

Consolidated Financial Statements
PARQUE ARAUCO S.A. AND SUBSIDIARIES
As of December 31, 2020 and 2019
and for the years ended December 31, 2020 and 2019
Santiago, Chile

INDEPENDENT AUDITOR'S REPORT

To the Shareholders and Directors of
Parque Arauco S.A.

We have audited the accompanying consolidated financial statements of Parque Arauco S.A. and its subsidiaries (the "Company"), which comprise the consolidated statement of financial position as of December 31, 2020 and 2019, and the related consolidated statements of comprehensive income, changes in equity and cash flows for the years then ended, and the related notes to the consolidated financial statements.

Management's responsibility for the consolidated financial statements

The Company's management is responsible for the preparation and fair presentation of these consolidated financial statements in accordance with International Financial Reporting Standards (IFRS) as issued by the International Accounting Standards Board ("IASB"). This responsibility includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of consolidated financial statements that are free from material misstatement, whether due to fraud or error.

Auditor's responsibility

Our responsibility is to express an opinion on these consolidated financial statements based on our audits. We conducted our audits in accordance with auditing standards generally accepted in Chile. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the consolidated financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the consolidated financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the consolidated financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the consolidated financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the consolidated financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Opinion

In our opinion, the consolidated financial statements referred to above, present fairly, in all material respects, the financial position of Parque Arauco S.A. and its subsidiaries as of December 31, 2020 and 2019, the results of their operations and their cash flows for the years then ended in accordance with International Financial Reporting Standards (IFRS) as issued by the International Accounting Standards Board ("IASB").

Other matter

The accompanying consolidated financial statements have been translated into English solely for the convenience of readers outside of Chile

A handwritten signature in black ink, appearing to read "Deloitte", is positioned above the date and location text.

January 25, 2021
Santiago, Chile

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PARQUE ARAUCO S.A. AND SUBSIDIARIES
Securities Registration No. 403
Figures expressed in thousands of Chilean pesos (ThCLP\$)

PARQUE ARAUCO S.A. AND SUBSIDIARIES

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PARQUE ARAUCO S.A. AND SUBSIDIARIES
CONSOLIDATED STATEMENT OF FINANCIAL POSITION
AS OF DECEMBER 31, 2020 AND 2019

ASSETS	Note	12.31.2020	12.31.2019
		ThCLP\$	ThCLP\$
Current Assets			
Cash and cash equivalents	5	357,032,449	315,434,937
Other financial assets, current	6	112,566	2,501
Other non-financial assets, current	7	32,597,379	49,987,523
Trade and other receivables, current (net)	8	27,006,348	35,040,712
Related party receivables, current	9	272,154	234,289
Current tax assets	10	9,898,825	9,222,077
Total current assets		426,919,721	409,922,039
Non-Current Assets			
Other financial assets, non-current	6	4,388,203	5,978,477
Other non-financial assets, non-current	7	14,291,751	21,316,067
Rights receivable, non-current	8	49,379	52,047
Related party receivables, non-current	9	1,972,924	2,027,164
Investments in associates accounted for using the equity method	36	118,540,222	117,209,789
Intangible assets other than goodwill	11	12,983,987	18,105,057
Goodwill	12	2,732,697	3,258,204
Property, plant and equipment, net	13	27,088,483	22,895,004
Investment properties	14	2,023,099,521	2,037,106,033
Deferred tax assets	15	53,530,542	42,597,385
Right-of-use leased assets	21	2,065,819	2,800,864
Total non-current assets		2,260,743,528	2,273,346,091
Total assets		2,687,663,249	2,683,268,130
LIABILITIES AND EQUITY			
	Note	12.31.2020	12.31.2019
		ThCLP\$	ThCh\$
Current Liabilities			
Other financial liabilities, current	16	54,381,033	233,356,667
Trade and other payables, current	19	26,779,049	49,463,827
Other provisions	17	1,058,155	1,224,669
Current tax liabilities	10	1,756,443	17,077,511
Employee benefit provisions, current	18	1,977,327	5,020,749
Other non-financial liabilities, current	20	6,175,117	12,448,089
Lease liabilities, current	21	1,734,506	2,654,721
Total current liabilities		93,861,631	321,246,234
Non-Current Liabilities			
Other financial liabilities, non-current	16	1,164,470,833	848,203,803
Deferred tax liabilities	15	252,309,559	246,138,001
Other non-financial liabilities, non-current	20	21,778,027	21,665,472
Lease liabilities, non-current	21	67,618,707	78,136,034
Total non-current liabilities		1,506,177,126	1,194,143,310
Total liabilities		1,600,038,757	1,515,389,544
Equity			
	22		
Issued capital		423,575,312	423,575,312
Retained earnings		569,613,458	582,625,901
Share premium		289,355	289,355
Other reserves		(15,208,644)	50,579,660
Equity attributable to equity holders of the parent		978,269,482	1,057,070,227
Non-controlling interest	22	109,355,009	110,808,359
Total equity		1,087,624,492	1,167,878,587
Total liabilities and net equity		2,687,663,249	2,683,268,130

PARQUE ARAUCO S.A. AND SUBSIDIARIES
CONSOLIDATED STATEMENT OF INCOME
FOR THE YEARS ENDED DECEMBER 31, 2020 AND 2019



	Note	Cumulative	
		01.01.2020	01.01.2019
		12.31.2020	12.31.2019
		ThCLP\$	ThCLP\$
Revenue	24	125,851,928	205,612,761
Operating expenses	24	(31,697,506)	(39,962,704)
Gross profit		94,154,422	165,650,057
Administrative expenses	24	(33,824,242)	(19,847,060)
Other income	30.1	34,605,031	49,131,361
Other expenses	30.2	(20,132,885)	(10,993,318)
Operating income		74,802,326	183,941,039
Financial income	26	7,494,326	11,444,462
Financial expenses	26	(49,812,899)	(40,046,031)
Share of profit (loss) of equity method associates and joint ventures	36	5,211,953	7,186,623
Foreign exchange differences	27	1,064,839	809,663
Loss on indexed assets and liabilities	29	(23,766,928)	(21,873,481)
Profit before income tax		14,993,617	141,462,272
Income tax expense	15	(10,744,934)	(36,819,653)
Profit for the year		4,248,683	104,642,623
Profit attributable to			
Equity holders of the parent		1,846,222	93,393,722
Non-controlling interest	22	2,402,461	11,248,901
Profit for the year		4,248,683	104,642,623
Earnings per share			
Basic earnings per share	23	2.04	103.29
Diluted earnings per share	23	2.03	102.64

PARQUE ARAUCO S.A. AND SUBSIDIARIES
CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME
FOR THE YEARS ENDED DECEMBER 31, 2020 AND 2019



	Cumulative	
	01.01.2020	01.01.2019
	12.31.2020 ThCLP\$	12.31.2019 ThCLP\$
Profit for the year	4,248,683	104,642,623
Other comprehensive income (loss) that will be reclassified to profit for the year, before income tax		
Foreign exchange differences on translation of foreign operations		
Gain (loss) from foreign exchange differences on translation of foreign operations, before income tax	(71,432,007)	46,947,734
Other comprehensive income (loss), before income tax, foreign exchange differences on translation of foreign operations	(71,432,007)	46,947,734
Cash flow hedges		
Gain (loss) from cash flow hedges, before income tax	(2,558,968)	433,484
Other comprehensive income (loss), before income tax, cash flow hedges	(2,558,968)	433,384
Other components of other comprehensive income (loss), before income tax	(73,138,098)	47,381,218
Income tax relating to cash flow hedges	690,921	(117,041)
Income tax relating to other comprehensive income (loss) that will be reclassified to profit for the year	690,921	(117,041)
Other comprehensive income (loss)	(73,300,054)	47,264,178
Total comprehensive income (loss)	(69,051,371)	151,906,801
Total comprehensive income (loss) attributable to:		
Equity holders of the parent	(71,453,832)	140,657,900
Non-controlling interest	2,402,461	11,248,901
Total comprehensive income (loss)	(69,051,371)	151,906,801

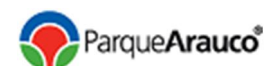
PARQUE ARAUCO S.A. AND SUBSIDIARIES
CONSOLIDATED STATEMENT OF CHANGES IN EQUITY
FOR THE YEARS ENDED DECEMBER 31, 2020 AND 2019



12.31.2020	Note	Issued Capital	Share Premium	Translation Adjustment Reserve (1)	Cash Flow Hedge Reserve (2)	Other Miscellaneous Reserves (3)	Other Reserves (1)+(2)+(3)	Retained Earnings	Equity Attributable to Equity Holders of the Parent	Non-Controlling Interest	Total Equity
		ThCLP\$	ThCLP\$	ThCLP\$	ThCLP\$	ThCLP\$	ThCLP\$	ThCLP\$	ThCLP\$	ThCLP\$	ThCLP\$
Beginning balance as of 01.01.2020		423,575,312	289,355	38,274,064	2,181,075	10,124,519	50,579,659	582,625,901	1,057,070,227	110,808,359	1,167,878,586
Total comprehensive income (loss)											
Profit for the year		-	-	-	-	-	-	1,846,222	1,846,222	2,402,461	4,248,682
Other comprehensive income (loss)		-	-	(71,432,007)	(1,868,047)	-	(73,300,054)	-	(73,300,054)	-	(73,300,054)
Total comprehensive income (loss)		-	-	(71,432,007)	(1,868,047)	-	(73,300,054)	1,846,222	(71,453,832)	2,402,461	(69,051,371)
Equity issuance		-	-	-	-	-	-	-	-	-	-
Dividends		-	-	-	-	-	-	(9,325,849)	(9,325,849)	-	(9,325,849)
Increase (decrease) due to transfers and other changes	22	-	-	-	-	7,511,751	7,511,751	(5,532,815)	1,978,936	(3,855,811)	(1,876,874)
Total changes in equity		-	-	(71,432,007)	(1,868,047)	7,511,751	(65,788,303)	(13,012,443)	(78,800,746)	(1,453,350)	(80,254,095)
Closing balance as of 12.31.2020		423,575,312	289,355	(33,157,943)	313,029	17,636,270	(15,208,644)	569,613,458	978,269,482	109,355,010	1,087,624,492

12.31.2019	Note	Issued Capital	Share Premium	Translation Adjustment Reserve (1)	Cash Flow Hedge Reserve (2)	Other Miscellaneous Reserves (3)	Other Reserves (1)+(2)+(3)	Retained Earnings	Equity Attributable to Equity Holders of the Parent	Non-Controlling Interest	Total Equity
		ThCLP\$	ThCLP\$	ThCLP\$	ThCLP\$	ThCLP\$	ThCLP\$	ThCLP\$	ThCLP\$	ThCLP\$	ThCLP\$
Previously reported equity		420,016,646	289,355	(8,673,670)	1,864,632	8,771,582	1,962,545	497,557,779	919,826,325	158,201,415	1,078,027,740
Increase (decrease) due to error correction	4	-	-	-	-	-	-	(7,378,251)	(7,378,251)	-	(7,378,251)
Opening balance as of 01.01.2019		420,016,646	289,355	(8,673,670)	1,864,632	8,771,582	1,962,544	490,179,528	912,448,073	158,201,415	1,070,649,488
Total comprehensive income (loss)											
Profit for the year		-	-	-	-	-	-	93,393,722	93,393,722	11,248,901	104,642,623
Other comprehensive income		-	-	46,947,734	316,443	-	47,264,178	-	47,264,178	-	47,264,178
Total comprehensive income		-	-	46,947,734	316,443	-	47,264,178	93,393,722	140,657,900	11,248,901	151,906,801
Equity issuance		3,558,666	-	-	-	-	-	-	3,558,666	-	3,558,666
Dividends		-	-	-	-	-	-	(25,400,129)	(25,400,129)	-	(25,400,129)
Increase (decrease) due to transfers and other changes	22	-	-	-	-	1,352,937	1,352,937	24,452,780	25,805,717	(58,641,956)	(32,836,239)
Total changes in equity		3,558,666	-	46,947,734	316,443	1,352,937	48,617,115	92,446,373	144,622,154	(47,393,056)	97,229,098
Closing balance as of 12.31.2019		423,575,312	289,355	38,274,064	2,181,075	10,124,519	50,579,659	582,625,901	1,057,070,227	110,808,359	1,167,878,586

PARQUE ARAUCO S.A. AND SUBSIDIARIES
CONSOLIDATED STATEMENT OF CASH FLOWS (DIRECT METHOD)
FOR THE YEARS ENDED DECEMBER 31, 2020 AND 2019



