

# 1Q 2009 RESULTS

## Executive Summary

- CONSOLIDATED EBITDA FOR 1Q 2009 INCREASED BY 36.9% TO CH\$ 10,423 MILLION (US\$ 18 MILLION)
- CONSOLIDATED REVENUES FOR 1Q 2009 INCREASED BY 42.3% TO REACH CH\$ 18,423 MILLION (US\$ 32 MILLION)
- NOI FOR 1Q 2009 REACHED CH\$ 13,043 MILLION (US\$ 22 MILLION), AN INCREASE OF 44.8%
- NON OPERATING INCOME REACHED CH\$ 1,543 MILLION (US\$ 3 MILLION), CH\$ 3,835 MILLION (US\$ 7 MILLION) GREATER THAN LAST YEAR
- NET INCOME FOR 1Q 2009 TOTALED CH\$ 8,746 MILLION (US\$ 15 MILLION), GREATER IN 155.2% THAN PREVIOUS YEAR. EARNINGS PER SHARE REACHED CH\$ 14.4
- FFO FOR 1Q 2009 REACHED CH\$ 10,983 MILLION (US\$ 19 MILLION), AS COMPARED TO CH\$ 4,987 MILLION (US\$ 9 MILLION) FOR PREVIOUS YEAR



**I. INDEX**

I.	INDEX .....	2
II.	SUMMARY OF FINANCIAL RESULTS .....	3
III.	ANALYSIS OF CONSOLIDATED RESULTS .....	4
IV.	OUTLOOK .....	7
V.	EXPANSION AND NEW DEVELOPMENT PROJECTS .....	8
VI.	INDICATORS BY SHOPPING CENTER: .....	10
VII.	FINANCIAL INDICATORS .....	11
VIII.	SHOPPING CENTERS DATA .....	11
IX.	CONSOLIDATED BALANCE SHEET AS OF MARCH .....	12

Notes:

- Figures are based on exchange rate as of April 1st, 2009: \$583.26 Ch\$/US\$ for all figures in dollars
- Amounts in Ch\$ in accordance with FECU (Chilean SVS Filing) as of March 31, 2009
- Symbols for quarters: 1Q, 2Q, 3Q and 4Q, as appropriate
- 1S: First Semester
- FY: Full Year

## II. SUMMARY OF FINANCIAL RESULTS

### CONSOLIDATED INCOME STATEMENT 1ST Quarter 2009

Ch\$ Thousands	2009	% Revenues	2008	% Revenues	Var %
Revenues	18,423,446		12,944,370		42.3%
Cost of Sales	(7,617,625)	-41.3%	(5,493,355)	-42.4%	38.7%
Gross Profit	10,805,821	58.7%	7,451,015	57.6%	45.0%
Selling, General and Administrative Expenses	(2,619,812)	-14.2%	(1,397,225)	-10.8%	87.5%
<b>OPERATING INCOME</b>	<b>8,186,009</b>	<b>44.4%</b>	<b>6,053,790</b>	<b>46.8%</b>	<b>35.2%</b>
<b>EBITDA</b>	<b>10,422,814</b>	<b>56.6%</b>	<b>7,612,746</b>	<b>58.8%</b>	<b>36.9%</b>
Financial Income	1,294,602		452,933		185.8%
Profit/Loss on Investment in Related Companies	1,313,764		1,491,946		-11.9%
Other non-operating Income	176,354		192,609		-8.4%
Amortization of Goodwill	(68,269)		(61,950)		10.2%
Financial Expenses	(2,781,512)		(2,106,441)		32.0%
Other non-operating Expenses	(529,832)		(419,452)		26.3%
Price-level Restatement	2,248,708		(777,744)		-389.1%
Exchange Differentials	(110,999)		(1,063,797)		-89.6%
<b>NON-OPERATING INCOME</b>	<b>1,542,816</b>	<b>8.4%</b>	<b>(2,291,896)</b>	<b>-17.7%</b>	<b>-167.3%</b>
Profit before Income Tax & Extraordinary Items	9,728,826		3,761,894		158.6%
Income Tax	(396,441)		(410,369)		-3.4%
Profit (Loss) before Minority Interest	9,332,384		3,351,525		178.5%
Minority Interest	(608,993)		70,638		-962.1%
Net Profit (Loss)	8,723,391		3,422,163		154.9%
Amortization of Negative Goodwill	22,546		5,391		318.2%
<b>PROFIT LOSS IN THE FISCAL YEAR</b>	<b>8,745,937</b>	<b>47.5%</b>	<b>3,427,554</b>	<b>26.5%</b>	<b>155.2%</b>
EPS	14.40		5.64		155.2%
Weighted Avg. Shares (million)	607.25		607.25		
NOI	13,042,626	70.8%	9,009,971	69.6%	44.8%
Depreciation & Amortization	2,236,804		1,558,956		43.5%
FFO	10,982,741	59.6%	4,986,510		120.2%

