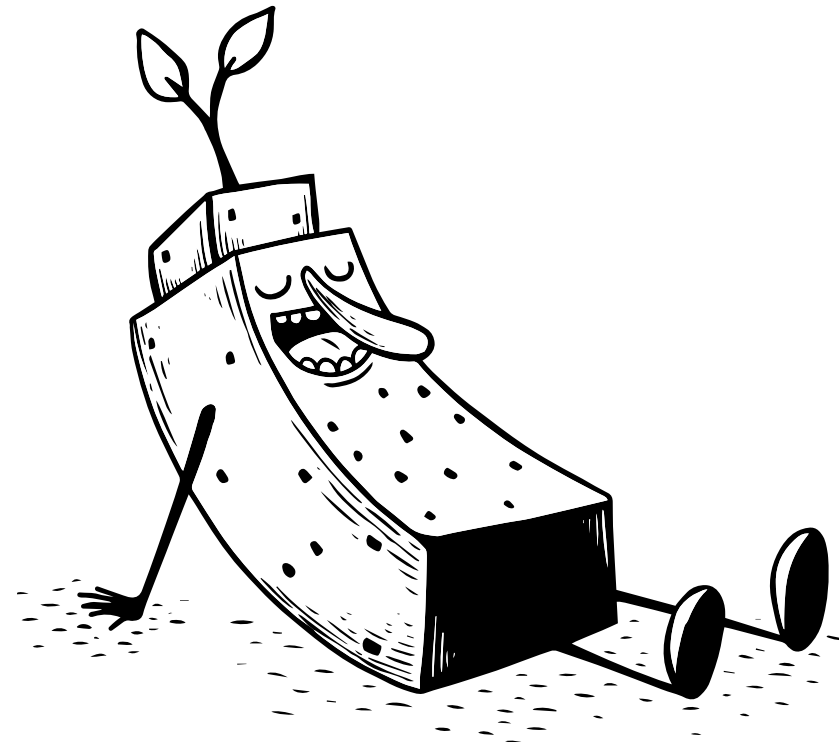
	2023	2022	2021	2020
Number of own employees covered by the satisfaction/work environment survey	ND	ND	ND	ND
Number of own employees who responded to the satisfaction/work environment survey	ND	ND	ND	ND



EMPLOYEE ENGAGEMENT PROGRAM

SATISFACTION IMPROVEMENT PROGRAM

MUT has Action Plans at the organization level and by area according to the lowest indices of the work environment survey: Structure and processes, feedback and leadership



- * **Planning and improvement of engagement/culture dissemination program**
An annual communication plan was structured.
- * **Development of an action plan**
An action plan was established related to the definition of organizational structure and processes, feedback culture practice and leadership program.
- * **Training**
An Annual Training Plan was defined and developed.
- * **Feedback sessions with management**
The information was downloaded in a meeting with Directors and with all areas of the Company.
- * **Feedback sessions with different teams/areas**
The information was downloaded in focus group sessions and with the Directors of each area.
- * **Focus group**
There were two focus group with representatives from the different areas of the Company.

Employee Health and Wellness Program

PROGRAM WITH BETTERFLY

Betterfly includes many benefits, including fitness training programs, healthy eating tips, yoga and mindfulness routines, relaxation exercises, 24/7 medical care, psychological consultation, online courses, investment advice, financial education, and others. The program includes measures along the lines of engagement, motivation, and satisfaction within the organization.

Topics of the health and well-being program for workers

- * **Employee needs assessment**
Through the Climate and Engagement Survey, it was possible to raise the needs related to the well-being of people in the company. 57 workers were surveyed. Goals and objectives: The goal is to add a new benefit related to physical and/or mental health for employees.
- * **Actions to improve the health and well-being of workers**
An influenza vaccination operation was carried out, where people could register voluntarily, at no cost to them. 28 were vaccinated.

An educational talk on breast cancer prevention was also held, attended by more than 30 people.
- * **Monitoring and follow-up of the health and wellness program**
The main objective is to carry out an action plan in relation to the main climate and well-being needs raised by the work, and the goal for the following year is to raise the indicators and the level of general engagement.
- * **Actions to promote health**
Healthy nutrition, acoustic comfort, biophilic design, humidity control, inclusive design, indoor air control, lighting control, additional parental leave 5 days to the legal amount, physical activity incentive,

- * **Health Insurance**
We have complementary health insurance, where people can reimburse health and/or mental care, financed by the Company.
- * **Promotion of social interaction**
We have an open-plan office with common rest areas, which are used for informal meetings.
- * **Monitoring results of the health and well-being plan through:**
In the climate and engagement survey there is a section of open questions, where people must identify the aspects that they liked and would like to maintain in the future, and the aspects to improve related to well-being.
- * **Calculation method of workers' occupational safety indicators**
Information provided by Mutual de Seguridad
- * **Monitoring of indicators and/or security conditions**
MUT constantly monitors the health and safety conditions of its team, contractors, and suppliers.
- * **How Territoria promotes on-site security during the construction phase of its development projects**
Security from the beginning of the process must be present in order to be consistent with the process according to the evolution of the projects, periodically transmitting and training the service provider company in each evolution or modification that is present, also considering the lessons learned in the process.

- * **The entity promotes on-site security through:**
communication of safety information, continuous security improvement, demonstrate safety leadership, reinforcement of security practices, security risk management, on-site health and safety professional (coordinator), personal protective and rescue equipment, promoting design for safety, training program
- * **How you supervise safety on construction sites:**
In each process, a permanent evaluation is carried out on the service provider company, facilities, enablers, residents and tenants, considering in this measurement the position orders given and knowledge of the established protocols, vulnerabilities and/or weaknesses as appropriate in a manner take the relevant protective measures.
- * **Use of Security KPIs**
The metrics used help us determine in which area or activity the greatest number of accidents and incidents occur, as well as the threats and vulnerabilities in order to intervene and take actions in a timely manner to mitigate or avoid the generation of new events with harm to people, facilities, etc.

**HEALTH INDICATORS MONITORED
TERRITORIA APOQUINDO S.A.**

	2023
Number of accidents	0
Number of occupational diseases	0
Number of days lost	0
Average number of workers	10.58
Number of fatalities	0%
Work absenteeism rate (%)	0%
Workplace injury rate (%)	0%
Lost day rate (%)	0.0%

Period 05/2023 to 04/2024

**MONITORED HEALTH INDICATORS
TERRITORIA SPA.**

	2023
Number of accidents	0
Number of occupational diseases	0
Number of days lost	0
Average number of workers	20.75
Number of fatalities	0%
Work absenteeism rate (%)	0%
Workplace injury rate (%)	0%
Lost day rate (%)	0.0%

Period 05/2023 to 04/2024

**MONITORED HEALTH INDICATORS
TERRITORIA ASSET MANAGEMENT SPA.**

	2023
Number of accidents	0
Number of occupational diseases	0
Number of days lost	0
Average number of workers	32.42
Number of fatalities	0%
Work absenteeism rate (%)	0%
Workplace injury rate (%)	0%
Lost day rate (%)	0.0%

Period 05/2023 to 04/2024



DIVERSITY OF THE BOARD OF TERRITORIA SPA

Board Members	2020	2021	2022	2023
Total number of directors	3	3	3	5
Number of men on the Board of Directors	3	3	3	4
Number of women on the Board of Directors	0	0	0	1