	12.31.2020 ThCLP\$	12.31.2019 ThCLP\$
Cash flows provided by (used in) operating activities		
Classes of revenue from operating activities		
Proceeds from sales of goods and services	195,397,131	317,993,005
Classes of payments		
Payments to suppliers for goods and services	(79,745,430)	(95,607,902)
Payments to and on behalf of employees	(23,045,008)	(23,573,485)
Income taxes paid	(7,961,417)	(13,474,061)
Other cash outflows	(20,591,595)	(37,754,835)
Net cash flows provided by operating activities	64,053,681	147,582,722
Cash flows provided by (used in) investing activities		
Proceeds from sale of other long-term assets	2,085,846	-
Interest received	7,000,731	11,188,610
Purchases of property, plant and equipment	(6,105,755)	(1,056,599)
Purchases of intangible assets	(3,076,815)	(2,652,417)
Dividends received	-	4,850,003
Purchases of other long-term assets	(63,085,574)	(104,886,150)
Other cash inflows (outflows), classified as investing activities	(144,902)	287,728
Net cash flows used in investing activities	(63,326,469)	(92,268,825)
Cash flow provided by (used in) financing activities		
Proceeds from changes in ownership in a subsidiary that do not result in loss of control	-	139,379,151
Payments for changes in ownership in a subsidiary that do not result in loss of control	-	(165,009,778)
Proceeds from share issuance	-	8,982,966
Proceeds from long-term loans	291,586,922	219,678,081
Proceeds from short-term loans	24,083,684	95,466,404
Total loan proceeds	315,670,607	315,144,485
Proceeds from issuance of bonds (net)	95,614,975	(34,536,952)
Loan repayments	(270,250,857)	(202,968,978)
Repayment of finance lease liabilities	(11,414,300)	(5,376,896)
Dividends paid	(23,741,825)	(40,135,314)
Interest paid	(38,275,570)	(35,921,425)
Income taxes paid (refunded), classified as financing activities	(6,889,128)	-
Other cash outflows, classified as financing activities	(5,174,835)	(11,114,598)
Net cash flows provided by (used in) financing activities	55,539,066	(31,557,339)
Increase in cash and cash equivalents before effect of exchange rate changes	56,266,278	23,756,506
Effect of changes in exchange rates on cash and cash equivalents		
Effect of changes in exchange rates on cash and cash equivalents	(14,668,768)	10,454,843
Increase in cash and cash equivalents	41,597,510	34,211,348
Cash and cash equivalents at beginning of period	315,434,937	281,223,589
Cash and cash equivalents at the end of the period	357,032,449	315,434,937

Note 1 - General Information

1.1 Corporate Information

Parque Arauco S.A. was incorporated by public instrument dated November 30, 1979, granted before Santiago Notary Public Mr. Andrés Rubio Flores. It was authorized to do business and its bylaws were approved in ruling 363-S dated June 22, 1981, from the Chilean Financial Market Commission (CMF).

Parque Arauco S.A. (or "the Company"), taxpayer ID No. 94.627.000- 8, is a regional holding with operations in Chile, Peru and Colombia that owns and manages several real estate assets through different subsidiaries and associates. The Company is mainly engaged in developing real estate projects and managing those properties through retail store and space lease agreements with different operators.

The Company is located in Santiago, Chile, at Avenida Presidente Kennedy 5413, Las Condes. Parque Arauco S.A., is a publicly-traded corporation that is registered in the Securities Registry under number 403 and, therefore, is supervised by the Chilean Financial Market Commission (CMF).

Note 2 - Basis of Presentation

2.1 Basis of Preparation and Presentation

These consolidated financial statements as of December 31, 2020 and 2019, and for the years ended December 31, 2020 and 2019, have been prepared in accordance with International Financial Reporting Standards ("IFRS") issued by the International Accounting Standards Board ("IASB").

These consolidated financial statements have been prepared from accounting records maintained by the parent company and its subsidiaries. Each entity prepares its consolidated financial statements according to the accounting standards and principles in force in each country. Upon consolidation, adjustments and reclassifications have been made in order to adapt such standards and principles to International Financial Reporting Standards.

These consolidated financial statements have been prepared on a historical cost basis except for certain financial instruments and investment properties that are measured at revalued amounts or fair values as of year end, as explained in the accounting policies below. In general, historical cost is based on the fair value of the consideration provided in exchange for goods and services.

Fair value is the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date, regardless of whether the price is observable or estimated using another direct valuation technique. In estimating the fair value of an asset or liability, the Company considers characteristics of the asset or liability that market participants would use in setting the price of the asset or liability as of the measurement date. Fair value is determined as such for measurement and/or disclosure purposes, with the exception of:

- i) Share-based payment transactions that are within the scope of IFRS 2,
- ii) Lease transactions that are within the scope of IAS 17, and
- iii) Measurements that have some similarities to market value, but are not fair value, such as net realizable value in IAS 2 or value in use in IAS 36.

PARQUE ARAUCO S.A. AND SUBSIDIARIES
 NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS
 AS OF DECEMBER 31, 2020 AND 2019
 AND FOR THE YEARS ENDED DECEMBER 31, 2020 AND 2019



Note 2 - Basis of Presentation (continued)

To estimate value in use, the Company prepares future pre-tax cash flow projections based on the most recently available budgets. These budgets incorporate management's best estimates of revenue and costs of cash generating units using sector projections, experience and future expectations.

2.2 Periods Covered by the Consolidated Financial Statements

These consolidated financial statements cover the following periods:

Consolidated Statements of Financial Position as of December 31, 2020 and 2019.

Consolidated Statements of Income for the years ended December 31, 2020 and 2019.

Consolidated Statements of Comprehensive Income for the years ended December 31, 2020 and 2019.

Consolidated Statements of Changes in Equity for the years ended December 31, 2020 and 2019.

Consolidated Statements of Cash Flows for the years ended December 31, 2020 and 2019.

2.3 Statement of Compliance

These consolidated financial statements, which were approved by the Board of Directors on January 25, 2021, faithfully reflect the financial position of Parque Arauco S.A. as of December 31, 2020 and 2019. As stated in 2.1, these consolidated financial statements represent full adoption of IFRS, explicitly and without reserve. The consolidated financial statements are presented in thousands of Chilean pesos (functional currency) and have been prepared from accounting records maintained by the parent company and its subsidiaries.

2.4 Accounting pronouncements effective beginning on or after January 1, 2020:

- a) The following new standards, amendments and interpretations have been adopted in these consolidated financial statements.

Amendments to IFRS	Mandatory Effective Date
<i>Definition of a Business (Amendments to IFRS 3)</i>	<i>Annual periods beginning on or after January 1, 2020.</i>
<i>Definition of Material (amendments to IAS 1 and IAS 8)</i>	<i>Annual periods beginning on or after January 1, 2020.</i>
<i>Revised Conceptual Framework for Financial Reporting</i>	<i>Annual periods beginning on or after January 1, 2020.</i>
<i>Interest Rate Benchmark Reform (Amendments to IFRS 9, IAS 39 and IFRS 7)</i>	<i>Annual periods beginning on or after January 1, 2020.</i>

PARQUE ARAUCO S.A. AND SUBSIDIARIES
 NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS
 AS OF DECEMBER 31, 2020 AND 2019
 AND FOR THE YEARS ENDED DECEMBER 31, 2020 AND 2019



Note 2 - Basis of Presentation (continued)

b) The following standards, amendments and interpretations have been issued but application is not yet mandatory:

New IFRS	Mandatory Effective Date
<i>IFRS 17, Insurance Contracts</i>	<i>Annual periods beginning on or after January 1, 2021.</i>
Amendments to IFRS	Mandatory Effective Date
<i>Classification of Liabilities as Current or Non-Current (Amendments to IAS 1)</i>	<i>Annual periods beginning on or after January 1, 2022.</i>
<i>Reference to the Conceptual Framework (Amendments to IFRS 3)</i>	<i>Annual periods beginning on or after January 1, 2022</i>
<i>Property, Plant and Equipment — Proceeds before Intended Use (Amendments to IAS 16)</i>	<i>Annual periods beginning on or after January 1, 2022</i>
<i>Onerous Contracts — Cost of Fulfilling a Contract (Amendments to IAS 37)</i>	<i>Annual periods beginning on or after January 1, 2022</i>
<i>Annual Improvements to IFRS Standards 2018-2020 (Amendments to IFRS 1, IFRS 9, IFRS 16 and IAS 41)</i>	<i>Annual periods beginning on or after January 1, 2022</i>
<i>COVID-19-Related Rent Concessions (Amendment to IFRS 16)</i>	<i>Annual periods beginning on or after January 1, 2020</i>

The accounting policies adopted in preparing these consolidated financial statements are consistent with those applied in preparing the Company's annual consolidated financial statements as of and for the year ended December 31, 2019, except for the following new standards, interpretations and amendments effective beginning January 1, 2020, which have not had a significant effect on the amounts reported in these financial statements.

2.5 Basis of Consolidation

The consolidated financial statements include the financial statements of the Company and the entities controlled by the Company (its subsidiaries). Control is obtained when the Company has:

- (a) power over the investee, i.e. existing rights that give it the ability to direct the relevant activities of the investee (the activities that significantly affect the investee's returns);
- (b) exposure, or rights, to variable returns from its involvement with the investee; and
- (c) the ability to use its power over the investee to affect its returns.

When the Company has less than the majority of the voting rights in an investee, it has power over the investee when these voting rights are sufficient to give it the practical ability to unilaterally direct the investee's relevant activities. The Company considers all of the facts and circumstances in evaluating whether the voting rights in an investee are sufficient to give it power, including:

- (a) the size of its holding of voting rights relative to the size and dispersion of holdings of other vote holders;
- (b) potential voting rights held by the investor, other vote holders or other parties;
- (c) rights from other contractual agreements; and
- (d) any additional facts and circumstances that indicate that the investor has, or does not have, the current ability to direct the relevant activities when decisions need to be made, including voting behavior patterns in prior shareholder meetings.

The Company will reevaluate whether or not it has control in an investee if the facts and circumstances indicate that there have been changes in one or more of the elements of control mentioned above.

Note 2 - Basis of Presentation (continued)

A subsidiary will be consolidated from the date on which the investor obtains control of the investee and consolidation shall cease when control over the investee is lost. Specifically, the income and expenses of a subsidiary acquired or sold during the period are included in the consolidated statements of comprehensive income from the date on which the Company obtains control until the date on which the Company ceases to control the subsidiary.

The gain or loss from each component of other comprehensive income is attributed to the equity holders of the Company and to non-controlling interests, as appropriate. Total comprehensive income is attributed to the equity holders of the Company and to non-controlling interests even if this results in the non-controlling interests having a deficit balance.

If a subsidiary uses accounting policies that differ from the consolidated financial statements for transactions and other similar events in similar circumstances, the appropriate adjustments will be made to the financial statements of the subsidiaries upon preparation of the consolidated financial statements to ensure uniformity with the accounting policies of Parque Arauco S.A.

All assets, liabilities, equity, income, expenses and cash flows related to transactions between group entities are eliminated in full upon consolidation.

Non-controlling interest - A parent company shall present non-controlling interests in the interim consolidated statement of financial position, within equity, separately from the equity of the equity holders of the parent company.

Changes in Company's interests in current subsidiaries

Changes in a parent's ownership interest in a subsidiary that do not result in a loss of control are equity transactions. Any difference between the amount by which the minority interest is adjusted and the fair value of the consideration paid or received is recognized directly in equity and attributed to the equity holders of the parent. No adjustment is made to the carrying amount of goodwill and gains or losses are not recognized in profit and loss for the year.

When control of a subsidiary is lost, a gain or loss is recognized in profit and loss and is calculated as the difference between (i) the sum of the fair value of the consideration received and the fair value of any retained interest; and (ii) the previous carrying amount of the assets (including goodwill), and liabilities of the subsidiary and any non-controlling interest.

When the subsidiary's assets are measured at revalued amounts or at fair value and the corresponding accumulated gain or loss has been recognized in other comprehensive income and accumulated in equity, amounts previously recognized in other comprehensive income and accumulated in equity are accounted for as if the Company had directly sold the relevant assets (i.e. reclassified to profit and loss or transferred directly to retained earnings as specified by the applicable IFRS). The fair value of any investment retained in the former subsidiary as of the date on which control is lost shall be considered the fair value at initial recognition for subsequent measurement under IFRS 9 Financial Instruments: Recognition and Measurement, when appropriate, as the cost at initial recognition for an investment in an associate or joint venture.