### III. ANALYSIS OF CONSOLIDATED RESULTS

#### First Quarter Results

Revenues for the first quarter of 2009 increased 42.3% to Ch\$18,423 million from Ch\$12,944 million in Q108. First quarter results reflected higher revenues of Ch\$3,120 million from the consolidation of Chilean mall Paseo Arauco Estación (“Estación”), formerly known as Mall Paseo Estación, in May 2008, and growth in revenues from the completion of renovations and expansion of selling areas at malls in Chile and Peru. Peruvian economic growth slowed during the first quarter, but this market proved resilient, continuing to grow and show healthy consumer demand. Revenues at Mega Plaza Norte increased by 25.6% in local currency to Sol\$13.8 million.

Gross profit for the quarter increased 45% to Ch\$10,806 million as compared to the first quarter of 2008. Cost of sales also increased during the period by 38.7% to Ch\$7,618 million, principally as a result of the consolidation of Estación. Also contributing to the increase in cost of sales were costs associated with new GLA that was not in place in the prior year, particularly depreciation, as well as higher real estate taxes, energy costs, and increased spending on maintenance.

Net operating income (“NOI”), defined as revenues less cost of sales plus depreciation and amortization, increased by 44.8% to Ch\$13,043 million, from Ch\$9,010 million in the first quarter of 2008. The consolidation of Estación positively affected the improvement in NOI, contributing Ch\$2,291 million in the first quarter.

Selling, General and Administrative Costs increased by 87.5% to Ch\$2,620 million as compared to the previous year’s period. The increase in costs as compared to the first quarter of 2008 primarily reflects the consolidation of Estación, higher spending on professional fees, increased provisions in line with enhanced controls, and higher marketing and promotional spending.

In the first quarter, EBITDA increased 36.9% to Ch\$10,423 million from Ch\$7,613 million (EBITDA margin was 56.6% as compared to 58.8% in Q108). Expansion of the portfolio of properties was the primary driver of the overall improvement; most properties demonstrated EBITDA growth individually. The decline in EBITDA margins reflects higher operating expenses due to higher maintenance and energy costs. The EBITDA also includes a property tax amount of Ch\$687 million which is generally excluded from EBITDA for other comparable mall developers and operators in the Latin American region. When adjusted to exclude the property tax amount, the EBITDA margin for the first quarter was 60.3%. Parque Arauco can deduct property taxes paid in Chile as a credit when computing income tax.

A non operating gain of Ch\$1,543 million was reported for the first quarter, as compared to a loss of Ch\$(2,292) million in Q108. A price-level restatement based on negative inflation of 2.3% compared to 0.8% in the previous year’s period, and an increase to financial income were mainly responsible for this improvement, as monetary correction and exchange rate differentials benefited the Company’s bottom line.

## 1st Quarter 2009 RESULTS

During the quarter, a profit on investment in related companies of Ch\$1,314 million was recorded, an 11.9% decline as compared to the amount reported in the first quarter of 2008. This result reflects the Company's equity participation in Alto Palermo S.A. in Argentina and Inmobiliaria Mall Viña del Mar S.A. in Chile, where profits declined by approximately 17% and 4% respectively.

Net income more than doubled to Ch\$8,746 million, or Ch\$14.40 per share, compared with net income of Ch\$3,428 million, or Ch\$5.64 per share in Q108.

FFO ("Funds from Operations"), defined as net income plus depreciation plus amortization, increased substantially year-over-year, more than doubling to Ch\$10,983 million, or Ch\$18.09 per share, as compared to Ch\$ 4,987 million in the first quarter of 2008.

Cash and cash equivalents totaled Ch\$33,363 million in the first quarter compared to Ch\$100,276 million reported at the end of Q108, as funds were used primarily for the improvement and acquisition of shopping centers such as Estación and development of properties such as Arauco del Pacífico and Mall Alameda in Pereira, Colombia.

Total GLA exceeded 679,000 m<sup>2</sup>, as compared to 584,000 m<sup>2</sup> in Q108, and owned GLA was 397,163 m<sup>2</sup>, up from 320,000 m<sup>2</sup> in the equivalent period of the prior year. Occupancy rates generally ranged from 97.8% to 99.9% and were either unchanged or showed a slight decline. However, occupancy changed substantially at two properties. At Mall Arauco Maipú, the occupancy rate fell from 99.5% to 89.6%, as recently-added GLA has not yet been leased. Mall Plaza El Roble's occupancy increased from 94.6% to 99.8% due to greater focus on operations.