Directors by age range	2020	2021	2022	2023
Number of directors under 30 years of age	0	0	0	0
Number of directors between 30 and 50 years old	1	1	1	2
Number of directors over 50 years old	2	2	2	3

Directors by length of service	2020	2021	2022	2023
less than 3 years	0	0	0	2
Between 3 to 6 years	0	0	0	0
More than 6 and less than 9 years	3	3	3	1
Between 9 and 12 years	0	0	0	2
More than 12 years	0	0	0	0

Board salary gap	2020	2021	2022	2023
Wage gap (%)	0%	0%	0%	0%

Directors by nationality	2020	2021	2022	2023
Number of Chilean directors	3	3	3	4
Number of directors nationality 1: Brazil	0	0	0	1
Number of directors nationality 2	0	0	0	0
Number of directors nationality 3	0	0	0	0

BOARD EXPERIENCE MATRIX

	Corporate Governance and Compliance	Finance and Risk Management	Real estate	Environmental issues and climate change	International experience
Francisco Rencoret	x	x	x	x	
Ignacio Salazar	x	x	x	x	
Nicolas Garcia	x	x	x	x	
Paulo Gomez		x	x		x
Maria Gracia Cariola		x	x		

DIVERSITY OF THE BOARD OF TERRITORIA APOQUINDO

Board Members	2020	2021	2022	2023
Total number of directors	5	5	5	5
Number of men on the Board of Directors	5	5	5	5
Number of women on the Board of Directors	0	0	0	0

Directors by age range	2020	2021	2022	2023
Number of directors under 30 years of age	0	0	0	0
Number of directors between 30 and 50 years old	2	2	2	2
Number of directors over 50 years old	3	3	3	3

Directors by length of service	2020	2021	2022	2023
less than 3 years	0	2	2	0
Between 3 to 6 years	1	0	0	2
More than 6 and less than 9 years	2	3	3	1
Between 9 and 12 years	0	0	0	2
More than 12 years	0	0	0	0

Board salary gap	2020	2021	2022	2023
Wage gap (%)	0%	0%	0%	0%

Directors by nationality	2020	2021	2022	2023
Number of Chilean directors	2	2	2	2
Number of directors nationality 1: USA	1	1	1	1
Number of directors nationality 2: United Arab Emirates	2	2	2	2
Number of directors nationality 3	0	0	0	0

BOARD EXPERIENCE MATRIX

	Corporate Governance and Compliance	Finance and Risk Management	Real estate	Environmental issues and climate change	International experience
Francisco Rencoret	x	x	x	x	
Ignacio Salazar	x	x	x	x	
Bradford Heming		x	x		x
Abdulla Ahmed Sultán Alhallami		x	x		x
Khalifa Senan Khadim Rashed Al Mheiri		x	x		x

DIVERSITY OF THE EXECUTIVE TEAM

Executive team members	2020	2021	2022	2023
Total number of senior executives	7	7	7	7
Number of men on the executive team	5	5	5	6
Number of women on the executive team	2	2	2	1

Members of the executive team by age range	2020	2021	2022	2023
Total number of senior executives	0	0	0	0
Number of men on the executive team	5	5	5	4
Number of women on the executive team	2	2	2	3

Members of the executive team by age range	2020	2021	2022	2023
Number of senior executives under 30 years of age			1	0
Number of senior executives between 30 and 50 years old			1	1
Number of senior executives over 50 years of age			3	1
Between 9 and 12 years			1	2
More than 12 years			1	3

Members of the executive team by nationality	2020	2021	2022	2023
Number of Chilean senior executives	7	7	7	7
Number of main executives nationality 1	0	0	0	0
Number of main executives nationality 2	0	0	0	0
Number of main executives nationality 3	0	0	0	0

Executive team salary gap	2020	2021	2022	2023
Wage gap (%)				

Endowment by age range	2020	2021	2022	2023
Number of workers under 30 years of age	N.D.	N.D.	7	9
Number of workers between 30 and 50 years old	N.D.	N.D.	46	47
Number of workers over 50 years of age	N.D.	N.D.	8	6

Staff salary gap	2020	2021	2022	2023
Wage gap (%)	0	0	0	0

Endowment by sex	2020	2021	2022	2023
Total number of workers	ND	ND	61	62
Number of men in the crew	ND	ND	37	40
Number of women in the workforce	ND	ND	24	22

Endowment by nationality	2020	2021	2022	2023
Number of Chilean workers	ND	ND	57	59
Number of foreign workers	ND	ND	4	3

Note:

The evaluation has financial and non-financial consequences.

MUT's organizational structure does not consider the following positions: Investment Committee, Fund/portfolio managers, ESG portfolio manager, External managers or services providers and Investor relations. At the close of this Sustainability Report, no donations have been made materials to disclose.

SUPPLY CHAIN ENGAGEMENT PROGRAM

Sustainable requirements in the supply chain

* How MUT incorporates supplier evaluation criteria

The selection of Suppliers is based on objective, non-arbitrary criteria and based on the search for mutually beneficial relationships. The selection and contracting of Suppliers is carried out, among other conditions, by:

- The projection of the best results for Territoria;
- Their integrity and commercial reputation;
- The price-quality relationship and compliance with delivery dates;
- The relationship they have with their workers, the agreed remunerations and the benefits they give them, trying to support them so that they comply with all legal health and safety requirements with them;
- Their identity with the values and principles of Territoria.

* Supply Chain Engagement Program Elements

The contracts include the obligation to comply with this

* Aspects of the training program

- Business ethics
- Rejection and control of child labor
- Environmental standards on processes
- Environmental product standards
- Health and safety of workers
- Health & Wellness
- Product standards based on human health
- Human rights
- Labor standards and working conditions

* Methods used for monitoring

Certifiers such as Certilap are dedicated to reviewing and managing that the company complies with current legal regulations.

Monthly meetings.

Controls are carried out, when there are deviations, training is carried out to correct them.

Request for documents that support compliance with legal, environmental and safety regulations.

Field supervision by the operations team, controlling and certifying the work.

* Supplier Evaluation

Evaluations are made based on the supplier's experience, its work methodology, relevance and/or impact on the project, among others.

Contractor monitoring

How MUT monitors and provides contractors with compliance with specific environmental, people and governance requirements.

As is done with suppliers, supported by the AIM system, the presentation of documents is required that prove that companies comply with all current regulations, both legal, environmental, safe work, among others.

Methods used to monitor compliance with sustainability requirements.

Training in environmental, people and governance matters for contractors

Contractors submit updated reports on environmental and social aspects during construction

External audits carried out by third parties

Projects audited during the reporting year

Internal audits

Percentage of projects audited during the reporting year

Weekly/monthly meetings (on site) and/or ad hoc site visits

Percentage of projects visited during the reporting year;
Garbage and debris certificates sent to landfills/monthly noise measurement

Environmental, people and governance issues included in contractor requirements

- Business ethics
- Rejection of child labor
- Community engagement
- Environmental standards for processes
- Environmental standards for products
- Health & Wellness
- Human rights
- Product standards based on human health
- Safety at work
- Labor standards and working conditions

100%

Projects covered by environmental, people and safety requirements governance for contractors.