PARQUE ARAUCO S.A. AND SUBSIDIARIES
NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS
AS OF DECEMBER 31, 2020 AND 2019
AND FOR THE YEARS ENDED DECEMBER 31, 2020 AND 2019



Note 2 - Basis of Presentation (continued)

The Company controls the following entities:

Taxpayer ID Number	Company Name	Country	Functional Currency	Ownership Percentage			
				12.31.2020		12.31.2019	
				Direct	Indirect	Total	Total
76013218-7	Inversiones Parque Arauco Uno S.A.	Chile	Chilean peso	99.82%	0.18%	100.00%	100.00%
76111950-8	Desarrollos Inmobiliarios San Antonio S.A.	Chile	Chilean peso	0.00%	70.00%	70.00%	70.00%
76187012-2	Centros Comerciales Vecinales Arauco Express S.A. (4)	Chile	Chilean peso	51.00%	0.00%	51.00%	51.00%
76189464-1	Nueva Arauco SpA.	Chile	Chilean peso	100.00%	0.00%	100.00%	100.00%
76263221-7	Centro Comercial Arauco Express Ciudad Empresarial S.A. (6)	Chile	Chilean peso	0.00%	100.00%	100.00%	100.00%
86339000-1	Plaza Estación S.A.	Chile	Chilean peso	0.00%	100.00%	100.00%	100.00%
89276800-5	Comercial Arauco Ltda.	Chile	Chilean peso	95.00%	5.00%	100.00%	100.00%
96547010-7	Inmobiliaria Paseo de la Estación S.A.	Chile	Chilean peso	83.00%	0.00%	83.00%	83.00%
96671020-9	Todo Arauco S.A.	Chile	Chilean peso	100.00%	0.00%	100.00%	100.00%
96.734.110-K	Arauco Malls Chile S.A.	Chile	Chilean peso	100.00%	0.00%	100.00%	100.00%
76.455.843-K	Parque Angamos SpA	Chile	Chilean peso	55.00%	0.00%	55.00%	55.00%
76231235-2	Bulevar Rentas Inmobiliarias S.A.	Chile	Chilean peso	0.00%	100.00%	100.00%	100.00%
76939541-5	Arauco Centros Comerciales Regionales SpA (1)	Chile	Chilean peso	51.00%	0.00%	51.00%	51.00%
76939551-2	Arauco Chillán SpA (3)	Chile	Chilean peso	51.00%	0.00%	51.00%	51.00%
77112778-9	Arauco Viña SpA	Chile	Chilean peso	100.00%	0.00%	100.00%	100.00%
96828400-2	Parque Arauco Internacional S.A.	Chile	US dollars	100.00%	0.00%	100.00%	100.00%
30-69117251-8	Parque Arauco Argentina S.A.	Argentina	Argentine peso	0.00%	100.00%	100.00%	100.00%
20511910642	Arauco Holding Perú S.A.C.	Peru	Peruvian sol	0.00%	100.00%	100.00%	100.00%
20123537581	Sercenco S.A. (7)	Peru	Peruvian sol	-	-	-	100.00%
20523173716	Parque Lambramani S.A.C.	Peru	Peruvian sol	0.00%	100.00%	100.00%	100.00%
20550880041	Strip Centers del Perú S.A.C.	Peru	Peruvian sol	0.00%	100.00%	100.00%	100.00%
20502772831	Ekimed S.A.C. (7)	Peru	Peruvian sol	-	-	-	100.00%
20495673911	El Quinde Shopping Plaza S.A.C.	Peru	Peruvian sol	0.00%	100.00%	100.00%	100.00%
20512817999	Inmobiliaria El Quinde S.A.C.	Peru	Peruvian sol	0.00%	100.00%	100.00%	100.00%
20521150948	El Piquero Shopping Plaza S.A.C.	Peru	Peruvian sol	0.00%	100.00%	100.00%	100.00%
20510641516	Arauco Malls Perú S.A.C.	Peru	Peruvian sol	0.00%	100.00%	100.00%	100.00%
20511742677	Holding Plaza S.A. (2)	Peru	Peruvian sol	0.00%	100.00%	100.00%	100.00%
20547203608	NISA Malls S.A. (2)	Peru	Peruvian sol	0.00%	98.86%	98.86%	98.18%
20601278350	Nueva Plaza Inversiones S.A.C. (2) (7)	Peru	Peruvian sol	-	-	-	100.00%
20423264617	Inmuebles Panamericana S.A.	Peru	Peruvian sol	0.00%	100.00%	100.00%	100.00%
20505590849	Administradora Panamericana S.A.C.	Peru	Peruvian sol	0.00%	100.00%	100.00%	100.00%
20345681460	Altek Trading S.A.C.	Peru	Peruvian sol	0.00%	100.00%	100.00%	100.00%
20492155501	Inversiones Villa el Salvador S.A.C.	Peru	Peruvian sol	0.00%	100.00%	100.00%	100.00%
20492911918	Inversiones Alameda Sur S.A.C.	Peru	Peruvian sol	0.00%	100.00%	100.00%	100.00%
20538494748	Inmobiliaria Costa Nueva S.A.C.	Peru	Peruvian sol	0.00%	100.00%	100.00%	100.00%
20538494233	Inmobiliaria Botafogo S.A.C.	Peru	Peruvian sol	0.00%	97.33%	97.33%	97.33%
20543100138	Inversiones Lendipo S.A.C.	Peru	Peruvian sol	0.00%	100.00%	100.00%	100.00%
20543099881	Inmobiliaria Pisac S.A.C.	Peru	Peruvian sol	0.00%	100.00%	100.00%	100.00%
20543349403	Inversiones Kadoo S.A.C.	Peru	Peruvian sol	0.00%	100.00%	100.00%	100.00%
20548925861	Inmobiliaria Eburns S.A.C.	Peru	Peruvian sol	0.00%	94.64%	94.64%	94.64%
20557171178	Inversiones Lambore S.A.C.	Peru	Peruvian sol	0.00%	100.00%	100.00%	100.00%
901394357-2	Administradora Parque Arauco S.A.S	Colombia	Colombian peso	0.00%	100.00%	100.00%	-
900197303-7	Inversiones Colombianas Arauco S.A.S.	Colombia	Colombian peso	0.00%	100.00%	100.00%	100.00%
830.054.539-0	Fideicomiso PA Alegra Barranquilla (5)	Colombia	Colombian peso	0.00%	52.50%	52.50%	52.50%
900.252.139-0	Parque Arauco Colombia S.A.	Colombia	Colombian peso	0.00%	100.00%	100.00%	100.00%
900079790-5	Eje Construcciones S.A.S.	Colombia	Colombian peso	0.00%	55.00%	55.00%	55.00%
900460297-8	Inversiones Inmobiliarias Bucaramanga Arauco S.A.S.	Colombia	Colombian peso	0.00%	100.00%	100.00%	100.00%

Note 2 - Basis of Presentation (continued)

(1) On January 31, 2019, Parque Arauco S.A., sold 49% of the shares of the subsidiary Arauco Centros Comerciales Regionales SpA to Ameris Paraucó Fondo de Inversión (formerly Ameris Rentas Comerciales I Fondo de Inversión), represented by Ameris Capital Administradora General de Fondos S.A., and kept the remaining 51% of the shares.

(2) On April 17, 2019, Parque Arauco S.A., confirmed that all conditions for the sale of the Wiese Group's direct or indirect interest in Holding Plaza S.A., have been met. As a result of the transaction, Parque Arauco S.A., obtained 100% of the following malls: MegaPlaza Norte, Chimbote, Cañete, Pisco, Jaén, Huaral, Villa El Salvador I, Villa El Salvador II, Villa Chorrillos, Chíncha and Barranca.

(3) On April 30, 2019, Parque Arauco S.A., signed a sale commitment agreement with Ameris Paraucó Fondo de Inversión, represented by Ameris Capital Administradora General de Fondos S.A., for that entity to acquire 40% of the shares of the subsidiary Arauco Chillán SpA, with Parque Arauco S.A., retaining 60% of the shares. Subsequently, on June 7th, it signed an agreement for Ameris to acquire 9% of the shares, with Parque Arauco retaining the remaining 51% of the shares issued by Arauco Chillán.

(4) On March 20, 2019, Parque Arauco S.A., acquired all shares of the subsidiary Centros Comerciales Vecinales Arauco Express S.A., held by Fondo de Inversión LV – Patio Renta Inmobiliaria I. Subsequently, on March 28, 2019, Parque Arauco S.A., sold 49% of its shares in the subsidiary Centros Comerciales Vecinales Arauco Express S.A., to Fondo de Inversión Banchile Rentas Inmobiliarias I, represented by Banchile Administradora General de Fondos S.A., with Parque Arauco S.A., retaining 51% of the shares.

(5) On July 29, 2019, Parque Arauco S.A., announced its acquisition of 52.5% of Fideicomiso Patrimonio Autónomo Alegria Barranquilla, which owns the project under construction Parque Alegria Centro Comercial.

(6) On September 2, 2019, Centros Comerciales Vecinales Arauco Express S.A., announced its acquisition of 20% of the shares of AEX Ciudad Empresarial from Gestora de Patrimonios S.A.

(7) On September 1, 2020, Sercenco S.A., was absorbed by Parque Lambramani S.A.C., Ekimed S.A.C., was absorbed by Arauco Holding Perú S.A.C., and Nueva Plaza Inversiones was absorbed by NISA Malls S.A.

Note 2 - Basis of Presentation (continued)

2.6 Significant Accounting Judgments, Estimates and Assumptions

Estimates and Assumptions

In preparing the consolidated financial statements under IFRS, the management of Parque Arauco S.A. has made estimates based on assumptions regarding:

Impairment: The Company's management tests non-current assets for impairment at each reporting date. This requires an estimate of the recoverable value of the cash generating units to which goodwill is allocated. The estimate of value in use requires that management makes an estimate of the future cash flows expected from the cash generating unit and, also, that it determines an appropriate discount rate for calculating the present value of these cash flows.

Useful life: Intangible assets and property, plant and equipment require estimates regarding their useful life and residual value.

Deferred taxes: Deferred tax assets are recognized for all unused tax losses to the extent that it is likely that there will be tax profits against which the losses can be used.

Provisions: The Company records a provision when it has a present obligation as a result of a past event, resources will likely have to be disbursed and a reliable estimate can be made of the obligation amount. Therefore, as of each reporting period, the Company presents provisions for legal proceedings and reimbursements and other miscellaneous provisions.

Allowance for doubtful accounts: The regional accounting department calculates an allowance for doubtful accounts as of each month end based on customer debt and guarantee information to determine each customer's unsecured debt levels.

Fair value of investment properties: The Company's management determines the fair value of investment properties on a yearly basis. This requires management to make an estimate for future cash flows expected for each cash generating unit and, also, to determine an appropriate discount rate to calculate the present value of these cash flows (see Note 3.2).

The estimates made and assumptions used by the Company are based on historical experience, changes in the industry and information supplied by qualified external sources. However, actual results could differ from these estimates under certain conditions.

2.7 Functional Currency

The financial statements of Parque Arauco S.A., and subsidiaries are presented in the currency of the economic environment in which the companies operate (functional currency). For the purposes of the consolidated financial statements, they are restated in thousands of Chilean pesos, which is the Group's presentation currency.

Currency	12.31.2020 CLP\$	12.31.2019 CLP\$
UF	29,070.33	28,309.94
US dollar	710.95	748.74
Peruvian sol	196.36	226.14
Colombian peso	0.21	0.23
Argentinean peso	84.02	59.81

Note 2 - Basis of Presentation (continued)

2.8 Presentation Currency

The consolidated financial statements of Parque Arauco S.A. and subsidiaries are presented in Chilean pesos, in compliance with IAS 21 The Effects of Changes in Foreign Exchange Rates. Assets and liabilities of foreign operations, including goodwill and fair value adjustments arising upon acquisition, are translated to Chilean pesos using the exchange rate at the reporting date. Income and expenses of foreign operations are translated to Chilean pesos using the average exchange rate.

2.9 Foreign Currency

Foreign Currency Transactions

Transactions in a currency other than a company's functional currency are considered foreign currency transactions and are accounted for in its functional currency at the exchange rate in effect on the transaction date. As of each year end, balances of monetary assets and liabilities denominated in foreign currency are translated using the exchange rate of the functional currency as of that date. Exchange differences that arise from that translation are recorded in foreign exchange differences in the statement of income for the period in which they are produced, except for exchange differences resulting from the valuation of investments in companies (equity of subsidiaries) with a different functional currency, which are recorded in translation adjustment reserves in interim consolidated other comprehensive income. Non-monetary assets and liabilities measured at fair value are retranslated to the functional currency using the exchange rate as of the date the fair value was determined. Non-monetary items measured at historical cost in a foreign currency are not translated.

Indexation Units

Transactions in indexation units are recorded at the unit value as of the date on which the transaction meets the requirements for initial recognition. As of each year end, monetary assets and liabilities denominated in indexation units are converted using the exchange rate for the indexation unit and any differences arising are recorded in gain (loss) on indexed assets and liabilities in the statement of income.

2.10 Degree of Rounding Used in the Financial Statements

All information presented in Chilean pesos has been rounded to the nearest thousand (ThCLP\$).