### Property Highlights (Financial and Operating)

**Parque Arauco Kennedy** – PAK's total income in Q109 increased by 16.3% from Q108, to Ch\$9,738 million, partially reflecting an expansion of the flagship property's total GLA, which increased by approximately 9,000 m<sup>2</sup> to 122,401 m<sup>2</sup> due to the addition of GLA from the Office Towers project. The adjusted EBITDA of the shopping center, which excludes corporate overhead costs to support regional operations and expansion, rose slightly, year-over-year, to Ch\$6,377 million. PAK's strong brand name and location is evident in the list of retailers waiting to lease space in the mall and the existing long-term leases with anchor tenants of up to 30 years.

**Mall Arauco Maipú** – This shopping center, located in Santiago, Chile, which divides almost evenly its GLA of 57,792 m<sup>2</sup> between anchor tenants and small stores, contributed Ch\$2,286 million in income during the first quarter of 2009, an increase of 21.7% as compared to the total in Q108. The property's EBITDA also rose, by 5.8% to Ch\$1,149 million, over the amount recorded in the same period of 2008. The incorporation of Arauco Express Pajaritos and its nearly 6,000 m<sup>2</sup> of additional GLA in 2008 drove the improved results. Expansion of Mall Arauco Maipú's footprint in the first quarter and a 9.5% increase to its total GLA contributed to a decline in its occupancy rate.

Arauco Express Pajaritos, formerly called Strip Center Pajaritos, is located next to Mall Arauco Maipú in Santiago Chile, and has a GLA of 5,801m<sup>2</sup>. The strip center, now 95% leased, began commercial

operations in the fourth quarter of 2008 and its financial results for the first quarter 2009 are consolidated in those of Mall Arauco Maipú.

**Plaza El Roble** – The property, located in Chillán, Chile, has a GLA of 26,874 m<sup>2</sup>, derived 77% of its revenues from anchor tenants and contributed total income of Ch\$982 million during the first quarter of 2009. First quarter EBITDA of Ch\$601 million represented a decline of 6.7% as compared the same period in 2008. Improvement of the mall's store mix and operational efficiency was a priority during the first quarter, during which the occupancy rate increased by more than 5% to nearly full occupancy.

**Paseo Arauco Estación** – Parque Arauco acquired an 83% stake in this property, formerly known as Mall Paseo Estación, and began consolidating its financial results in May 2008. Estación, which earned 58% of its revenues through small stores, reported total income of Ch\$3,120 million and EBITDA of Ch\$1,730 million. Consistent with the Company's strategic vision for the mall at the time of its acquisition, GLA was expanded by more than 30,000 m<sup>2</sup> and two new anchor stores have opened during Q408.

**Mega Plaza Norte** - A resilient economic climate in Peru contributed to a 25.6% increase in first quarter income to Sol\$13,8 million as compared to the same period in 2008. The urban shopping center, located in the capital of Lima, received more than 8 million visitors during the quarter, and reported EBITDA of Sol\$8.5 million, a 19.7% increase as compared to the amount reported in Q108. Tenants saw an increase in sales, and anchor stores continued to perform well, generating nearly three quarters of the property's revenue.

### Non-Consolidated Assets

**Inmobiliaria Mall Viña del Mar S.A. (Chile)** – Net profit for the first quarter of 2009 decreased by 4.1% to Ch\$569 million based on the performance of properties Marina Arauco and Mall Center Curico. Combined, these two shopping centers have a GLA that exceeds 100,000 m<sup>2</sup>. Parque Arauco holds a 33% stake in each of the malls.

- **Marina Arauco** – Located in Viña del Mar, Chile, the mall reported first quarter income of Ch\$3,221 million, a 3.2% decline as compared to the Q108, and EBITDA of Ch\$2,369 million, a slight decline of 1.4% from Q108 levels.
- **Mall Center Curicó** – This shopping center, located south of Santiago, derives a significant percentage of sales from anchor stores, which comprise nearly eighty-percent of the property's total GLA of 45,789 m<sup>2</sup>. First quarter income was Ch\$1,268 million, an increase of 3.3% as compared to the same quarter of the prior year, while EBITDA increased by 5.8% to Ch\$805 million over the amount in Q108, in line with the 3.2% increase in rent per square meter.