It is a legal requirement

2

Critical Suppliers in 2024

RELATIONSHIP WITH THE COMMUNITY

Sustainability Incidents	2020	2021	2022
Total number of environmental, people and governance violations	0	0	0
Total number of environmental, people and governance violations that led to fines or sanctions	0	0	0
Total amount of fines and/or sanctions imposed for environmental, people and governance violations	0	0	0
Total number of pending investigations for environmental, people and governance violations	0	0	0

CONNECTIONS

COMMUNITY PROGRAM

From the development of the project, the needs of the communities adjacent to the area in question are involved, surveys on what they need or lack, concept and brand study surveys, and absolute communication of the sustainability program, incentive to use of clean transportation, contribution to the restructuring of public spaces and green areas.

TOPICS INCLUDED IN THE PROGRAM

- Effective communication and process to address community concerns
- Job creation in local communities
- Programs to improve public spaces
- Sustainability educational program
- Research activities and networks
- Resilience, including disaster assistance or support
- Supporting charities and community groups

- * **Community health and well-being**
Improvement of public spaces and restructuring of adjacent streets, contribution to green areas, places to be and incentive to care for the environment, incentive to use clean transportation
- * **Effective communication and process to address community concerns**
Gathering of information prior to the conceptual development of the project and modifications to the original master plan. Participation of the COSOC municipal council of the counts on improvements in the commune.
- * **Public space improvement programs**
Plaza Encomenderos, widening of the sidewalks of the entire block, Plaza level L3.
- * **Sustainability educational program**
The communication of the project has always been focused on promoting the sustainability program, encouraging healthy living, using clean transportation, recycling, reusing, etc.
- * **Research and networking activities**
Information gathering prior to the conceptualization of the project, periodic brand studies, social networks, website
- * **Resilience, including disaster assistance or support**
- * **Supporting charities and community groups**
Once the Zero Waste program is implemented and 100% operational, all organic waste will go to the biodigester, which converts the waste into water, fertilizer and gas. Part of the fertilizer will go to the MUT gardens, and the rest will be donated to the community.

Energy efficiency

TERRITORIA AND MUT HAVE MINIMUM ENERGY EFFICIENCY REQUIREMENTS FOR DEVELOPMENT PROJECTS, THE AIM IS TO ACHIEVE MAXIMUM EFFICIENCY WITH A MAXIMUM OBJECTIVE OF

60
KWH/M²/AÑO

20%

RENEWABLE ENERGY IN 2023

Average design objective for the fraction of total energy demand met by on-site renewable energy and/or low-carbon technology.

Requirements for planning and design include:

- * **Preparation and implementation of a start-up plan**
Start-up with advanced commissioning in accordance with LEED certification requirements.
- * **Integrative design process**
The building design process responded to solar and wind orientation as the first energy efficiency measure, then natural lighting, natural ventilation and geothermal energy were incorporated as savings measures.
- * **Exceed relevant energy codes or standards**
For the size of our company, there are no regulations that restrict energy consumption, but we do submit to the requirements of the LEED certification, for which we are 32% below the consumption standard. This corresponds to more than 50% under the local standard.
- * **Maximum energy use intensity after occupancy**
Full occupancy has not yet been reached but the objective is to have an energy intensity of less than 60 kWh/m²/year, this is equivalent to 50% of the national average for class A office buildings and shopping centers.

CONTROL OF OPERATIONAL ENERGY EFFICIENCY INCLUDES

- * **Building energy management systems**
- * **Analysis of energy use**
- * **Post-construction energy control**
- * **Submeter (redial)**
- * **Others**

RENEWABLE ENERGY

Territoria and MUT have incorporated renewable energies on site (biogas and geothermal), off site (wind) and low carbon technologies in the design and operation.



Among the most common energy efficiency measures are:

* **Air-conditioning**

Its need is minimized by the use of natural ventilation in common areas of the shopping center. Geothermal energy is used for air conditioning.

* **Commissioning**

Advanced commissioning is carried out according to the requirements of LEED certification.

* **Energy modeling**

It was carried out to inform and improve the design of the building, and to verify the consumption estimate for LEED certification.

* **High efficiency equipment and appliances**

It was considered both in the design and in the selection of fans, water pumps, elevators, air conditioning (VRV/VRF), lighting, etc.

* **Lighting**

It was designed with a power density much lower than the maximum required by LEED, especially in parking lots and common areas of the building. A very low power density is also required from our tenants, which we verify and approve or reject if they do not comply..

* **Occupant controls**

They are considered only in our offices, not in common areas. For leased spaces it is a definition of each tenant.

* **Passive design**

The building reduces its thermal load by minimizing the gain from solar radiation, since its design avoids the most incident exposures and is self-shading. Additionally, the design allows a high degree of natural lighting and natural ventilation.

* **Heating**

Heating is necessary for a few months of the year and is the aspect in which there is less efficiency because ventilation in common areas has a negative effect on heating in winter months (but in general terms looking at the entire year it is still very positive). In leased spaces, the heating is highly efficient because it is based on VRV/VRF water, which balances the cold and heat requirements, avoiding overconsumption, and with a heat capture/rejection system based on geothermal energy.

* **Ventilation**

The design of the building considers natural ventilation for the common areas of the shopping center and mechanical ventilation for the leasable areas, with variable flow fans and air temperatures regulated by CO2 sensors, in order to ensure the air renewal necessary for people's health. but maintaining minimum energy consumption.

* **Water heating**

The use of hot water in the common area is mainly in showers, which occupy high-efficiency electric water heaters, which are fed with hot water from cogeneration (electricity and hot water) with biogas from the biodigester.

* **Geothermal**

Low-enthalpy geothermal energy is used as the base heat collection and rejection system for the building's air conditioning system. This is through an inertial pond that acts as a thermal battery, which is charged and discharged with underground water, with which the building exchanges temperature, without consuming water or mixing it to avoid any type of contact and contamination. This measure has been in operation for 1 year.

* **Biodigester**

The biodigester is one of the central elements of the waste reduction system. It will transform organic waste (3.5 Ton/day) into fertilizer and biogas. The biogas is transformed into electricity and hot water through an energy cogeneration system, for consumption by the project. The system will be operational at the end of 2024, when we achieve the minimum necessary critical mass of organic waste.

- 650 m³/day of biogas will be generated
- 1.1 GWh/year (electricity and hot water), equivalent to the average annual energy consumption of 140 homes in Chile.
- Estimated emissions reduction of 2,000 Ton CO₂e/year

* **Electromobility**

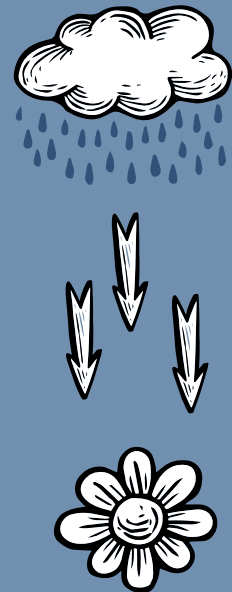
The project has availability of 1 MW of power for charging electric vehicles, for a projected total of 100 chargers. To date, it has an implementation of 5%, which will be expanded according to the increase in demand that exists over time.