Note 3 - Summary of Significant Accounting Policies

3.1 Borrowing Costs

Borrowing costs include interest paid and accrued, exchange or indexation differences and other costs of loans from banks and financial institutions and bonds payable that are recorded as financial expenses when incurred, except when those costs are related to the acquisition and/or construction of qualifying assets (e.g. investment properties), in which case they must be capitalized as part of the cost of the asset.

3.2 Investment Properties

Investment properties include land, buildings, real estate projects under development and other construction held to earn rentals. Investment properties are initially accounted for at acquisition cost, which includes mainly their purchase price and any directly attributable disbursement. After initial recognition, Parque Arauco S.A. has chosen to value its investment properties

Note 3 - Summary of Significant Accounting Policies (continued)

at fair value. As of each year end, management calculates variations in fair value using the discounted cash flow method. Gains or losses resulting from variations in the fair value of investment properties are included in profit or loss for the period when they occur.

The Company has decided to account for land and real estate projects under development or in the work execution phase at the cost of the land plus all disbursements necessary to develop and build the project. During the construction phase, the investment property under construction cannot be remeasured at fair value and only financial expenses and construction costs are capitalized, provided that the asset qualifies for such accounting and that these costs have been accrued before the asset is in operable condition. Once that asset has been operating for at least one year, it will begin to be recorded at fair value. Any difference between the property's fair value at that date and its previous book value is recorded in income or loss within other income (expenses). Investment properties are de-recognized upon disposal or when permanently removed from use and when no future economic benefits are expected from their disposal. Any gain or loss from retiring or disposing of an investment property is recognized in profit or loss for the period in which it was retired or disposed of.

Transfers to or from investment property can be made when, and only when, there is evidence of a change in use. A change in use occurs when property meets, or ceases to meet, the definition of investment property and there is evidence of change in use. A change in management's intentions for the use of a property by itself does not constitute evidence of a change in use. Examples of evidence of a change in use include:

- (a) commencement of owner-occupation, or of development with a view to owner-occupation, for a transfer from investment property to owner-occupied property;
- (b) commencement of development with a view to sale, for a transfer from investment property to inventories;
- (c) end of owner-occupation, for a transfer from owner-occupied property to investment property; or and
- (d) inception of an operating lease to another party, for a transfer from inventories to investment property.

Fair value for investment properties is calculated using future pre-tax cash flow projections based on the most recently available budgets. These budgets incorporate management's best estimates of revenue and costs of cash generating units using sector projections, experience and expectations.

3.2.1 Determination of Discount Rate for Cash Flows

The discount rate is reviewed annually and determined as follows:

1. BETA determination; because there is not a sufficiently large and active market in Chile to properly determine BETA, the betas of other international real estate, construction and shopping center management companies are used.
2. Risk-free rate; this input is updated each year and based on the risk-free rate of the 30-year U.S. Treasury Bond plus a country risk spread for Chile, Peru and Colombia.
3. Risk premium; this input is generated by local management based on information published each year in market data systems.
4. Leverage ratio; the leverage ratio has been established for modeling purposes at a range of 45% - 55% between third-party and company funds.

Note 3 - Summary of Significant Accounting Policies (continued)

The variables exposed at this level are used to calculate cost of capital with the Capital Asset Pricing Model formula.

5. Tax rate; each country's current tax rate for the period in which the cash flows will be discounted must be added in order to obtain the discount rate before and after taxes.
6. The debt rate is calculated based on the 30-year Treasury Bond, the country risk spread and a credit spread based on market conditions.

3.2.2 Investment Plan

The Company prepares a detailed investment plan each year for maintaining, repairing and expanding each of its investment properties. That amount is included in the most recently available budgets. Thus, they are transferred to the discounted cash flows as Capex for investment properties. For future maintenance expenses, the Company forecasts each property's expenses needed to sustain its cash flows.

3.2.3 Revenue Growth Rate

Revenue growth rates are relative for each investment property and are directly related to the conditions or stage of the life cycle of each asset and, therefore, this variable is reviewed and approved each year.

Growth Rate - Revenue		
Country	2020	2019
Chile	0% - 8%	0% - 6%
Peru	3% - 14%	2% - 6%
Colombia	4% - 15%	2% - 6%

3.2.4 Cost Growth Rate

Cost growth rates are generally less than the rates for revenue. This occurs because there are fixed costs that do not increase when revenue increases. In addition, the Company has operational efficiency policies that help control its main operating costs. Lastly, many of these costs are not directly indexed to inflation, while revenue is. These rates are reviewed and approved each year. Growth rates are real for Chile but nominal for other cases.

Growth Rate - Costs		
Country	2020	2019
Chile	0% - 2%	1% - 5%
Peru	3% - 5%	2% - 7%
Colombia	4% - 6%	2% - 7%

3.2.5 EBITDA Growth Rate

The rate of growth or decline for EBITDA is a result of the effects of the revenue and cost growth rates. Both revenue and cost projections are prepared using future, pre-tax cash flow projections from the most recently available budgets. These budgets incorporate management's best estimates of revenue and costs of cash generating units using sector projections, experience and expectations.

Note 3 - Summary of Significant Accounting Policies (continued)

Revenue and costs are projected based on these variables to obtain an estimated EBITDA. Maintenance capex, taxes and changes in working capital are then discounted. For assets owned by the Company, growing perpetuity or annuity is applied, as appropriate, starting in the tenth year. For assets not owned by the Company, such as when an asset is under a lease agreement, growth is applied beginning in the tenth year and ending on the date on which the asset must be returned.

Since Parque Arauco S.A., has established the policy of valuing investment properties at fair value, the effects of any impairment on these assets are part of the fair value adjustment and are considered by the valuation model for investment properties.

3.3 Investments in Associates and Joint Ventures Accounted for Using the Equity Method

3.3.1. Associates and Joint Ventures

An associate is an entity over which the Company exercises significant influence. Significant influence represents the power to participate in the financial and operating policy decisions of an investment, but does not involve control or joint control over those policies. Income, expenses, assets and liabilities of associates are incorporated into these Consolidated Financial Statements using the equity method, except when the investment is classified as held for sale, in which case it is accounted for according to IFRS 5, *Non-Current Assets Held for Sale and Discontinued Operations*.

Under the equity method, investments in associates are recorded initially at cost and are subsequently adjusted based on changes, after the acquisition, in the Company's share of the associate's net assets, less any impairment in the value of the individual investments.

When the Company's share of the losses of an associate or joint venture exceeds its ownership interest in them, the entity shall cease to recognize its share of the additional losses. The Company's interest in an associate or joint venture is the carrying amount of the investment in the associate or joint venture determined using the equity method, together with any long-term interest that, in essence, forms part of the entity's net investment in the associate or joint venture. A joint venture is an arrangement where the parties that have joint control of the arrangement have rights to the net assets of the joint venture. Joint control occurs only when decisions about the relevant activities require the unanimous consent of the parties sharing control.

An investment will be accounted for using the equity method from the date on which it becomes an associate or joint venture. When the investment is acquired, any difference between the purchase cost and the entity's share of the net fair value of the identifiable assets and liabilities of the investee shall be accounted for as goodwill and included in the carrying amount of the investment. Any difference between the entity's share of the net fair value of the investee's identifiable assets and liabilities and the purchase cost, after revaluation, shall be immediately recognized in comprehensive income.

An investment in an associate or joint venture is impaired and impairment losses are incurred if, and only if, there is objective evidence of impairment as a result of one or more events that occurred after the initial recognition of the investment. In that circumstance, the total carrying amount of the investment (including goodwill) is tested for impairment in accordance with IAS 36 *Impairment of Assets*, as one single asset by comparing its recoverable amount (the higher of its value in use and its fair value less costs to sell) to its carrying amount; any impairment loss recognized forms part of the investment's carrying amount.

Note 3 - Summary of Significant Accounting Policies (continued)

investment. Any reversal of that impairment loss recognized in accordance with IAS 36 increases the investment's value as a function of its recoverable amount.

The Company discontinues the use of the equity method on the date on which the investment ceases to be an associate or joint venture, or once the investment is classified as held for sale. When the Company retains an interest in the former associate or joint venture and the interest is a financial asset, the Company measures the retained interest at its current fair value and the market value is considered its fair value upon initial recognition, in accordance with IFRS 9.

The difference between the carrying amount of the associate or joint venture on the date on which use of the equity method is suspended and the fair value of any retained interest is included in the gain or loss on the disposal of the associate or joint venture. In addition, if the entity previously recorded a gain or loss in other comprehensive income related to that associate or joint venture, that amount must be recorded in the same way as if that associate or joint venture would have directly sold the related assets or liabilities.

The Company continues to use the equity method when an investment in an associate becomes an investment in a joint venture or an investment in a joint venture becomes an investment in an associate. Fair value is not remeasured as a result of these changes in interest.

When the Company reduces its interest in an associate or a joint venture, and continues to use the equity method, any effects previously recognized in other comprehensive income must be reclassified to profit and loss in proportion to the decrease in interest in that associate.

When a Group company engages in transactions with an associate or joint venture, gains and losses resulting from transactions with the associate or joint venture are recognized in the Company's consolidated financial statements only to the extent of its interest in the associate or joint venture.

Investments in associates and joint ventures accounted for using the equity method are initially recorded at cost. Upon initial recognition, if the cost of an associate or joint venture is less than the proportional share of the fair value of the underlying investment, the Company records a gain for the difference between the cost and the fair value of the underlying investment in profit and loss for the year. If the cost of an associate or joint venture is greater than the Company's proportional share of the fair value of the underlying investment, the corresponding goodwill is included in the investment's carrying amount. After initial recognition, the carrying amount of the Company's interest in an associate or joint venture is adjusted by the Company's share of the investee's income and distributions. Gains and losses resulting from transactions with an associate or joint venture are recognized in the consolidated financial statements considering the interests of unrelated investors. The carrying amount of associates or joint ventures is tested for impairment as of each reporting date. Recognized impairment losses can be subsequently reversed in profit or loss during the period in which they are identified.

3.4 Business Combination and Goodwill

Acquisitions of businesses are accounted for using the acquisition method. The consideration transferred in a business combination is measured at fair value, which is calculated as the sum of the acquisition-date fair values of the assets transferred by the Group, liabilities incurred by the Group to the former owners of the acquiree, and the equity interests issued by the Group in exchange for control of the acquiree.

Note 3 - Summary of Significant Accounting Policies (continued)

Acquisition related costs are generally recognized in the consolidated statements of income as incurred. In a business combination, an independent expert is used to determine the fair value of assets acquired and liabilities assumed including intangible assets identified. For the estimation of recovery of these intangibles identified in a business combination, cash flow projections are used based on yield estimates of acquired businesses.

At the acquisition date, the identifiable assets acquired and liabilities assumed are recognized at their fair value, except for the following:

- Deferred tax assets or liabilities and assets or liabilities related to employee benefit agreements are recognized and measured in accordance with IAS 12 *Income Taxes* and IAS 19, respectively;
- Liabilities or equity instruments related to share-based payment agreements of the acquiree or share-based payment agreements signed by the company to replace the share-based payment agreements of the acquiree are measured in conformity with IFRS 2 as of the acquisition date; and
- Assets (or disposal groups) classified as held for sale in accordance with IFRS 5 *Non-current Assets Held for Sale and Discontinued Operations* are measured using that standard.

Goodwill is measured as the sum of the consideration transferred, the amount of any non-controlling interest in the acquiree and the fair value of the equity method interest previously held by the acquirer (if any) in the acquiree less the net amounts of the identifiable assets acquired and the liabilities assumed as of the acquisition date. If, after reassessment, the net of the acquisition-date fair value amounts of the identifiable assets acquired and liabilities assumed exceeds the sum of the consideration transferred, the amount of any non-controlling interest in the acquiree and the fair value of the acquirer's previously held interest in the acquiree (if any), the excess is recognized immediately in statements of income as a bargain purchase gain.

Non-controlling interests that are present ownership interests and entitle their holders to a proportionate share of the entity's net assets in the event of liquidation can be measured initially at either fair value or the present ownership instruments' proportionate share in the acquiree's recognized amounts of the identifiable net assets. The choice of measurement basis is made on a transaction-by-transaction basis. Other types of non-controlling interests are measured at fair value or, when appropriate, using another basis specified in another IFRS.

The contingent consideration resulting from a business combination is measured at fair value as of the acquisition date, as part of that business combination.

Fair value is determined based on discounted cash flows. The key assumptions take into consideration the possibility of meeting each financial performance target and the discount factor.

When the consideration transferred by the Company in a business combination includes assets or liabilities resulting from a contingent consideration agreement, the consideration is measured at fair value as of the acquisition date and included as part of the consideration transferred in a business combination. Changes in the fair value of a contingent consideration that qualify as measurement period adjustments are adjusted retrospectively with the corresponding adjustments to goodwill.

Measurement period adjustments are adjustments that arise from additional information obtained during the "measurement period" (which cannot exceed one year from the acquisition date) regarding events and circumstances that existed as of the acquisition date.