**Alto Palermo S.A. (Argentina)** – Parque Arauco holds a 31.6% share on a fully diluted basis in Alto Palermo S.A. (APSA) of Argentina, which owns ten shopping centers in Argentina. Combined, these ten shopping centers have a total GLA of 232,659 m<sup>2</sup>. This unit contributed a net profit of Ch\$745 in the first quarter of 2008, a decline of approximately 17% as compared to the same period in the prior year.

#### IV. OUTLOOK

Parque Arauco will continue to further its regional expansion plan in 2009 and has committed to investing an additional US\$161 million in Chile, Colombia, and Peru through 2010, bringing the total investment in those markets since 2007 to US\$487 million. The Company achieved its stated financial objectives in 2008, but in light of the economic and credit market scenario that emerged in the latter half of the year, management adopted a more conservative strategy, deciding to postpone the development of four out of a total of fourteen projects – Premium Outlet Mall Quilicura, Quilicura Mall, El Golf, and Baranquilla – while continuing to develop properties such as Arauco del Pacífico and Mall Alameda, which were underway or had already been financed.

## V. EXPANSION AND NEW DEVELOPMENT PROJECTS

### Arauco del Pacífico Mall – San Antonio – Chile:



Parque Arauco S.A. holds a 51% interest in this project, formerly named the Paseo del Pacífico Mall. The property, located in San Antonio, Chile, will feature a casino, hotel and a shopping center, and total expected GLA exceeding 30,000 m<sup>2</sup> at a total cost of US\$45 million. Nearly all of the overall physical construction is complete, and interior improvements began during the first quarter. The casino is expected to open by the end of 2009 and the rest of the mall will open during 2010.

### Office Towers Kennedy – Santiago – Chile:



During the first quarter, the leasing of two recently constructed office towers with a combined expected GLA of 24,000 m<sup>2</sup> continued. At Tower II, which is fully leased, all 12,000 m<sup>2</sup> of the GLA was incorporated by the end of the first quarter. Tower I is undergoing improvements to its interior and is currently in the leasing phase, where the Company is making concerted efforts to ensure agreements with high-value clients. As portions of Tower I become fully operable, Parque Arauco expects to incorporate an additional 12,000 m<sup>2</sup> of GLA.

### Strip Center Chorrillos – Chorrillos – Perú:



This strip center, which has an expected GLA of 6,000 m<sup>2</sup>, is expected to begin commercial operations in Chorrillos, Perú during the second half of 2009 or beginning of 2010, following a total investment of US\$7 million, in which Parque Arauco will have a 51% participation. During the

first quarter, Parque Arauco furthered the construction of the center, and reached lease agreements with large and small tenants, bringing the portion of total GLA that is leased to approximately 80%.



**Mall Alameda – Pereira – Colombia:**



This shopping center in Pereira, Colombia, is expected to have a total GLA of 40,000 m<sup>2</sup> following a total investment of approximately US\$88 million, with Parque Arauco holding a 55% interest. Construction is underway, with commercial operations expected to begin in 2010. A lease agreement with an anchor tenant has already been secured, allowing the Company to focus on lease negotiations with smaller tenants. During the first quarter, the property continued to attract leading international and local retail brands.

**Mall Dot Baires – Buenos Aires – Argentina:**



This shopping center, located in Buenos Aires, is expected to be the largest in Buenos Aires, with a total constructed area of 170,000 m<sup>2</sup>. The complete project will have a shopping center with a GLA of 37,855 m<sup>2</sup> following a total investment of more than US\$140 million. Parque Arauco's interest in the property will correspond with its 31.6% equity interest in project partner Alto Palermo S.A. Dot Baires will feature a department store, a large supermarket, 170 small stores, as well as offices. During the first quarter, construction proceeded according to schedule, and the shopping center is expected to begin commercial operations in May 2009.

## 1st Quarter 2009 RESULTS

### VI. INDICATORS BY SHOPPING CENTER:

	Parque Arauco Kennedy	Arauco Maipú	Plaza El Roble	Paseo Arauco Estacion	Marina Arauco*	Mall Center Curico*	Mega Plaza Norte
<b>% Tenant Sales Composition 1Q'09</b>							
Anchor Stores	41%	45%	77%	31%	43%	79%	73%
Small Stores	49%	46%	14%	58%	47%	17%	19%
Entertainment	1%	2%	1%	1%	1%	1%	3%
Foodcourt	3%	6%	7%	5%	7%	3%	3%
Others	5%	2%	2%	5%	1%	0%	3%
	100%	100%	100%	100%	100%	100%	100%