Water conservation strategy

WATER CONSERVATION

How to promote water conservation in your development projects

Evaporative cooling systems are avoided, landscaping is designed without irrigation with fresh water (100% recycled water), gray water is reused and very low consumption devices are specified. In addition, tenants are required to use low-consumption appliances that meet at least 60% savings based on the LEED requirement.



The entity promotes water conservation through planning and design requirements, including:

- * **Preparation and implementation of a start-up plan**
Advanced commissioning is carried out according to the requirements of LEED certification.
- * **Integrative design for water conservation**
Recovery of water from various processes (ambient humidity condensed by the air conditioning system, rainwater and gray water) for use in irrigation (high amount of planted surface)
- * **Requirements for indoor water efficiency**
Low consumption appliances that meet at least 60% savings based on the LEED requirement, both in common areas and in leased areas.
- * **Requirements for efficient use of water outdoors**
Medium consumption landscaping with irrigation with 100% recovered water (the high amount of recovered water allows us not to limit ourselves to having low water consumption landscaping)
- * **Requirements for process water efficiency**
Non-evaporative cooling system

The entity promotes water conservation through water efficiency measures, such as:

- * **Commissioning of water systems**
Advanced commissioning is carried out according to the requirements of LEED certification.
- * **Drip/smart irrigation**
It is considered for all areas irrigated with gray water.
- * **Drought Tolerant/Low Water Landscaping**
It is not necessary due to the high production of recovered water (in relation to irrigation demand) and storage capacity (autonomy) of the building.
- * **High efficiency/dry appliances**
Are not considered.
- * **Leak detection system**
Included in BMS.
- * **On-site wastewater treatment**
Gray water treatment
- * **Reuse of rainwater and gray water for non-potable uses**
Reuse of rainwater, gray water and condensed water from the air conditioning system for irrigation

The entity promotes water conservation by controlling water operational efficiency, including:

- * **Water control after construction**
BMS redialing and monitoring.
- * **Water control after construction for an average of (indicate years):**
Permanent throughout the operation.
- * **Submeter (Sub-meter)**
There is marking for different areas of the common area and for all tenants.
- * **Analysis of water use**
The BMS (Building Management System) monitors real-time consumption of the entire building, the common area and each tenant, detecting behavior patterns, anomalies to correct and opportunities to reduce consumption. This is done as a practice of continuous improvement.

Waste management strategy

Does the entity promote effective on-site solid waste management during the construction phase of its projects under development?

Separation and delivery of waste to external recoverers with a minimum of 50% in existing projects and over 80% for new projects.

REDUCTION OF WASTE DURING OPERATION:

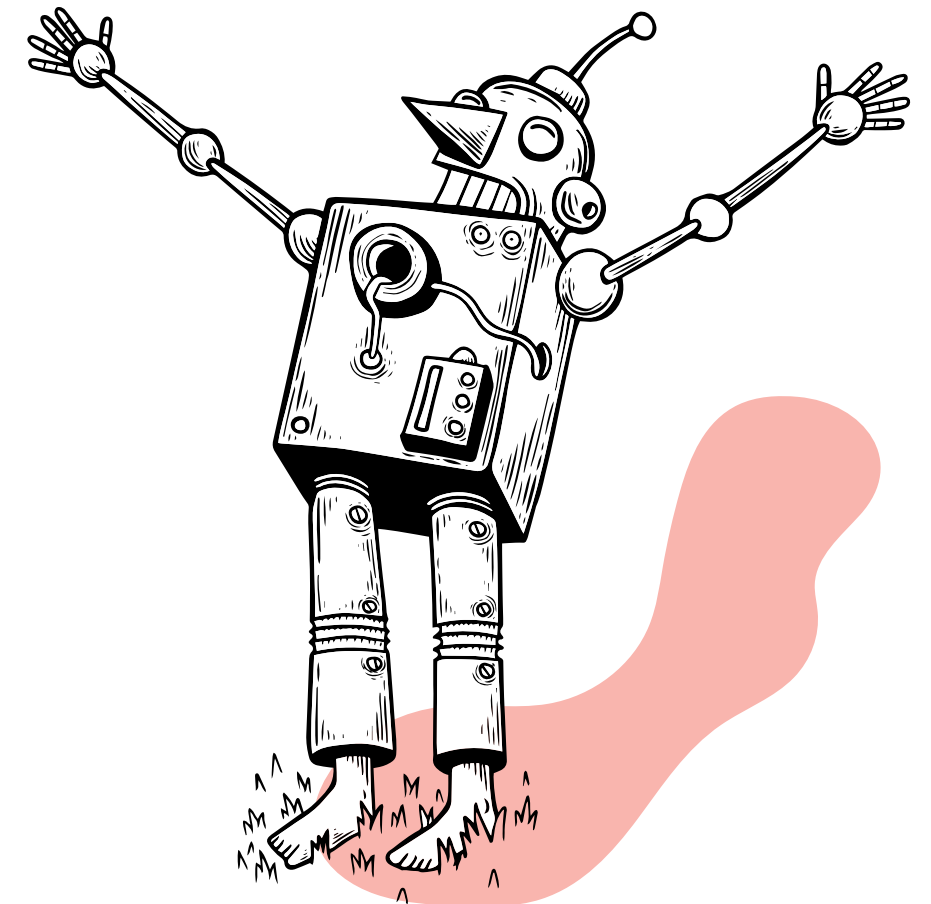
Considers a zero waste program, which involves reducing waste generation, classification, compacting of recyclables and a biodigester to treat organic waste.

The entity promotes the effective management of solid waste through management and construction practices, including:

- * **Construction waste signage**
The construction company must identify appropriate and correctly marked collection places for each type of waste separately.
- * **Diversion rate requirements**
50% in existing projects and 80% in new projects.
- * **Education of employees/contractors on waste management**
Construction company, internal operators and tenants are trained.
- * **Incentives for contractors to recover, reuse and recycle construction materials**
Required in the construction contract.
- * **Recovery, reuse and recycling objectives of waste streams**
50% reduction of waste destined for landfill
- * **Waste management plans**
Implemented by the construction company.
- * **Waste separation facilities**
The construction company must identify appropriate and correctly marked collection places for each type of waste separately.

The entity promotes the effective management of solid waste through on-site waste control, including:

- * **Control/audit of hazardous waste**
Monitored by external entity
- * **Control/audit of non-hazardous waste**
Monitored by external entity
- * **Reduction of waste during operation:**
Considers a zero waste program, which involves reducing waste generation, classification, compacting of recyclables and a biodigester to treat organic waste.



Requirements for the selection of materials

MATERIAL SELECTION POLICY

Does the entity have a policy requiring that the environmental and health and safety attributes of construction materials be taken into account in development projects?

According to LEED requirement.

The Policy establishes the obligation to report on the environmental and/or health attributes of construction materials through:

- * **Environmental product declarations**
- * **Health product declarations**
- * **Other types of mandatory information on health and the environment (indicate which ones)**

According to LEED requirement. VOC level, prohibited components, recycled content, renewable components, local origin.