Note 3 - Summary of Significant Accounting Policies (continued)

Subsequent accounting of changes in the fair value of a contingent consideration that do not qualify as measurement period adjustments will depend on how the contingent consideration is classified. If the contingent consideration is classified as an equity instrument, it should not be remeasured after the reporting date and its final liquidation should be recorded in equity. If the contingent consideration is classified as an asset or liability, it should be remeasured after the reporting date in accordance with IFRS 9 or IAS 37 Provisions, Contingent Liabilities and Contingent Assets, as appropriate, recognizing the corresponding gain or loss in profit and loss for the year.

When a business combination is achieved in stages, the acquirer's preexisting interest in the acquiree is remeasured at fair value as of the acquisition date and any resulting gain or loss is recorded in profit and loss. Amounts derived from interests in the acquiree before the date of acquisition that have been previously recorded in other comprehensive income are reclassified to profit and loss, provided that the treatment was appropriate in the event that the interest was sold.

If a business combination is accounted for incompletely, at the end of the accounting period in which the combination takes place the Company should report the provisional amounts of the incomplete items. During the measurement period, the provisional amounts (see preceding paragraph) are adjusted or additional assets or liabilities that existed as of the acquisition date are recognized that, had they been known, would have affected the amounts recognized as of that date.

Business Combinations under Common Control

Business combinations under common control are recorded using the pooling-of-interest method. Under this method, assets and liabilities involved in the transaction are carried over at the same carrying amount at which they were recorded in the companies of origin and any difference between the assets and liabilities included in consolidation and the consideration provided is recorded directly in net equity.

3.5 Intangible Assets

These are disbursements for software licenses and intangible assets arising from business combinations, such as rights, commercial contracts and trademarks. Parque Arauco S.A. and its subsidiaries value these assets at acquisition cost. The cost of intangible assets acquired in a business combination is their fair value as of the date of acquisition. Gains or losses that may arise upon de-recognizing an intangible asset are measured as the difference between the net income from the sale and the asset's carrying amount and will be recognized in the statement of income when the asset is de-recognized. The useful lives of intangible assets are defined as finite and indefinite.

3.5.1 Intangible Assets with Finite Useful Lives

These intangible assets are amortized on a straight-line basis over their estimated useful lives. They are tested for impairment each time there is an indication that the intangible asset may be impaired. After initial recognition, they are recorded at cost less any accumulated amortization and any accumulated impairment loss. The amortization period and amortization method are reviewed at least every year end.

Expected changes in useful life or the expected consumption pattern for future economic benefits included in assets are treated as changes in accounting estimates. Amortization for the year is charged

Note 3 - Summary of Significant Accounting Policies (continued)

to profit or loss for the year unless another standard allows or requires the amount to be included in the cost of another asset. The useful lives of intangible assets are as follows:

	Range (Months) Useful Life
Useful life, software licenses	0 - 36
Useful life, commercial contracts and customer relations	60 - 300

Useful life is reviewed periodically

3.5.2 Intangible Assets with Indefinite Useful Lives

These intangible assets are not amortized. They are tested for impairment each time there is an indication that the intangible asset may be impaired, either individually or as a cash generating unit. Each year, the Company reviews the useful life of its intangible assets with indefinite useful lives to determine whether their useful lives continue to be indefinite. Otherwise, the useful life of the asset is changed prospectively from indefinite to finite.

3.6 Property, Plant and Equipment

Property, plant and equipment are recorded at acquisition cost net of any accumulated depreciation and possible accumulated impairment losses. The Company depreciates property, plant and equipment on a straight-line basis from the moment in which the assets are in a condition to be used, distributing the assets' cost on a straight-line basis over their estimated useful lives. The estimated residual values and depreciation periods are reviewed as of each year end. This cost includes disbursements that are directly attributed to acquiring the asset. The cost of self-constructed assets includes the cost of materials and direct labor, any other cost directly attributable to the process of making the asset able to perform its intended use.

The estimated useful lives of the Company's property, plant and equipment are as follows:

	Range (Years) Useful Life
Buildings	60 - 80
Plant and equipment	5 - 10
IT equipment	4 - 6
Fixtures and accessories	7 - 10
Motor vehicles	5 - 10

3.7 Impairment of Assets

3.7.1 Impairment of Financial Assets

The Company recognizes a loss allowance for expected credit losses ("ECL") on financial assets measured at amortized cost or at FVTOCI, lease receivables, contract receivables and loan commitments and financial guarantee contracts. It does not recognize an impairment loss on investments in equity instruments. The amount of expected credit losses is updated as of each reporting date to reflect changes in credit risk since the initial recognition of the respective financial asset.

Note 3 - Summary of Significant Accounting Policies (continued)

The Company always recognizes full lifetime ECLs for trade receivables, contract receivables and lease receivables. Expected credit losses on those financial assets are estimated using a provisioning matrix based on the Company's historical experience with credit losses, adjusted using debtor-specific factors, general economic conditions and an evaluation of the current and forecasted direction of conditions as of the reporting date, including the time value of money when appropriate.

For all other financial instruments, the Company recognizes full lifetime ECLs when there has been a significant increase in credit risk since initial recognition. If, on the other hand, the financial instrument's credit risk has not increased significantly since initial recognition, the Company measures a loss allowance for that financial instrument at an amount equal to the credit losses expected for the next twelve months. The evaluation of whether full lifetime ECLs should be recognized is based on significant increases in the likelihood or risk of default occurring since initial recognition instead of using evidence of a financial asset with impaired credit value as of the reporting date or for which default has occurred.

Full lifetime ECLs represent the expected credit losses that result from all possible default events over the life of the financial instrument. In contrast, 12-month ECLs represent the portion of full lifetime ECLs that are expected to result from those default events on the financial instrument that are possible within 12 months after the reporting date.

3.7.2 Impairment of Non-Financial Assets

The Company regularly assesses whether there is indication that an asset may be impaired. If such indication exists, or when there is an annual impairment testing requirement, Parque Arauco S.A. and its subsidiaries estimate the asset's recoverable amount. An asset's recoverable amount is the greater between the fair value of an asset or a cash generating unit, less costs to sell, and its value in use, and is determined for an individual asset unless the asset does not generate cash inflows that are clearly independent from those of other assets or asset groups. When the carrying amount of an asset exceeds its recoverable amount, the asset is considered to be impaired and is written down to its recoverable amount. When appropriate, it is recorded in other income (losses) in the statement of income. When an impairment loss is subsequently reversed, the carrying amount of the asset or cash generating unit is increased up to the lower of the revised estimate of its recoverable amount and the carrying amount that would have been recorded if the impairment loss had not been previously recorded.

3.8 Financial Instruments

(I) Classification

The Company classifies its financial assets into the following categories:

- those measured subsequently at fair value (either through other comprehensive income or through profit or loss)
- those measured at amortized cost.

Classification depends on the Company's business model for managing financial assets and the instruments' contractual cash flow characteristics.

Note 3 - Summary of Significant Accounting Policies (continued)

For assets measured at fair value, gains and losses are recorded in profit or loss or in other comprehensive income. For investments in debt instruments, classification will depend on the business model with which the investment is made. For investments in equity instruments that are not held for trading, classification will depend on whether the Company has made an irrevocable election at initial recognition to measure the equity instrument at fair value through other comprehensive income.

a) Financial Assets at Amortized Cost

The Company classifies its financial assets at amortized cost only if they meet the following two criteria:

- the asset is held within a business model whose objective is to hold assets in order to collect contractual cash flows,
- the contractual terms give rise on specified dates to cash flows that are solely payments of principal and interest on the principal outstanding.

Financial assets held by the Group that are commonly categorized as such include: investments in time deposits, related party receivables, trade and other receivables (including lease receivables), cash in bank accounts, among others.

b) Financial Assets at Fair Value Through Profit and Loss

Financial assets that meet the following conditions are subsequently measured at fair value through other comprehensive income (FVTOCI):

- the financial asset is held within a business model whose objective is achieved by collecting contractual cash flows and selling financial assets; and
- The contractual terms of the financial asset give rise on specified dates to cash flows that are solely payments of principal and interest on the principal outstanding.

All other financial assets that do not meet the preceding conditions are subsequently measured at fair value through profit or loss (FVTPL).

Nevertheless, the Company can make the following irrevocable choices upon initial recognition of the financial asset:

- The Company can irrevocably choose to present subsequent changes in fair value in other comprehensive income for investments in equity instruments that, otherwise, would be measured at fair value through profit and loss;
- The Company can irrevocably choose to designate a financial asset that meets the criteria for amortized cost or fair value through other comprehensive income as measured at fair value through profit and loss if doing so eliminates or significantly reduces a measurement or recognition inconsistency.

(ii) Measurement

At initial recognition, the Group measures financial assets at fair value plus, in the case of a financial asset not recognized at fair value through profit or loss, transaction costs that are directly attributable to the acquisition of the financial asset. Transaction costs of financial assets measured at fair value through profit or loss are expensed when incurred.

Financial assets with embedded derivatives are considered in full when determining whether the cash flows are solely payments of principal and interest.

Note 3 - Summary of Significant Accounting Policies (continued)

(iii) Impairment

The Company reviewed its impairment methodology in accordance with IFRS 9 and has decided to apply the expected credit loss model, which has not had a significant impact on the consolidated financial statements (See Note 2.4).

The Company prospectively evaluates expected credit losses associated with its debt instruments at amortized cost. The impairment methodology used depends on whether there has been a significant increase in credit risk.

For receivables, the Company uses the simplified approach permitted by IFRS 9, which requires it to recognize expected losses over the life of the instrument since initial recognition of the receivable.

In order to measure expected credit losses, trade receivables have been grouped by shared credit risk characteristics and days past due.

The Company has adopted IFRS 9 retrospectively but has decided not to restate comparative information. As a result, the comparative information provided continues to be accounted for using the Company's previous accounting policy.

Credit Policy

Parque Arauco S.A. only accepts payment in cash at the expiration date for all services that are provided and invoiced (i.e. 15 days from invoicing). Any requests for financing or other payment conditions must be authorized by management.

Interest rates on receivables:

UF		≤ 90 Days	> 90 Days
From	Until		
0	5,000	0.93%	1.30%
Greater than 5,001		0.61%	0.88%

3.8.2 Financial Liabilities

All loans, bank loans and bonds issued are initially recorded at the fair value of the payment received less directly attributable transaction costs. After initial recognition, interest-bearing loans are measured at amortized cost using the effective interest method. Gains and losses are recorded in the statement of income when the liabilities are de-recognized as well as through the amortization process.

Embedded Derivatives:

Embedded derivatives in host contracts that are not financial assets within the scope of IFRS 9 are treated as separate derivatives when they meet the definition of a derivative, their risks and characteristics are not closely related to those of the host contracts and the host contracts are not measured at FVTPL. Embedded derivatives in hybrid contracts that contain a host within the scope of IFRS 9 are not separated. The entire hybrid contract is classified and measured subsequently either at amortized cost or at FVTPL, as appropriate.

3.8.3 Hedge Derivative Instruments

The Company initially recognizes derivative financial instruments at fair value on the date on which the derivative contract is signed and remeasures them at fair value thereafter. Derivatives are recorded as other financial assets when their fair value is positive and as other financial liabilities when their fair value is

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Note 3 - Summary of Significant Accounting Policies (continued)

negative. Any gain or loss arising from changes in the fair value of derivative instruments during the period are recorded in other comprehensive income.

Parque Arauco S.A. has hedge derivatives to hedge risks related to fluctuations in interest and exchange rates. The Company's derivatives are described in detail in Note 37 of these financial statements. The Company's objective for holding these derivatives is to minimize these risks using the most effective method for eliminating or reducing the impact of these exposures. Derivative instruments are initially recorded at fair value, which is determined in reference to market values. The effective portion of hedging gains or losses is directly recorded in equity until the committed or expected transaction occurs, such as when the hedged financial expense is recognized. At that time, they are reclassified to profit or loss, while any ineffective portion is immediately recognized in the statement of comprehensive income.

The Company's financial instruments, classified into different categories as explained above, are as follows:

Financial Assets	Note	12.31.2020 ThCLP\$	12.31.2019 ThCLP\$
Financial assets at amortized cost			
Cash and cash equivalents	5	88,436,646	75,945,667
Trade and other receivables, current (net)	8	27,006,348	35,040,712
Related party receivables, current	9	272,154	234,289
Related party receivables, non-current	9	1,972,924	2,027,164
Rights receivable, non-current	8	49,379	52,047
Financial assets at fair value through profit and loss			
Other cash and cash equivalents	5	268,595,803	239,489,269
Other financial assets, non-current	6	4,388,203	5,978,477
Total		390,721,457	358,767,625

Financial Liabilities	Note	12.31.2020 ThCLP\$	12.31.2019 ThCLP\$
Financial liabilities at amortized cost			
Other financial liabilities, current	16	53,789,338	233,155,867
Other financial liabilities, non-current	16	1,155,431,712	846,684,672
Trade and other payables, current	19	26,779,049	49,463,827
Related party payables, non-current	9	-	-
Lease liabilities, current	21	1,734,596	2,654,721
Lease liabilities, non-current	21	67,618,797	78,136,034
Derivative Instruments			
Other financial liabilities, current	16	591,691	200,800
Other financial liabilities, non-current	16	9,039,120	1,519,131
Financial liabilities at fair value through profit and loss			
Total		1,314,984,303	1,211,815,052

Hedge Accounting

The Company designates certain hedging instruments for exchange or interest rate risk as fair value hedges, cash flow hedges or hedges of a net investment in a foreign operation, as appropriate. A foreign exchange hedge of a firm commitment is accounted for as a cash flow hedge.