	Parque Arauco Kennedy	Arauco Maipú	Plaza El Roble	Paseo Arauco Estacion	Marina Arauco*	Mall Center Curico*	Mega Plaza Norte
<b>% GLA Composition 1Q'09</b>							
Anchor Stores	40%	53%	64%	41%	43%	85%	60%
Small Stores	30%	36%	9%	26%	2%	11%	24%
Entertainment	1%	1%	6%	1%	33%	1%	1%
Foodcourt	8%	8%	7%	1%	7%	3%	9%
Others	21%	2%	14%	30%	15%	0%	7%
	100%	100%	100%	100%	100%	100%	100%

Operating Income 1Q'09	Ch\$million	Ch\$million	Ch\$million	Ch\$million	Ch\$million	Ch\$million	Sol\$ Ths
<b>Total Revenues</b>	<b>9,967</b>	<b>2,340</b>	<b>1,005</b>	<b>3,193</b>	<b>3,297</b>	<b>1,298</b>	<b>13,769</b>
Gross Profit	5,831	1,058	595	2,052	2,303	858	9,306
<i>% Gross Margin</i>	59%	45%	59%	64%	70%	66%	68%
SG&A	-1,283	-260	-102	-574	-267	-151	-1,856
<i>% SG&amp;A</i>	-13%	-11%	-10%	-18%	-8%	-12%	-13%
<b>EBITDA</b>	<b>5,759</b>	<b>1,176</b>	<b>615</b>	<b>1,771</b>	<b>2,424</b>	<b>824</b>	<b>8,529</b>
<i>% EBITDA Margin</i>	<b>58%</b>	<b>50%</b>	<b>61%</b>	<b>55%</b>	<b>74%</b>	<b>63%</b>	<b>62%</b>

Operating Income 1Q'08	Ch\$million	Ch\$million	Ch\$million	Ch\$million	Ch\$million	Ch\$million	Sol\$ Ths
<b>Total Revenues</b>	<b>8,569</b>	<b>1,923</b>	<b>985</b>	<b>N/A</b>	<b>3,397</b>	<b>1,257</b>	<b>10,967</b>
Gross Profit	4,822	928	632	N/A	2,855	1,048	7,505
<i>% Gross Margin</i>	56%	48%	63%	N/A	84%	83%	68%
SG&A	-788	-126	-90	N/A	-793	-387	-1,394
<i>% SG&amp;A</i>	-9%	-7%	-9%	N/A	-23%	-31%	-13%
<b>EBITDA</b>	<b>5,066</b>	<b>1,112</b>	<b>659</b>	<b>N/A</b>	<b>2,449</b>	<b>779</b>	<b>7,124</b>
<i>% EBITDA Margin</i>	<b>59%</b>	<b>58%</b>	<b>66%</b>	<b>N/A</b>	<b>72%</b>	<b>62%</b>	<b>65%</b>

Operating Indicators Cummulative to March	Ch\$	Ch\$	Ch\$	Ch\$	Ch\$	Ch\$	Sol\$
Monthly Sales per M2 2009	204,704	86,486	164,300	110,804	204,659	70,615	807
Monthly Sales per M2 2008	224,999	102,921	184,920	156,115	209,285	75,530	941
<i>Var 09/08</i>	-9.0%	-16.0%	-11.2%	-29.0%	-2.2%	-6.5%	-14.2%
Monthly Rent per M2 2009	18,620	7,453	9,012	-	13,682	6,035	39.0
Monthly Rent per M2 2008	18,791	7,608	9,200	-	14,019	5,713	39.0
<i>Var 09/08</i>	-0.9%	-2.0%	-	-	-2.4%	5.7%	0.0%

Other Indicators as of December 2008	Ch\$	Ch\$	Ch\$	Ch\$	Ch\$	Ch\$	Sol\$
Total Visitors 2009 (thousands)	6,134	3,626	N/A	N/A	4,858	1,646	8,440
Total Visitors 2008 (thousands)	6,973	4,591	N/A	N/A	5,116	1,872	8,978
<i>Var 09/08</i>	-12.0%	-21.0%	-	-	-5.0%	-12.1%	-6.0%
% Occupancy 2009	99.9%	89.6%	99.8%	98.1%	99.3%	97.8%	99.5%
% Occupancy 2008	99.9%	99.5%	94.6%	N/A	100.0%	98.1%	99.9%