The Policy establishes specification preferences for material characteristics, including:

- * **Materials mined or recovered locally**
According to LEED requirement.
- * **Low carbon materials**
large number of secondary wooden structures are incorporated (bridge, stairs, facades, grapevines, pergolas, fronts of premises and cladding)
- * **Low emission VOC materials**
According to LEED requirement.
- * **Easily recyclable materials and packaging**
- * **Required for operation, for inputs used by tenants.**
- * **Materials that reveal environmental impact**
- * **Materials that reveal potential health risks**
- * **Rapidly renewable materials and recycled content**
According to LEED requirement.
- * **Red list of prohibited materials or ingredients that should not be used due to their impact on people or the environment**
According to LEED requirement.
- * **Third party certified wood materials and products**
According to LEED requirement.

Type of evaluation

Quantitative evaluation

Limits of the applied calculation

From the beginning to the end of construction (Cradle-to-gate) **X**

Only during the Use stage **X**

Standards/methodologies/applied tools

GHG Protocol - Product Life Cycle Accounting and Reporting Standard **X**

Embodied carbon measurement

Territoria and MUT measure embodied carbon emissions from their development projects completed during the year **X**

The entity measures the embodied carbon of its new construction projects **X**

EMISSIONS EVALUATION

Does the entity evaluate the life cycle emissions of its development projects?

Preliminary evaluation was carried out in the initial construction stage. This will be done again once construction is complete.

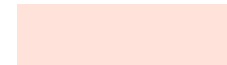
100%

PROJECTS EVALUATED

Percentage of development projects evaluated using any calculation method

0%

Percentage of development projects evaluated using lifetime LCA



Select the life cycle phases included in the scope

A1-A3 (from the beginning to the end of construction)	ND
A1-A3, A4 (from start to construction)	ND
A1-A3, A4, A5 (from start to opening)	X

Select the building layers included in the scope

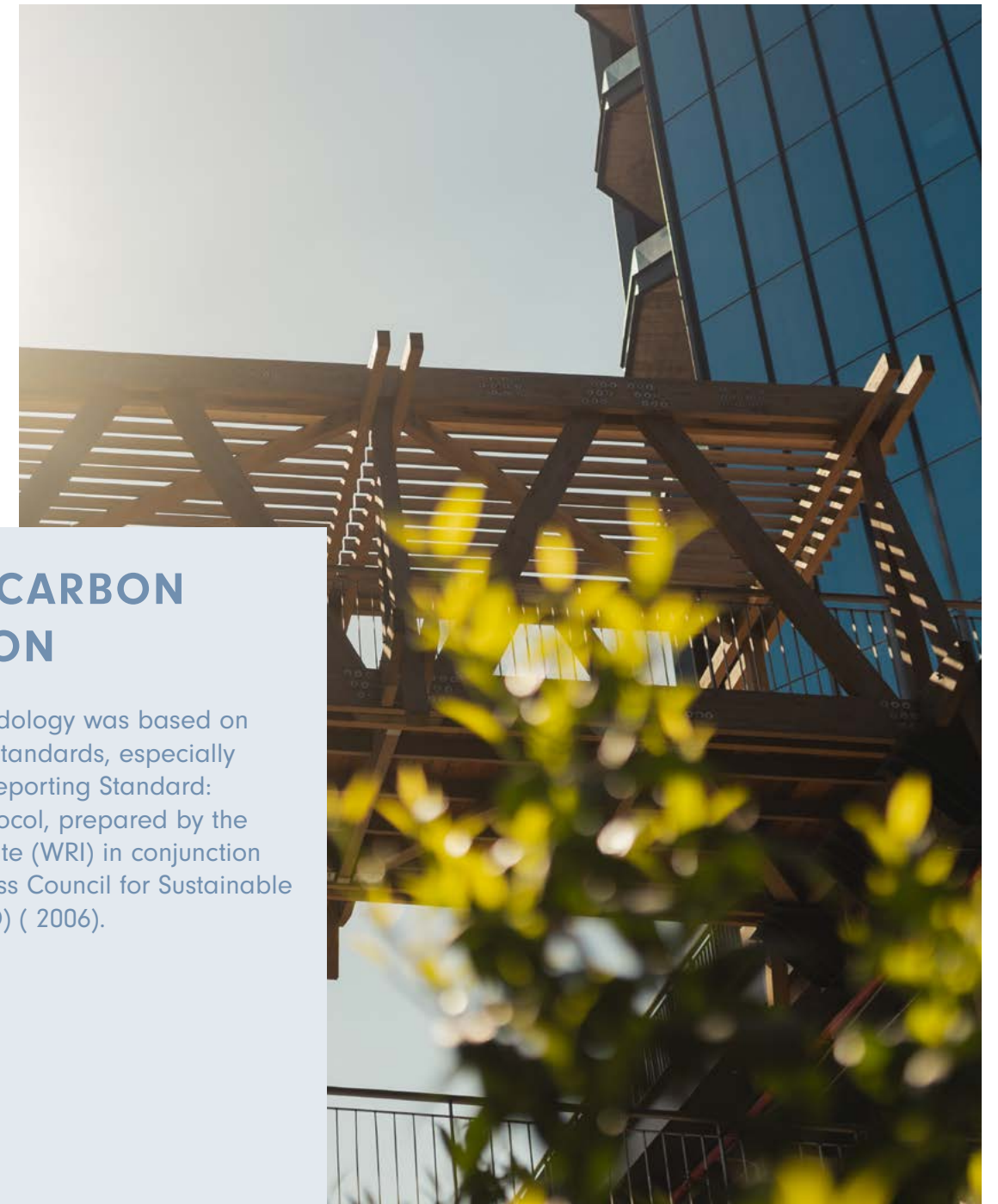
Substructure	X
Superstructure	X
Finishes	X
Fixed FF&E	ND
Building Services (MEP)	X
Percentage of new construction projects included	100%

Embodied carbon measurement

The entity measures the embodied carbon of its main renovation projects **ND yet**