Note 3 - Summary of Significant Accounting Policies (continued)

At the inception of the hedge relationship, the Company documents the relationship between the hedging instrument and the hedged item, as well as the risk management objectives and its strategy for carrying out different hedging transactions. In addition, at the inception of the hedge and on an ongoing basis, the Company documents whether the hedging instrument is effective in offsetting changes in the fair value or cash flows of the hedged item attributable to the hedged risk, which is when the hedge relationship meets the following effectiveness requirements:

- there is an economic relationship between the hedged item and the hedging.
- the effect of credit risk does not dominate the value changes that result from that economic relationship; and the hedge ratio of the hedging relationship is the same as the quantity of the hedged item actually hedged by the Company and the quantity of the hedging instrument that the entity actually uses to hedge that quantity of the hedged item.

3.9 Fair Value

Fair values are based on market values, which are the estimated amount at which the properties could be exchanged at the valuation date between knowledgeable, willing parties in an arm's length transaction after a proper trade in which both parties acted voluntarily. Underlying the concept of fair value is the assumption that the entity is a going concern and that there is no intent or need to liquidate the instruments or carry out a transaction in unfavorable conditions. Therefore, the fair value is not the amount that an entity would receive or pay in a forced transaction, an involuntary liquidation or a sale due to financial difficulties.

Fair value measurements are classified into one of three hierarchical levels: Level 1, 2 or 3.

Level 1 - Inputs are quoted (unadjusted) prices in active markets for identical assets and liabilities at the measurement date.

Level 2 - Inputs (other than the quoted prices included in Level 1) are directly or indirectly observable for the asset or liability through correlation with market data at the measurement date and based on the foreseen duration of the asset or liability.

Level 3 - Inputs are not observable and reflect management's best estimate of what market participants would consider in setting the price of the asset or liability at the measurement date. The risk inherent in the valuation technique and the risk inherent in the inputs used are considered in determining the estimate.

3.10 Cash and Cash Equivalents

The Company defines cash and cash equivalents as short-term investments performed as part of regular cash surplus administration and that can be rapidly converted into known cash amounts, that mature within three months or less from the acquisition date and that have a minimum risk of significant loss in value. Therefore, the Company has included in cash and cash equivalents balances in cash, time deposits, mutual funds and financial instruments under repo agreements, among others.

Note 3 - Summary of Significant Accounting Policies (continued)

3.11 Leases

3.11.1 The Company as Lessor

Lease contracts where the Group acts as lessor are mainly for leases to shopping center tenants. The accounting policies related to this type of contract are explained in Note 3.12 "Revenue Recognition."

3.11.2 The Company as Lessee

These leases are recorded as a right-of-use asset and a corresponding liability as of the date on which the leased asset is available for use by the Group. Each lease payment is allocated between the liability and the financial expense. The financial expense is charged to profit or loss over the lease period so as to produce a constant periodic rate of interest on the remaining balance of the liability for each period. The right-of-use asset for offices is depreciated over the shorter of the asset's useful life and the lease term on a straight-line basis.

Assets and liabilities derived from a lease contract are initially recorded at present value. Lease liabilities include the net present value of the payments:

- Fixed payments less lease incentives receivable
- Variable lease payments that depend on an index or rate
- Amounts expected to be payable by the lessee under residual value guarantees
- The exercise price of a purchase option that the lessee is reasonably certain to exercise
- Payments of penalties for terminating the lease, if the lease term reflects the lessee exercising an option to terminate the lease

Lease payments are discounted using the interest rate implicit in the lease contract, if that rate can be determined, or the incremental borrowing rate calculated by Parque Arauco.

Right-of-use assets generated by office leases that are presented within property, plant and equipment are recorded at cost, which includes:

- The initial amount of the lease liability
- Any lease payment made on or before the lease commencement date less any lease incentives received
- Any initial direct cost
- Restoration costs.

Right-of-use assets generated by land leases for certain shopping centers that are presented within investment property are recorded at fair value.

Payments related to short-term leases and leases of low-value assets are recorded on a straight-line basis within operating expenses. Short-term leases have a lease term of 12 months or less.

3.12 Revenue Recognition

Revenue comes from invoicing of minimum and percentage rent, utilities and other services provided at each year end. Revenue is recognized on a straight-line basis

Note 3 - Summary of Significant Accounting Policies (continued)

to the extent that it is likely that the economic benefits will flow to the Company and it can be reliably measured. It represents receivables for services provided, less discounts and sales and service taxes. The Company retains substantially all risks and rewards for its investment properties and, as a result, it records leases with tenants as operating leases.

It begins to recognize revenue from these lease agreements once the tenant has the right to use the leased asset. Rental income includes percentage rent (variable) and recovery of certain operating expenses. Percentage rent is recognized when tenants report figures for sales that qualify for this type of rent.

The following specific recognition criteria must also be met in order to recognize revenue.

Lease income: Lease income comes from the leasing of physical spaces, or operating leases of investment properties, and is recognized based on contract duration and agreed-upon prices.

Deferred income: This account includes turnkey rights held by tenants that are amortized over the life of the agreement and lease invoices issued in advance to tenants.

3.13 Current and Deferred Income Taxes

Income Taxes

At each year end, the Company has recorded its tax obligations on the basis of net taxable income determined according to the rules set forth in the Income Tax Law.

To calculate these amounts, the Company uses tax rates and laws enacted as of the date of the statement of financial position.

Deferred Taxes

The effects of deferred taxes arising from the benefits of tax losses and any differences between the statement of financial position and the tax balance sheet are recorded for all temporary differences, considering the tax rates that will be in effect at the estimated date of reversal. Temporary differences may be taxable temporary differences, which result in a greater tax payment in the future and generally involve recognizing a deferred tax liability; or they may be deductible temporary differences, which result in a reduced tax payment in the future.

Deferred tax assets and liabilities are offset when a legally enforceable right exists to offset tax assets with tax liabilities and the deferred tax is levied by the same tax authority on the same entity.

3.14 Share-Based Payments

Compensation plans implemented by granting options to subscribe and pay in shares are recognized in the financial statements in accordance with IFRS 2 "Share-Based Payments." The accounting effect is accrued in the income statement account "compensation" on a straight-line basis from the granting date to the expiration date and its balancing entry is recorded in the equity account other reserves.

Note 3 - Summary of Significant Accounting Policies (continued)

3.15 Segment Reporting

Operating segments are components of the group that engage in business activities from which they may earn revenue and incur expenses, including income and expenses related to the other components of the group. Each segment's operating results are reviewed regularly by management to decide about resource allocation for the segment and evaluate its performance; separate financial reporting is available. Segment results reported to the CEO and the Board of Directors include items directly attributable to a segment as well as those that can be reasonably allocated. Unallocated items primarily include corporate assets (mainly the Company's headquarters), headquarters expenses and income tax assets and liabilities.

No single client represents more than 10% of the Company's total consolidated revenue.

3.16 Stock Buyback (Treasury Shares)

When share capital recorded as equity is bought back, the amount paid, including directly attributable costs, net of any tax effect, is deducted from equity. Shares bought back are classified as treasury shares and deducted from total equity. When treasury shares are sold or subsequently reissued, the amount received is recognized as an increase to equity and the gain or loss on the transaction is transferred to retained earnings or accumulated losses.

3.17 Earnings per Share

The Company presents data on basic and diluted earnings per share for its common shares. Basic earnings per share is calculated by dividing profit attributable to the Company's common shareholders by the weighted average number of outstanding common shares during the period, adjusted to account for treasury shares. Diluted earnings per share is calculated by adjusting profit attributable to common shareholders and the weighted average number of outstanding common shares adjusted to account for treasury shares to incorporate all potential dilutive shares, which include convertible instruments and stock options granted to employees.

3.18 Dividends

The dividend policy consists of distributing at least 30% of net profit each year. For these purposes, distributable net profits exclude the following items from profit attributable to the equity holders of the parent determined for the year:

- a) Unrealized gains or losses due to variations in the fair value of investment properties. The main fair value adjustments on investment properties are due to revaluations based on future cash flows. The valuation of these assets is regulated in IAS 40 *Investment Properties*. These results will be reintegrated into distributable net profits once the assets are sold or otherwise disposed of.
- b) The effects of deferred taxes derived from adjustments related to the concepts included in point a) above.

As of each year end, the Company records a liability for 30% of distributable net profits, if any, which are recorded against retained earnings (accumulated losses) presented in the Statement of Changes in Equity.

Note 3 - Summary of Significant Accounting Policies (continued)

3.19 Non-Current Assets Held for Sale

The Company classifies non-current assets whose carrying amount will be mostly recovered through sale, rather than through continuing use, as non-current assets held for sale. This condition is only considered to be met when the sale is highly probable and the asset is available for sale immediately in its current state, and subject only to terms that are usual and customary for sales of such assets.

The Company is actively trying to sell these assets and expects the sale will occur within less than one year. These assets are valued at the lesser of their carrying amount and their fair value less costs to sell.

3.20 Employee Benefits

The Group records short-term employee benefits, which include wages, salaries, vacation and other benefits received for providing services during the period. These benefits are measured on an accrual basis and are expensed as the related service is provided.

3.21 Reclassifications

The Company has reclassified the following items in order to correctly present leases as required by IFRS 16 as well as advances to suppliers related to investment properties.

Statement of Financial Position	Reported Balance 12.31.2019 ThCLP\$	New Reported Balance 12.31.2019 ThCLP\$	Change ThCLP\$
Property, plant and equipment	40,682,406	22,895,004	(17,787,402)
Investment properties	2,022,119,495	2,037,106,033	14,986,538
Deferred tax assets	44,308,618	42,597,385	(1,711,233)
Right-of-use leased assets	0	2,800,864	2,800,864
Non-current assets	2,107,110,519	2,105,399,286	(1,711,233)
Other financial liabilities, current	235,023,021	233,356,667	(1,666,354)
Lease liabilities, current	988,367	2,654,721	1,666,354
Current liabilities	236,011,388	236,011,388	0
Other financial liabilities, non-current	879,837,313	848,203,803	(31,633,510)
Deferred tax liabilities	247,849,234	246,138,001	(1,711,233)
Lease liabilities, non-current	46,502,524	78,136,034	31,633,510
Non-current liabilities	1,174,189,071	1,172,477,838	(1,711,233)

Note 4 - Accounting Policies and Changes in Accounting Estimates

As of December 31, 2020, the financial statements present accounting policies, changes in accounting estimates and errors of ThCLP\$7,378,251 as a result of recording related party transactions dating back to 2013 that affected investment properties and retained earnings from prior periods.

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Note 5 - Cash and Cash Equivalents

Details of cash and cash equivalents as of December 31, 2020 and 2019, are as follows:

	12.31.2020	12.31.2019
	ThCLP\$	ThCLP\$
Cash on hand	66,887	57,741
Bank balances	39,174,363	19,156,000
Current time deposits	49,195,396	56,731,926
Other cash and cash equivalents (a)	268,595,803	239,489,269
Cash and cash equivalents	357,032,449	315,434,937

(a) As of December 31, 2020 and 2019, other cash and cash equivalents mainly consist of investments in a managed portfolio of ThCLP\$ 268,595,803 and ThCLP\$ 239,489,269, respectively.

Details of cash and cash equivalents by currency are as follows:

Currency	12.31.2020	12.31.2019
	ThCLP\$	ThCLP\$
Chilean peso	243,510,000	177,086,566
US dollar	47,565,072	87,330,893
Peruvian sol	12,565,209	32,174,244
Colombian peso	53,392,168	18,843,234
Total	357,032,449	315,434,937

As of December 31, 2020 and 2019, the Company does not have any restricted cash and cash equivalents.

Note 6 - Other Financial Assets

Details of other financial assets as of December 31, 2020 and 2019, are as follows:

	Current		Non-Current	
	ThCLP\$		ThCLP\$	
	12.31.2020	12.31.2019	12.31.2020	12.31.2019
Title loans	2,030	2,501	2,561,782	3,915,580
Mutual funds	-	-	1,826,421	2,062,896
Hedge assets	110,536	-	-	-
Other financial assets	112,566	2,501	4,388,203	5,978,477

As of December 31, 2020 and 2019, title loans and mutual funds have no liquidity restrictions.