\* Non Consolidated Assets

## VII. FINANCIAL INDICATORS

Financial Indicators	UNITS	Mar-09	Mar-08
Net Financial Debt	Ch\$million	222,499	165,625
Net Financial Debt	US\$million	381	284
Net Financial Debt / (Equity + Min. Int)	times	0.83	0.75
Short-term Liabilities	%	8%	22%
Long-term Liabilities	%	92%	78%
EBITDA / Financial Expenses	times	3.75	3.61

## VIII. SHOPPING CENTERS DATA

MALL	Country	Total GLA (m2)	% Ownership	Own GLA (m2)
1 Parque Arauco Kennedy	CL	122,401	100.0%	122,401
2 Arauco Maipu	CL	57,792	100.0%	57,792
3 Plaza el Roble	CL	26,874	100.0%	26,874
4 Mall Paseo Estacion	CL	64,619	83.0%	53,634
5 Marina Arauco	CL	58,169	33.3%	19,390
6 Mall Center Curico	CL	45,789	33.3%	15,263
<b>TOTAL CHILE</b>		<b>375,643</b>		<b>295,353</b>
7 Megaplaza Norte	PE	71,591	45.0%	32,216
<b>TOTAL PERU</b>		<b>71,591</b>		<b>32,216</b>
8 Alto Palermo	AR	18,551	31.6%	5,862
9 Abasto	AR	39,642	31.6%	12,527
10 Patio Bullrich	AR	11,685	31.6%	3,692
11 Paseo Alcorta	AR	14,465	31.6%	4,571
12 Alto Avellaneda	AR	37,030	31.6%	11,701
13 Buenos Aires Design	AR	14,069	17.1%	2,401
14 Alto Noa	AR	18,851	31.6%	5,957
15 Alto Rosario	AR	28,561	31.6%	9,025
16 Mendoza Plaza	AR	39,688	26.9%	10,660
17 Cordoba	AR	10,117	31.6%	3,197
<b>TOTAL ARGENTINA</b>		<b>232,659</b>		<b>69,594</b>
<b>TOTAL</b>		<b>679,893</b>		<b>397,163</b>

## IX. CONSOLIDATED BALANCE SHEET AS OF MARCH

<u>Consolidated Balance Sheet</u> (Ch\$ millions)	Quarter Ended March 31,		
	2009	2008	% Change
<b>Assets:</b>			
Cash and Cash Equivalents	33,363	100,276	-66.7%
Accounts Receivable	14,972	8,564	74.8%
Other Current Assets	13,292	7,366	80.5%
<b>Total Current Assets</b>	<b>61,628</b>	<b>116,206</b>	<b>-47.0%</b>
<b>Net Property, Plant and Equipment</b>	<b>409,406</b>	<b>302,158</b>	<b>35.5%</b>
Investments in Related Companies	77,495	66,557	16.4%
Other Assets	21,699	8,265	162.5%
<b>Total Assets</b>	<b>570,227</b>	<b>493,187</b>	<b>15.6%</b>
<b>Liabilities &amp; Stockholder's Equity:</b>			
Short Term Debt	12,615	50,321	-74.9%
Other Current Liabilities	12,129	10,766	12.7%
<b>Total Current Liabilities</b>	<b>24,744</b>	<b>61,087</b>	<b>-59.5%</b>
Long Term Debt	253,152	190,471	32.9%
Other Long Term Liabilities	23,615	21,329	10.7%
<b>Total Long Term Liabilities</b>	<b>276,767</b>	<b>211,800</b>	<b>30.7%</b>
<b>Total Liabilities</b>	<b>301,511</b>	<b>272,887</b>	<b>10.5%</b>
<b>Minority Interests (M.I.)</b>	<b>18,360</b>	<b>6,133</b>	<b>199.4%</b>
<b>Stockholder's Equity</b>	<b>250,355</b>	<b>214,167</b>	<b>16.9%</b>
Capital	152,278	147,523	3.2%
Reserves and Others	78,481	57,092	37.5%
Retained Earnings	19,597	9,552	105.2%
<b>Total Liabilities &amp; Stockholder's Equity</b>	<b>570,227</b>	<b>493,187</b>	<b>15.6%</b>

**Contacts:****Juan Pablo Spoerer - CFO****Roberto Salas - Investor Relations**  
**Felipe Velasco - Investor Relations**