Embodied carbon measurement

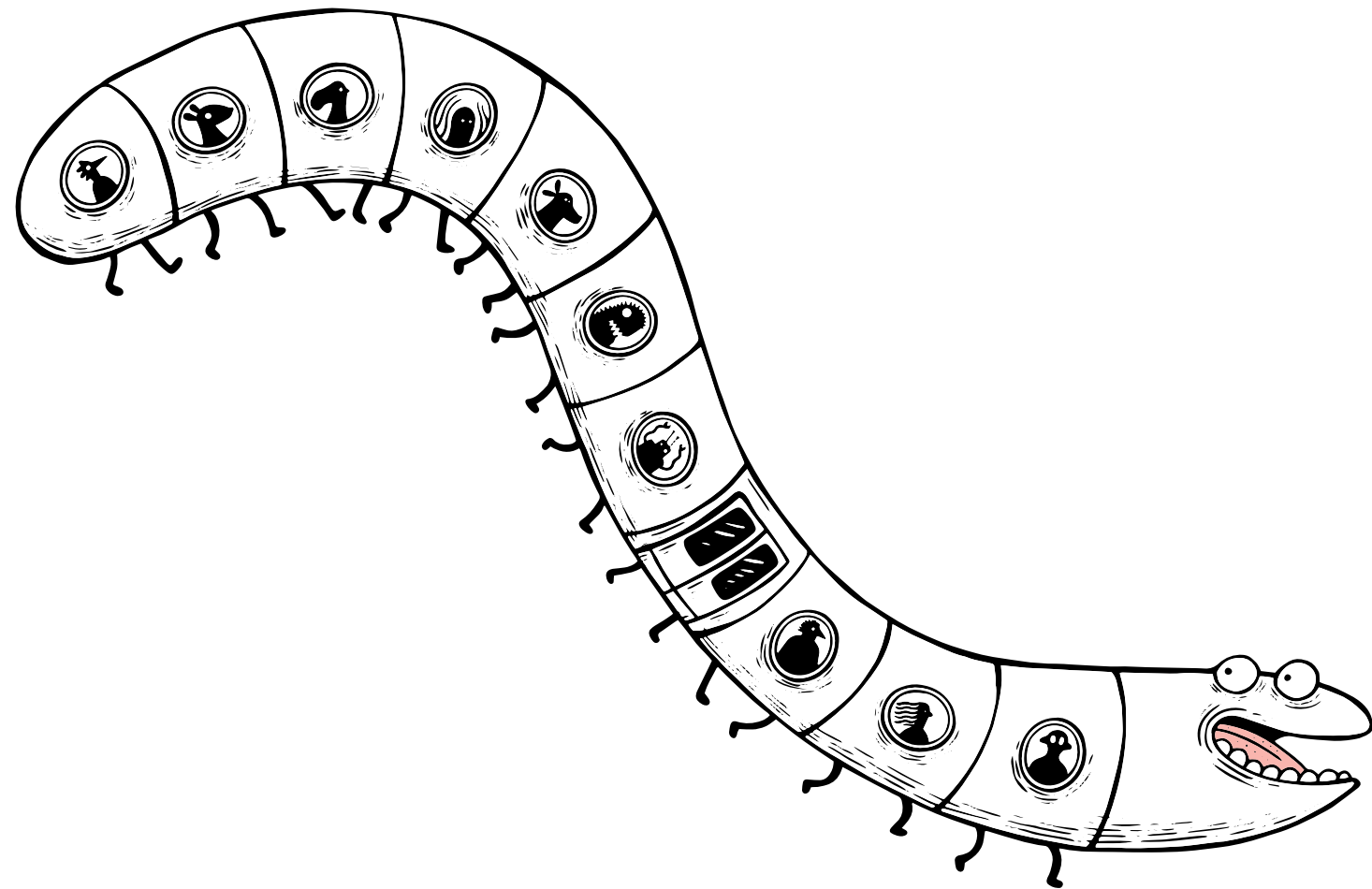
Average embodied carbon intensity (kgCO ₂ e/m ²)	ND
Total embodied carbon emissions (kgCO ₂ e)	ND



EMBODIED CARBON CALCULATION

The evaluation methodology was based on various international standards, especially the Accounting and Reporting Standard: Greenhouse Gas Protocol, prepared by the World Resource Institute (WRI) in conjunction with the World Business Council for Sustainable Development (WBCSD) (2006).

Asset information



Program	Builted surface		Leasable area	
	m ²	%	m ²	%
Office	43,399	23%	43,399	44%
Retail	35,077	19%	35,077	35%
Storage	2,594	1%	2,594	3%
Parking	14,038	8%	14,038	14%
Bike Hub	3,722	2%	3,722	4%
Green areas	20,000	11%	0	-
Common spaces	68,056	36%	0	-
Total	186,886	100%	98,830	100%

Retail	Surface Rentable m ²	% Leased
L5 Terraces MUT	1,893	21%
L4 Terraces MUT	3,018	46%
L3 MUT Garden	2,924	31%
L2 Street Market	5,357	21%
L1 Street Market	5,422	30%
B1 Creative Industries	5,044	30%
B2 The market	5,629	33%
B3 Station	5,791	39%
Total	35,077	32%

Offices	Leasable area m ²	% Leased
T1 Tower 1	13.337	75%
T2 Tower 2	12.357	100%
T3 Tower 3	8.645	51%
T4 Tower 4 under construction	9.060	0%
Total	43.399	62%

8



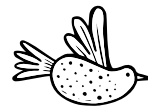
ANNEXES

- 8.1 Materiality
- 8.2 GRI Table of Contents



Materiality

Listening Process



Type	Stakeholder	Listening method
External stakeholders	Investors	Secondary sources, studies, real estate industry, materiality from SASB and DJSI, GRESB materiality for the sector.
	Local industry	Materiality studies of local companies.
	International industry	Materiality studies, reports and sustainability strategies of international companies. Perception studies.
	Community and neighbors	Interviews
	Suppliers and contractors	
	Tenants and leasees	Perception studies and focus groups.
	Visitors	Interviews
Internal stakeholders	Directors	Perception studies and focus groups.
	MUT team	Perception studies, focus groups, trends. Interviews



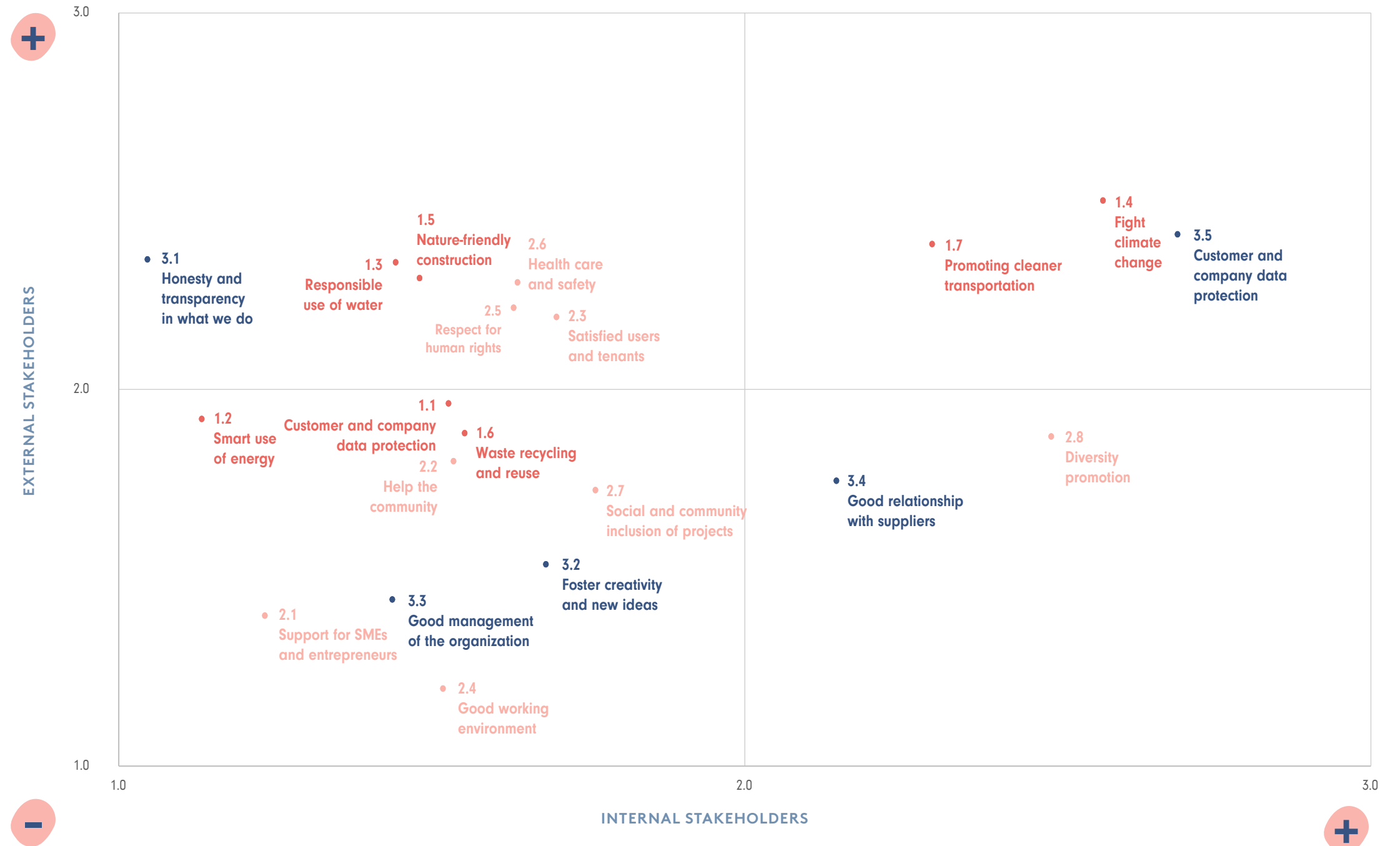
Material issues raised and management approach