Note 7 - Other Non-Financial Assets

Details of other non-financial assets as of December 31, 2020 and 2019, are as follows:

	Current		Non-Current	
	ThCLP\$		ThCLP\$	
	12.31.2020	12.31.2019	12.31.2020	12.31.2019
Advances for projects	8,997,876	11,596,809	1,068,707	3,592,237
Prepaid expenses	3,805,399	1,387,203	93,297	2,509,031
Other assets	3,016,485	9,852,054	13,129,747	15,214,799
Remaining VAT tax credit	16,777,619	27,151,457	-	-
Other non-financial assets	32,597,379	49,987,523	14,291,751	21,316,067

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Note 8 - Current and Non-Current Trade and Other Receivables

Trade receivables

This account consists of invoices receivable for leases of retail stores and spaces, maintenance services and other items, net of allowances for doubtful accounts (impairment).

The Company and its subsidiaries do not have a securitized portfolio.

Notes receivable

This account consists of post-dated checks, installments and promissory notes to pay invoices for retail store leases and other items, net of provisions for doubtful accounts (impairment). Promissory notes receivable are installments of guarantee payments for leases in accordance with lease agreements in force, net of allowances for doubtful accounts. Details of current and non-current trade and other receivables as of December 31, 2020 and 2019, are as follows:

Current	12.31.2020			12.31.2019		
	Gross Value	Allowance for Doubtful Accounts	Net Value	Gross Value	Allowance for Doubtful Accounts	Net Value
	ThCLP\$	ThCLP\$	ThCLP\$	ThCLP\$	ThCLP\$	ThCLP\$
Trade receivables and notes receivable (1)	41,752,649	(14,854,810)	26,897,839	39,902,392	(5,432,949)	34,469,444
Miscellaneous receivables	108,509	-	108,509	571,268	-	571,268
Trade and other receivables, current	41,861,158	(14,854,810)	27,006,348	40,473,661	(5,432,949)	35,040,712

(1) As of December 31, 2020 and 2019, gross notes receivable total ThCLP\$ 8,256,145 and ThCLP\$ 5,435,883, respectively.

Miscellaneous receivables

This line item includes mainly concepts such as customer advances, loans to employees, subscriptions receivable, expenses to be documented and dividends receivable, as well as other minor concepts.

Portfolio Distribution

	Current	31-60	61-90	91-120	121-150	151-180	> 180	12.31.2020
Trade receivables ThCLP\$	20,841,015	3,374,444	1,885,192	1,313,018	875,939	593,947	4,612,950	33,496,504

	Current	31-60	61-90	91-120	121-150	151-180	> 180	12.31.2019
Trade receivables ThCLP\$	25,747,760	3,163,087	2,051,235	1,039,926	688,030	417,823	1,358,649	34,466,510

As of December 31, 2020 and 2019, write-offs totaled ThCLP\$ 3,796,906 and ThCLP\$ 1,522,146, respectively.

Rights receivable, non-current

This account consists of other receivables for reimbursable payments made to Aguas Cordillera S.A., and Aguas Andinas S.A.

Non-Current	12.31.2020			12.31.2019		
	Gross Value	Allowance for Doubtful Accounts	Net Value	Gross Value	Allowance for Doubtful Accounts	Net Value
	ThCLP\$	ThCLP\$	ThCLP\$	ThCLP\$	ThCLP\$	ThCLP\$
Other receivables	49,379	-	49,379	52,047	-	52,047
Rights receivable, non-current	49,379	-	49,379	52,047	-	52,047

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Note 8 - Current and Non-Current Trade and Other Receivables (continued)

Changes in the allowance for doubtful accounts are as follows:

Movements	12.31.2020 ThCLP\$	12.31.2019 ThCLP\$
Opening balance	(5,432,949)	(4,881,964)
Allowances recognized during the period	(14,265,938)	(1,696,924)
Write-offs	3,796,906	1,522,146
Increase (decrease) due to changes in foreign exchange rates	1,047,170	(376,207)
Closing balance	(14,854,810)	(5,432,949)

Note 9 - Related Parties

Transactions with other group entities that are related parties are disclosed in the entity's financial statements. Transactions between the Company and its subsidiaries consist of habitual transactions within the Company's line of business that are carried out under market conditions. These intercompany transactions have been eliminated upon consolidation and are not disclosed in this note.

a) Related party receivables

Details of related party receivables as of December 31, 2020 and 2019, are as follows:

Taxpayer ID Number	Name	Country	Currency	Term of Transaction	Relationship	Balances in ThCLP\$		Balances in ThCLP\$	
						12.31.2020	12.31.2019	12.31.2020	12.31.2019
						Current		Non-Current	
20543100308	Inmobiliaria Castell S.A.C.	Peru	PEN	Over 365	Indirect	-	-	-	8,876
20513561106	Sociedad de Inversiones y Gestión S.A.C.	Peru	US dollars	Over 365	Indirect	165,037	234,289	1,972,924	2,018,288
20519159253	Corporación Andaman S.A.C.	Peru	PEN	Over 365	Indirect	107,116	-	-	-
Total related parties						272,154	234,289	1,972,924	2,027,164

As of December 31, 2020 and 2019, the Company has not given or received any guarantees to or from related parties.

b) Related Party Transactions

Details of related party transactions for the years ended December 31, 2020 and 2019, are as follows:

Company	Taxpayer ID Number	Relationship	Transaction	12.31.2020		12.31.2019	
				Amount ThCLP\$	Effect on Profit or Loss (Charge)/Credit	Amount ThCLP\$	Effect on Profit or Loss (Charge)/Credit
Scotiabank Chile	97018000-1	Director in common	Leases	26,193	22,011	271,416	228,081
Scotiabank Chile	97018000-1	Director in common	Services	2,001	1,682	22,298	18,738
Scotiabank Chile	97018000-1	Director in common	Buy/sell US dollars	62,799,362	(4,504,624)	1,795,268	95,681
Scotiabank Chile	97018000-1	Director in common	Interest-bearing account	21,254,275	242,632	11,404,729	281,003
Scotiabank Chile	97018000-1	Director in common	Bank loan	138,111,056	(6,645,235)	86,516,820	1,118,974
BTG Pactual Chile S.A.	96966250-7	Director in common	Managed portfolio	41,059,883	981,047	93,805,093	3,060,565
BTG Pactual Chile S.A.	96966250-7	Director in common	MF Money Market	10,938,076	142,030	3,376,383	120,364
BTG Pactual Chile S.A.	96966250-7	Director in common	Buy/sell US dollars	1,421,900	(116,720)	728,210	37,110

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Company	Taxpayer ID Number	Relationship	Transaction	12.31.2020		12.31.2019	
				Amount ThCLP\$	Effect on Profit or Loss (Charge)/Credit	Amount ThCLP\$	Effect on Profit or Loss (Charge)/Credit
Comercial Café Mokka S.A.	88665600-9	Director in common	Leases	58,904	49,499	150,132	126,161
Comercial Café Mokka S.A.	88665600-9	Director in common	Services	6,829	5,738	14,278	11,998
Comercial Café Mokka S.A.	88665600-9	Director in common	Purchase of products	3,176	(2,177)	7,226	(6,019)
Comercial Los Andes S.A.	96632770-7	Shareholder in common	Leases	41,419	34,806	69,138	58,137
Comercial Los Andes S.A.	96632770-7	Shareholder in common	Services	-	-	1,863	1,566
Embotelladora Andina S.A.	91144000-9	Director in common	Leases	161,117	135,392	151,866	127,611
Embotelladora Andina S.A.	91144000-9	Director in common	Services	1,764	1,482	441	370

c) Compensation Received by Key Management Personnel by Category

Total compensation received by the Company's main executives, excluding termination benefits, for the years ended December 31, 2020 and 2019, amounted to ThCLP\$ 3,761,256 and ThCLP\$ 4,453,613, respectively.

	12.31.2020 ThCLP\$	12.31.2019 ThCLP\$
Total compensation paid	2,623,159	2,792,721
Variable wages paid	1,138,097	1,660,892
Termination benefits paid	104,426	17,554

For the years ended December 31, 2020 and 2019, the Company paid the Board of Directors total fees and allowances of ThCLP\$ 468,527 and ThCLP\$ 507,237, respectively.

The current members of the Board of Directors as of December 31, 2020, are:

Directors:	
Guillermo Said Yarur	José Domingo Eluchans Urenda
Orlando Sáenz Rojas	Ana Holuigue Barros
Rodrigo Muñoz Muñoz	Fernando Massú Tare
Luis Hernán Paúl Fresno	
Chairman:	Executive Vice President:
Salvador Said Somavía	Juan Antonio Álvarez Avendaño

Note 10 - Current Tax Assets and Liabilities

Details of current tax assets as of December 31, 2020 and 2019, are as follows:

	12.31.2020 ThCLP\$	12.31.2019 ThCLP\$
Provisional tax payments	2,441,136	3,970,067
Other taxes	7,457,689	5,252,010
Current tax assets	9,898,825	9,222,077

Details of current tax liabilities as of December 31, 2020 and 2019, are as follows:

	12.31.2020 ThCLP\$	12.31.2019 ThCLP\$
Income taxes payable	980,199	13,927,479
Other taxes	776,244	3,150,032
Current tax liabilities	1,756,443	17,077,511

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Note 11 - Intangible Assets Other than Goodwill

Details of intangible assets as of December 31, 2020 and 2019, are as follows:

	Gross Balance	Accumulated Amortization	Balance Net	Gross Balance	Accumulated Amortization	Balance Net
	ThCLP\$	ThCLP\$	ThCLP\$	ThCLP\$	ThCLP\$	ThCLP\$
	12.31.2020			12.31.2019		
Patents, trademarks and other rights	4,577,341	(1,066,736)	3,510,605	8,620,879	(1,201,034)	7,419,845
Computer software	11,703,948	(4,365,631)	7,338,316	8,930,030	(2,913,888)	6,016,142
Other identifiable intangible assets (1)	16,052,918	(13,917,853)	2,135,065	19,569,336	(14,900,266)	4,669,070
Intangible assets	32,334,207	(19,350,220)	12,983,987	37,120,245	(19,015,188)	18,105,057

(1) Mainly amounts arising from business acquisitions related to anchor store contracts, minor store contracts and customer relations.

a) Details of movements in intangible assets for the years ended December 31, 2020 and 2019, are as follows:

12.31.2020	Acquisitions			Business Combinations		Total
	Patents, Trademarks and Other Rights	Computer Software	Other Identifiable Intangible Assets	Patents, Trademarks and Other Rights	Other Identifiable Intangible Assets	
ThCLP\$						
Opening balance as of 01.01.2020	2,515,174	6,016,142	34,983	4,904,671	4,634,087	18,105,057
Additions	-	3,449,685	-	-	-	3,449,685
Transfers	-	44,402	(44,402)	-	-	-
Amortization	(67,563)	(1,493,349)	(8,121)	-	(683,072)	(2,252,104)
Foreign currency	(285,842)	(160,614)	(6,734)	(478,165)	(324,681)	(1,256,037)
Other (a)	(201,529)	(517,949)	198,279	(2,876,141)	(1,665,275)	(5,062,614)
Total changes	(554,934)	1,322,175	139,023	(3,354,306)	(2,673,028)	(5,121,070)
Closing balance as of 12.31.2020	1,960,240	7,338,316	174,006	1,550,365	1,961,059	12,983,987

(a) Movements in other, business combinations, consist of asset impairment in Chile of ThCLP\$1,273,687 and in Peru of ThCLP\$3,267,729.