Tel: 56-2-2990641

Fax: 56-2-2114077

Email: ir@parauco.com

**PARQUE ARAUCO S.A.**  
**CONSOLIDATED BALANCE SHEETS**

Expressed in Millions of Chilean Pesos as of March 31, 2009

	March - 2009	March - 2008
<b>ASSETS</b>		
<b>Current Assets</b>	<b>61.628</b>	<b>116.206</b>
Cash	2.231	1.015
Time deposits	2.519	4.438
Marketeable securities	12.036	19.532
Trade receivables	13.084	7.264
Notes receivables	881	609
Other receivables	981	578
Notes and accounts receivable from related parties	27	112
Inventories	0	0
Recoverable taxes	8.257	2.683
Prepaid expenses	923	1.061
Deferred income taxes	921	517
Other current assets	19.768	78.396
Leasing agreements	0	0
Leasing assets	0	0
<b>Property, Plant and Equipment</b>	<b>409.406</b>	<b>302.158</b>
Land	77.869	61.073
Buildings and infrastructure	366.908	273.773
Machinery and equipment	4.395	5.570
Other property, plant and equipment	26.922	25.483
Technical reappraisal of property, plant and equipment	0	0
Accumulated depreciation	(66.688)	(63.741)
<b>Other Assets</b>	<b>99.193</b>	<b>74.822</b>
Investments in related companies	77.495	66.557
Investments in other societies	0	0
Goodwill	5.290	6.158
Negative goodwill	(4.907)	(3.774)
Long Term receivables	57	540
Notes and accounts receivable from relates parties	0	0
Deferred income taxes	570	0
Intangibles assets	6.692	2.717
Amortization	(912)	(770)
Other long-term assets	14.396	3.394
Long-term leasing	0	0
<b>Total Assets</b>	<b>570.227</b>	<b>493.187</b>

**PARQUE ARAUCO S.A.**  
**CONSOLIDATED BALANCE SHEETS**

Expressed in Millions of Chilean Pesos as of March 31, 2009

<b>LIABILITIES</b>	<b>March - 2009</b>	<b>March - 2008</b>
<b>Current Liabilities</b>	<b>24.744</b>	<b>61.087</b>
Short-term bank borrowings	0	39.306
Current portion of long-term bank borrowings	11.506	10.105
Obligations with the public (promissory notes)	0	0
Current portion of bonds payable	1.063	868
Current portion of long-term borrowings	0	7
Dividends to be paid	46	3
Trade account payables	3.859	4.958
Documents payable	4	472
Sundry creditors	29	10
Notes and accounts payable to related companies	227	419
Accruals	3.281	2.023
Withholdings	906	1.432
Income tax	783	270
Unearned income	2.503	1.182
Deferred taxes	0	0
Other short-term liabilities	94	0
<b>Total long-term liabilities</b>	<b>276.767</b>	<b>211.800</b>
Long-term bank borrowings	164.063	103.281
Bonds payable	89.089	87.191
Documents payable - long-term	0	2
Sundry creditors	636	0
Notes and accounts payable to related companies	0	2.038
Accruals	0	0
Deferred taxes	11.242	6.276
Other long-term liabilities	11.738	12.996
<b>Minority interest</b>	<b>18.360</b>	<b>6.133</b>
<b>Shareholder's Equity</b>	<b>250.355</b>	<b>214.167</b>
Paid-in capital	152.278	147.523
Capital revaluation reserve	(3.502)	1.180
Additional paid-in capital	9.782	9.777
Other reserves	(4.382)	(30.322)
<b>Retained earnings</b>	<b>96.181</b>	<b>86.008</b>
Reserve for future dividends	76.584	76.456
Accumulated profits	10.851	6.124
Accumulated loss	0	0
Net income (loss)	8.746	3.428
Interim dividends	0	0
Deficit from development period	0	0
<b>Total Liabilities</b>	<b>570.227</b>	<b>493.187</b>

**PARQUE ARAUCO S.A.**  
**CONSOLIDATED INCOME STATEMENT**  
Expressed in Millions of Chilean Pesos as of March 31, 2009

	March - 2009	March - 2008
<b>Operating Income</b>	<b>8.186</b>	<b>6.054</b>
Gross Profit	10.806	7.451
Revenues	18.423	12.944
Cost of sales	(7.618)	(5.493)
Selling , general and administrative expenses	(2.620)	(1.397)
<b>Non-operating Income</b>	<b>1.543</b>	<b>(2.292)</b>
Financial income	1.295	453
Profit on investments in related companies	1.314	1.492
Other non-operating income	176	193
Loss on investment in related companies	0	0
Amortization of goodwill	(68)	(6)
Financial expenses	(2.782)	(2.106)
Other non-operating expenses	(530)	(419)
Price-level restatement	2.249	(778)
Exchange differentials	(111)	(1.064)
Profit Before Income Tax & Extraordinary Items	9.729	3.762
Income Tax	(396)	(410)
Extraordinary Items	0	0
Profit (loss) before minority interest	9.332	3.352
Minority interest	(609)	71
<b>Net profit (loss)</b>	<b>8.723</b>	<b>3.422</b>
Amortization of negative goodwill	23	5
<b>Profit (loss) in the fiscal year</b>	<b>8.746</b>	<b>3.428</b>