#	Issue material	Scope of the issue	Cluster of impacted interest		Pillar of the strategy	Line of job
1	Environmental management	Light pollution, management of waste, protection of biodiversity, environmental policy, system of management environmental, reportability, air quality (indoor and outdoor).	<ul style="list-style-type: none"> • Community • Suppliers • Lessees 	<ul style="list-style-type: none"> • Neighbors and visitors • Directors and executives • Collaborators 	Environmental	<ul style="list-style-type: none"> • Certifications • Program of waste management
2	Management of the energy and promotion of the renewable energy	Efficiency energy and promotion of renewable energy.	<ul style="list-style-type: none"> • Community • Suppliers • Lessees 	<ul style="list-style-type: none"> • Neighbors and visitors • Directors and executives • Collaborators 	Environmental	<ul style="list-style-type: none"> • Carbon neutrality • Certifications
3	Management of the hidric resource	Efficiency water, reuse and recycling of water, measures for to mitigate the effects from stress water.	<ul style="list-style-type: none"> • Community • Suppliers • Lessees 	<ul style="list-style-type: none"> • Neighbors and visitors • Directors and executives • Collaborators 	Environmental	<ul style="list-style-type: none"> • Certifications • Management of the water
4	GHG and Net Zero	Management of the emissions of gases of greenhouse effect, commitment with the carbon neutrality, Strategy Net Zero, management of the risks climatic physical and of transition.	<ul style="list-style-type: none"> • Suppliers • Lessees 	<ul style="list-style-type: none"> • Neighbors and visitors • Directors and executives • Collaborators 	Environmental	<ul style="list-style-type: none"> • Carbon neutrality • Certifications
5	Materials and efficiency of resources	Use of materials with low impact environmental and social.	<ul style="list-style-type: none"> • Suppliers • Directors and executives • Collaborators 		Environmental	<ul style="list-style-type: none"> • Carbon neutrality • Certifications
6	Design real estate sustainable	Design sustainable, generation of Public spaces inside of the Projects, development of use mixed for the densification and use of species ornamental native either adapted to climatic conditions.	<ul style="list-style-type: none"> • Investors • Suppliers • Lessees 	<ul style="list-style-type: none"> • Neighbors and visitors • Directors and executives • Collaborators 	Environmental	<ul style="list-style-type: none"> • Carbon neutrality • Certifications • Management of the water • Program of waste management
7	Sustainable real estate design	Design sustainable, generation of Public spaces inside of the Projects, development of use mixed for the densification and use of species ornamental native either adapted to climatic conditions.	<ul style="list-style-type: none"> • Investors • Suppliers • Lessees 	<ul style="list-style-type: none"> • Neighbors and visitors • Directors and executives • Collaborators 	Environmental	<ul style="list-style-type: none"> • Program of waste management
8	Promotion of eco-efficient transportation	Promotion of the transport clean.	<ul style="list-style-type: none"> • Industry local • Industry international 	<ul style="list-style-type: none"> • Community • Lessees • Neighbors and visitors 	Environmental	<ul style="list-style-type: none"> • Carbon neutrality

#	Issue material	Scope of the issue	Cluster of impacted interest		Pillar of the strategy	Line of job
9	Community development	Integration of the community in the development of Projects, generation of educational projects and cultural, prioritize the local employment, citizenship corporate and philanthropy, ensuring social integration and activation of the local economy.	<ul style="list-style-type: none"> • Community • Neighbors and visitors 		Social	<ul style="list-style-type: none"> • Dialogue with the community
10	Satisfaction of the visitors and tenants	To ensure by the satisfaction of the visitors and tenants, management of the effects of the tenants about sustainability matters, experience of visitors, management of the link with the tenants and services of quality.	<ul style="list-style-type: none"> • Investors • Neighbors and visitors 		Social	<ul style="list-style-type: none"> • Program of Diversity, Equity and Inclusion (DEI). • Dialogue with the community. • Engagement SUSTAINABILITY with tenants. • Respect for human rights.
11	Commitment to employees	Mobilize flexible work, ensure the balance between work and personal life, engagement of employees, freedom of association, compliance of rules labor, Development of capital human, attraction and retention of talent.	<ul style="list-style-type: none"> • Directors and executives • Collaborators 		Social	<ul style="list-style-type: none"> • Wellness Program for employees • Program, equity and inclusion (DEI)
12	Respect from the human rights in the operation	Due diligence about rights humans, training about of them and promotion of these and of the freedom of association.	<ul style="list-style-type: none"> • Investors • Community • Suppliers 	<ul style="list-style-type: none"> • Lessees • Neighbors and visitors • Collaborators 	Social	<ul style="list-style-type: none"> • Respect of the human rights.
13	Health and security of the people	Health and security of contractors, employees, chain of supply, users and tenants, programs of welfare of collaborators, security.	<ul style="list-style-type: none"> • Suppliers • Lessees 	<ul style="list-style-type: none"> • Neighbors and visitors • Collaborators 	Social	<ul style="list-style-type: none"> • Program of Health and Wellbeing for employees.
14	Diversity, equality and inclusion (DEI)	Diversity, equality and inclusion, equality of gender in the hiring and the remuneration.	<ul style="list-style-type: none"> • Community • Suppliers • Lessees 	<ul style="list-style-type: none"> • Neighbors and visitors • Directors and executives • Collaborators 	Social	<ul style="list-style-type: none"> • Program, equity and inclusion (DEI).

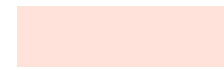
Materiality Matrix 2024

AS A RESULT OF THE STAKEHOLDERS LISTENING PROCESS 18 RELEVANT TOPICS WERE DETECTED, WHICH WERE PRIORITIZED AS FOLLOWS:

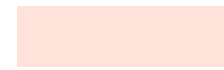


GRI Table of Contents

GRI Standard	Year	GRI	Content	P.
The organization and its reporting practices	2021	2-1	Organizational details	7, 68
The organization and its reporting practices	2021	2-2	Entities included in sustainability reporting	7, 68
The organization and its reporting practices	2021	23	Period covered by the report, frequency and point of contact	Information available on the website, Sustainability section
The organization and its reporting practices	2021	2-4	Update of information	Information available on the website, Sustainability section
The organization and its reporting practices	2021	2-5	External verification	It does not exist
Activities and workers	2021	2-6	Activities, value chain and other commercial relationships	7-9, 12-13, 68
Activities and workers	2021	2-7	Employees	9
Activities and workers	2021	2-8	Workers who are not employees	Chapter 7
Governance	2021	2-9	Governance structure and composition	29
Governance	2021	2-10	Appointment and selection of the highest governing body	Chapter 6
Governance	2021	2-11	President of the highest governing body	29
Governance	2021	2-12	Role of the highest governing body in supervising impact management	Chapter 6
Governance	2021	2-13	Delegation of responsibility for impact management	Chapter 6
Governance	2021	2-14	Role of the highest governance body in sustainability reporting	71
Governance	2021	2-15	Conflicts of interest	70
Governance	2021	2-16	Communication of critical concerns	104-107
Governance	2021	2-17	Collective knowledge of the highest governing body	92
Governance	2021	2-18	Evaluation of the performance of the highest governing body	73
Governance	2021	2-19	Remuneration policies	69
Governance	2021	2-20	Process to determine remuneration	69
Strategy, policies and practices	2021	2-22	Declaration on sustainable development strategy	15-26
Strategy, policies and practices	2021	2-23	Commitments and policies	68-75
Strategy, policies and practices	2021	2-24	Incorporation of commitments and policies	68-75
Strategy, policies and practices	2021	2-26	Mechanisms to request advice and raise concerns	22-25
Strategy, policies and practices	2021	2-27	Compliance with laws and regulations	82-84
Interest group participation	2021	2-29	Approach to stakeholder engagement	104-107
Interest group participation	2021	2-30	Collective bargaining agreements	There is no union



GRI Standard	Year	GRI	Content	P.
Contents on material topics	2021	3-1	Process of determining material issues	104-107
Contents on material topics	2021	3-2	List of material topics	104-107
Contents on material topics	2021	3-3	Management of material issues	24-26
Economic performance	2016	201-1	Direct economic value generated and distributed	Not reported
Economic performance	2016	201-2	Financial implications and other risks and opportunities arising from climate change	Not reported
Economic performance	2016	201-4	Financial assistance received from the government	It does not exist
Market Presence	2016	202-2	Proportion of senior executives hired in the local community	100%
Anti-corruption	2016	205-1	Operations evaluated based on risks related to corruption	100%
Anti-corruption	2016	205-2	Communication and training on anti-corruption policies and procedures	44
Anti-corruption	2016	205-3	Confirmed incidents of corruption and actions taken	They did not exist in the period
Unfair Competition	2016	206-1	Legal actions related to unfair competition and monopolistic practices and against free competition	It does not exist
Taxation	2019	207-1	Tax approach	Not reported
Taxation	2019	207-2	Fiscal governance, control and risk management	Not reported
Taxation	2019	207-3	Participation of interest groups and management of concerns in tax matters	Not reported
Taxation	2019	207-4	Country-by-country reporting	Not applicable
Energy	2016	302-1	Energy consumption within the organization	It is not reported, only the Development stage is reported
Energy	2016	302-2	Energy consumption outside the organization	It is not reported, only the Development stage is reported
Energy	2016	302-3	Energy intensity	It is not reported, only the Development stage is reported
Energy	2016	302-4	Reduction of energy consumption	It is not reported, only the Development stage is reported
Water and effluents	2018	303-1	Interaction with water as a shared resource	58
Water and effluents	2018	303-3	Water extraction	58
Water and effluents	2018	303-5	Water consumption	58
Emissions	2016	305-1	Direct GHG emissions (scope 1)	53
Emissions	2016	305-2	Indirect GHG emissions when generating energy (scope 2)	53
Emissions	2016	305-3	Other indirect GHG emissions (scope 3)	Not reported
Emissions	2016	305-4	GHG emissions intensity	Not reported
Emissions	2016	305-5	Reduction of GHG emissions	53



GRI Standard	Year	GRI	Content	P.
Waste	2020	306-3	Waste generated	Not reported
Waste	2020	306-4	Waste not intended for disposal	56-57
Waste	2020	306-5	Waste intended for disposal	56-57
Environmental evaluation of suppliers	2016	308-1	New suppliers that have passed selection filters in accordance with environmental criteria	40, 94
Jobs	2016	401-1	Hiring new employees and staff turnover	Not reported
Jobs	2016	401-2	Benefits for full-time employees that are not provided to part-time or temporary employees	41-50
Jobs	2016	401-3	Parental leave	They did not exist in the period
Health and Safety at Work	2018	403-1	Occupational health and safety management system	41-50
Health and Safety at Work	2018	403-2	Hazard identification, risk assessment and incident investigation	41-50
Health and Safety at Work	2018	403-3	Health services at work	41-50
Health and Safety at Work	2018	403-4	Worker participation, consultation and communication on health and safety at work	41-50
Health and Safety at Work	2018	403-5	Training workers on health and safety at work	41-50
Health and Safety at Work	2018	403-6	Promotion of workers' health	41-50
Health and Safety at Work	2018	403-7	Prevention and mitigation of impacts on health and safety at work directly linked through commercial relationships	41-50
Health and Safety at Work	2018	403-8	Occupational health and safety management system coverage	41-50
Health and Safety at Work	2018	403-9	Work accident injuries	49, 90
Health and Safety at Work	2018	403-10	Occupational ailments and diseases	49, 90
Training and Teaching	2016	404-1	Average training hours per year per employee	44
Training and Teaching	2016	404-2	Programs to develop employee competencies and transition assistance programs	44
Training and Teaching	2016	404-3	Percentage of employees who receive periodic evaluations of their performance and career development	44
Diversity and equal opportunities	2016	405-1	Diversity in governing bodies and employees	91-93
Diversity and equal opportunities	2016	405-2	Ratio of base salary and remuneration of women compared to men	Not reported
Nondiscrimination	2016	406-1	Discrimination cases and corrective actions taken	They did not exist in the period
Freedom of association and collective bargaining	2016	407-1	Operations and suppliers where the right to freedom of association and collective bargaining could be at risk	Not applicable
child labor	2016	408-1	Operations and suppliers with significant risk of child labor cases	Not applicable
Forced or compulsory labor	2016	409-1	Operations and suppliers with significant risk of cases of forced or compulsory labor	Not applicable
Security practices	2016	410-1	Security personnel trained in human rights policies or procedures	94
Social evaluation of suppliers	2016	414-1	New suppliers that have passed selection filters according to social criteria	94
Public politics	2016	415-1	Contribution to political parties and/or representatives	No contributions were made
Customer Privacy	2016	418-1	Substantiated claims regarding violations of customer privacy and loss of customer data	They did not exist in the period

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SUSTAINABILITY REPORT

2023
2024