**PARQUE ARAUCO S.A.**  
**CONSOLIDATED STATEMENT OF CASH FLOWS**  
Expressed in Millions of Chilean Pesos as of March 31, 2009

	March - 2009	March - 2008
<b>Cash Flows From Operating Activities</b>	<b>10.911</b>	<b>8.936</b>
Collection of trade receivables	20.861	17.191
Financial income received	137	975
Dividends received	0	0
Other income received	1.112	216
Payments to suppliers and personnel	(6.432)	(7.663)
Interest paid	(1.635)	(1.493)
Income tax payments	(19)	0
Other expenses	(1.382)	(2.060)
VAT and other taxes paid	(1.769)	(1.771)
<b>Cash Flows From Financing Activities</b>	<b>(3.986)</b>	<b>79.377</b>
Proceeds from issuance of common stock	0	0
Borrowings from banks	8	32.719
Proceeds from issuance of bonds	(242)	76.951
Borrowings from related companies	0	0
Other borrowings from related companies	0	345
Other sources of financing	0	0
Payment of dividends	0	0
Distribution of capita	0	0
Payment of loans	(2.263)	(29.642)
Payment of public liabilities incurred	0	0
Payment of related companies loans	0	0
Payment of other related companies loans	0	(4)
Payment of common stock issuance costs	0	0
Payment of bond issuance costs	(1.491)	0
Other payments	(2)	(991)
<b>Cash Flows From Investing Activities</b>	<b>(11.575)</b>	<b>(12.531)</b>
Proceeds from sales of property, plant and equipment	0	0
Proceeds from sales of long-term investments	0	0
Proceeds from sales of other investments	56	0
Collection of loans to related companies	0	0
Collections of other loans to related companies	0	5
Other investment income	78	718
Additions to property, plant and equipment	(11.609)	(10.433)
Payment of interest capitalized	0	0
Purchase of permanent investments	0	(2.452)
Investments in financial instruments	0	0
Loans to related companies	0	0
Other payments to related companies	0	(325)
Other payments of investments	(100)	(45)
<b>Net Cash Flow</b>	<b>(4.650)</b>	<b>75.783</b>
	21	(840)
Price-level Restatements of Cash and Cash Equivalents	(4.629)	74.943
Net Increase (Decrease) in Cash and Cash Equivalents	37.991	16.980
Cash and Cash Equivalents at Beginning of Period	33.363	91.922
Cash and Cash Equivalents at End of Period	0	0



**PARQUE ARAUCO S.A.**  
**CONSOLIDATED RECONCILIATION BETWEEN NET INCOME AND CASH FLOWS**  
Expressed in Millions of Chilean Pesos as of March 31, 2009

	<u>March - 2009</u>	<u>March - 2008</u>
<b>Income on sale of assets</b>	<b>0</b>	<b>0</b>
Gain on sales of property, plant and equipment	0	0
Gain on sales of investments	0	0
Loss on sales of investments	0	0
Gain (loss) on sales of other assets	0	0
<b>Other Debits (Credits) to income that do not represent cash flows</b>	<b>136</b>	<b>2.083</b>
Depreciation	2.237	1.559
Amortization of Intangibles	168	57
Write-offs and provisions	804	43
Equity in gains of unconsolidated affiliates	(1.314)	(1.492)
Equity in losses of unconsolidated affiliates	0	0
Amortization of goodwill	68	6
Amortization of negative goodwill	(23)	(5)
Price-level restatement	(2.249)	778
Exchange differentials	111	1.064
Other credits to income that do not represent cash flows	(1.814)	(375)
Other debits to income that do not represent cash flows	2.148	393
<b>Changes in operating assets</b>	<b>(1.657)</b>	<b>2.191</b>
Receivables	(2.002)	1.839
Inventories	0	0
Other current assets	346	352
<b>Changes in operating liabilities</b>	<b>3.201</b>	<b>1.306</b>
Trade accounts payable and notes payables relating to operating activities	399	(456)
Taxes to be paid	1.915	80
Net income tax	177	3.085
Other trade accounts payable relating to operating activities	193	(1.661)
VAT and other taxes	52	(462)
<b>Income attributable to minority interest</b>	<b>485</b>	<b>(71)</b>
<b>Net cash provided by operating activities</b>	<b>10.911</b>	<b>8.936</b>