12.31.2019	Acquisitions			Business Combinations		Total
	Patents, Trademarks and Other Rights	Computer Software	Other Identifiable Intangible Assets	Patents, Trademarks and Other Rights	Other Identifiable Intangible Assets	
ThCLP\$						
Opening balance as of 01.01.2019	2,429,050	4,051,750	2,796	4,586,908	5,100,448	16,170,952
Additions	16,104	3,249,749	-	-	-	3,265,853
Transfers	(12,855)	(41,210)	41,210	-	-	(12,855)
Amortization	(28,432)	(1,307,030)	(10,157)	-	(730,984)	(2,076,602)
Foreign currency	111,306	114,018	1,133	317,763	264,622	808,843
Other	-	(51,136)	-	-	-	(51,136)
Total changes	86,124	1,964,392	32,185	317,763	(466,361)	1,934,103
Closing balance as of 12.31.2019	2,515,174	6,016,142	34,983	4,904,671	4,634,087	18,105,057

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Note 12 - Goodwill

Goodwill arises from acquisitions of shares in the companies detailed in the following table as of December 31, 2020 and 2019:

Taxpayer ID No.	Company	12.31.2020 ThCLP\$	12.31.2019 ThCLP\$
96828400-2	Parque Arauco Internacional S.A. and subsidiaries (1)	969,808	1,495,315
76939541-5	Arauco Centros Comerciales Regionales SpA.	1,762,889	1,762,889
	Total	2,732,697	3,258,204

(1) Includes companies in Peru

Details of movements in goodwill for the years ended December 31, 2020 and 2019, are as follows:

Taxpayer ID No.	Company	Opening Balance as of 01.01.2020 ThCLP\$	Movements During the Period ThCLP\$	Foreign Exchange Differences ThCLP\$	Closing Balance as of 12.31.2020 ThCLP\$
20423264617	Inmuebles Panamericana S.A.	1,116,891	-	(147,084)	969,808
20502772831	Ekimed S.A.C. (a)	378,424	(328,589)	(49,835)	-
76231235-2	Bulevar Rentas Inmobiliarias S.A.	1,762,889	-	-	1,762,889
	Total	3,258,204	(328,589)	(196,918)	2,732,697

(a) Movements during the year correspond to goodwill impairment

Taxpayer ID No.	Company	Opening Balance as of 01.01.2019 ThCLP\$	Movements During the Period ThCLP\$	Foreign Exchange Differences ThCLP\$	Closing Balance as of 12.31.2019 ThCLP\$
20423264617	Inmuebles Panamericana S.A.	1,019,147	-	97,744	1,116,891
20511910642	Arauco Holding Perú S.A.C.	216,490	(233,307)	16,817	-
20345681460	Altek Trading S.A.C.	969,364	(1,062,333)	92,969	-
20523173716	Parque Lambamani S.A.C.	593,497	(650,418)	56,921	-
20502772831	Ekimed S.A.C.	345,306	-	33,117	378,424
20123537581	Sercenco S.A.	4,033,481	(4,420,320)	386,840	-
76231235-2	Bulevar Rentas Inmobiliarias S.A.	1,762,889	-	-	1,762,889
	Total	8,940,174	(6,366,378)	684,408	3,258,204

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Note 13 - Property, Plant and Equipment

Balances of property, plant and equipment as of December 31, 2020 and 2019, are as follows:

	Gross Balance			Accumulated Depreciation			Net Balance		
	ThCLP\$			ThCLP\$			ThCLP\$		
	12.31.2020			12.31.2019					
Buildings	20,443,766	(479,446)	19,964,320	14,778,313	(377,520)	14,400,793			
Plant and equipment	2,793,938	(1,708,308)	1,085,630	1,307,655	(1,075,440)	232,215			
IT equipment	3,067,505	(1,301,973)	1,765,532	5,362,958	(1,664,591)	3,698,367			
Fixtures and accessories	5,204,091	(2,449,476)	2,754,614	4,816,493	(2,115,186)	2,701,307			
Motor vehicles	64,100	(56,920)	7,179	68,277	(58,403)	9,874			
Other property, plant and equipment	3,465,677	(1,954,469)	1,511,208	3,802,350	(1,924,902)	1,852,448			
Property, plant and equipment	35,039,077	(7,950,592)	27,088,483	30,138,046	(7,241,042)	22,895,004			

Details of movements in property, plant and equipment for the years ended December 31, 2020 and 2019, respectively, are as follows:

ThCLP\$	Buildings			Plant and Equipment			IT Equipment			Fixtures and Accessories			Motor Vehicles			Other Property, Plant and Equipment			Total Property, Plant and Equipment
	Gross Balance	Accumulated Depreciation	Net Balance	Gross Balance	Accumulated Depreciation	Net Balance	Gross Balance	Accumulated Depreciation	Net Balance	Gross Balance	Accumulated Depreciation	Net Balance	Gross Balance	Accumulated Depreciation	Net Balance	Gross Balance	Accumulated Depreciation	Net Balance	
Opening balance as of 01.01.2020	14,778,313	(377,521)	14,400,793	1,307,655	(1,075,440)	232,215	5,362,958	(1,664,591)	3,698,367	4,816,493	(2,115,186)	2,701,307	68,277	(58,403)	9,874	3,802,350	(1,949,902)	1,852,448	22,895,004
Additions	6,201,769	-	6,201,769	369,208	-	369,208	587,511	-	587,511	617,441	-	617,441	-	-	-	128,945	-	128,945	7,904,873
Disposals	-	-	-	(834)	834	-	-	-	-	-	-	-	-	-	-	490	-	490	490
Depreciation expense (1)	-	(138,592)	(138,592)	-	(42,722)	(42,722)	-	(449,254)	(449,254)	-	(418,575)	(418,575)	-	(2,638)	(2,638)	-	(239,219)	(239,219)	(1,290,999)
Increase (decrease) due to changes in exchange rates	(527,794)	36,666	(491,128)	(27,408)	14,686	(12,723)	(511,597)	245,225	(266,372)	(229,843)	84,284	(145,559)	(4,177)	4,120	(57)	(384,510)	230,246	(154,264)	(1,070,101)
Other increases (decreases)	(8,523)	-	(8,523)	1,147,410	(607,759)	539,651	(1,350,784)	-	(1,350,784)	-	-	-	-	-	-	-	-	-	(1,350,784)
Transfers	-	-	-	-	-	-	(1,020,582)	566,647	(453,935)	-	-	-	-	-	-	(81,598)	4,405	(77,193)	-
Changes in property, plant and equipment, total	5,665,452	(101,926)	5,563,526	1,488,375	(634,962)	853,414	(2,295,453)	362,618	(1,932,835)	387,598	(334,290)	53,307	(4,177)	1,483	(2,695)	(336,673)	(4,567)	(341,240)	4,193,478
Property, plant and equipment 12.31.2020	20,443,766	(479,446)	19,964,320	2,793,938	(1,708,308)	1,085,630	3,067,505	(1,301,973)	1,765,532	5,204,091	(2,449,476)	2,754,614	64,100	(56,920)	7,179	3,465,677	(1,954,469)	1,511,208	27,088,483

ThCLP\$	Buildings			Plant and Equipment			IT Equipment			Fixtures and Accessories			Motor Vehicles			Other Property, Plant and Equipment			Total Property, Plant and Equipment
	Gross Balance	Accumulated Depreciation	Net Balance	Gross Balance	Accumulated Depreciation	Net Balance	Gross Balance	Accumulated Depreciation	Net Balance	Gross Balance	Accumulated Depreciation	Net Balance	Gross Balance	Accumulated Depreciation	Net Balance	Gross Balance	Accumulated Depreciation	Net Balance	
Opening balance as of 01.01.2019	7,065,092	(260,024)	6,805,068	1,533,243	(1,127,581)	405,662	925,894	(753,059)	172,835	5,223,637	(1,729,891)	3,493,746	99,772	(86,643)	13,129	4,691,080	(2,210,563)	2,480,517	13,370,957
Additions	7,726,263	-	7,726,263	54,524	-	54,524	2,806,555	-	2,806,555	564,711	-	564,711	-	-	-	568,465	-	568,465	11,720,518
Disposals	-	-	-	-	-	-	(47,749)	8,240	(39,509)	-	-	-	(25,285)	24,178	(1,107)	(13,682)	6,976	(6,706)	(47,322)
Depreciation expense (1)	-	(106,646)	(106,646)	-	(73,466)	(73,466)	-	(370,836)	(370,836)	-	(430,760)	(430,760)	-	(2,744)	(2,744)	-	(196,541)	(196,541)	(1,180,993)
Increase (decrease) due to changes in exchange rates	392,518	(10,850)	381,668	46,122	(16,095)	30,028	60,921	(46,708)	14,213	258,651	(41,338)	217,313	5,970	(5,960)	10	380,927	(244,386)	136,541	779,773
Other increases (decreases)	-	-	-	(321,218)	141,702	(179,516)	(533,134)	22,569	(510,565)	(303,711)	73,871	(229,840)	-	-	-	(830,719)	2,712	(828,012)	(1,747,934)
Transfers	(405,560)	-	(405,560)	(5,016)	-	(5,016)	2,150,471	(524,797)	1,625,674	(926,795)	12,932	(913,863)	(12,180)	12,766	585	(993,721)	691,900	(301,820)	-
Changes in property, plant and equipment, total	7,713,221	(117,496)	7,595,725	(225,588)	52,141	(173,447)	4,437,064	(911,532)	3,525,532	(407,144)	(385,295)	(792,439)	(31,495)	28,240	(3,255)	(888,730)	260,661	(628,069)	9,524,048
Property, plant and equipment 12.31.2019	14,778,313	(377,521)	14,400,793	1,307,655	(1,075,440)	232,215	5,362,958	(1,664,591)	3,698,367	4,816,493	(2,115,186)	2,701,307	68,277	(58,403)	9,874	3,802,350	(1,949,902)	1,852,448	22,895,004

(1) Total depreciation expense is recorded in the statement of income in administrative expenses.

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Note 14 - Investment Properties

Investment properties include mainly land, buildings and other construction held to earn rentals, which are accounted for at fair value, determined using valuations prepared by management. Balances as of December 31, 2020 and 2019, are detailed as follows:

	12.31.2020 ThCLP\$	12.31.2019 ThCLP\$
Investment properties under construction or development	151,879,741	122,087,332
Completed investment properties	1,785,724,912	1,858,730,880
Right of use	85,494,868	56,287,820
Total investment properties	2,023,099,521	2,037,106,033

Details of movements in investment properties for the years ended December 31, 2020 and 2019, are as follows:

Movements in Investment Properties	12.31.2020 ThCLP\$	12.31.2019 ThCLP\$
Opening balance	2,037,106,033	1,786,651,571
Additions (1)	61,053,228	91,823,874
Disposals	(5,113,986)	(3,819,189)
Gain (loss) in fair value	33,077,165	47,820,191
Increase (decrease) for net foreign exchange differences	(96,804,125)	65,020,953
Other decreases	(8,619,907)	(6,679,190)
Increase for other changes in rights of use	2,401,113	56,287,820
Total changes	(14,006,512)	250,454,460
Closing balance	2,023,099,521	2,037,106,033

(1) As of December 31, 2020 and 2019, the main additions by country are: Chile ThCLP\$26,842,986 and ThCLP\$49,288,707, respectively, Peru ThCLP\$7,268,059 and ThCLP\$2,227,870, respectively, and Colombia ThCLP\$26,942,183 and ThCLP\$38,843,433, respectively.

Details of movements in investment properties for the years ended December 31, 2020 and 2019, are as follows:

12.31.2020	Investment Properties under Construction or Development	Completed Investment Properties	Right of Use for Land	Total ThCLP\$
Opening balance	122,087,332	1,858,730,881	56,287,820	2,037,106,033
Additions	59,176,929	1,876,299	-	61,053,228
Disposals	(913,059)	(4,200,927)	-	(5,113,985)
Transfer of investment properties	(13,028,651)	(16,400,880)	29,429,531	-
Gain (loss) in fair value	-	33,077,165	-	33,077,165
Increase (decrease) for net foreign exchange differences	(5,705,335)	(88,475,194)	(2,623,596)	(96,804,125)
Increase (decrease) due to other changes	(9,737,475)	1,117,568	2,401,113	(6,218,794)
Total changes	29,792,409	(73,005,969)	29,207,048	(14,006,512)
Closing balance	151,879,741	1,785,724,912	85,494,868	2,023,099,521

12.31.2019	Investment Properties under Construction or Development	Completed Investment Properties	Right of Use for Land	Total ThCLP\$
Opening balance	79,566,501	1,707,085,072	-	1,786,651,574
Additions	71,467,298	20,356,577	-	91,823,874
Disposals	(3,232,081)	(587,108)	-	(3,819,189)
Transfer of investment properties	(35,645,221)	35,645,221	-	-
Gain (loss) in fair value	-	47,820,191	-	47,820,191
Increase (decrease) for net foreign exchange differences	2,182,745	62,838,208	-	65,020,953
Increase (decrease) due to other changes	7,748,090	(14,427,280)	56,287,820	49,608,630
Total changes	42,520,831	1,858,730,881	56,287,820	250,454,460
Closing balance	122,087,332	1,858,730,881	56,287,820	2,037,106,033

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Note 14 - Investment Properties (continued)

Details of finance leases related to investment properties as of December 31, 2020 and 2019, are as follows:

Company	12.31.2020	12.31.2019
	ThCLP\$	ThCLP\$
Centro Comercial Arauco Express S.A.	3,982,822	3,982,822
Inmobiliaria El Quinde S.A.C. (1)	-	17,186,171
Bulevar Rentas Inmobiliarias S.A.	25,446,709	25,446,709
Total	29,429,531	46,615,702

(1) On November 2, 2020, the lease was prepaid.

Assets acquired or maintained under lease are not legally owned by the Company until it exercises the purchase option and, therefore, it cannot dispose of them freely.

Note 15 - Deferred Taxes

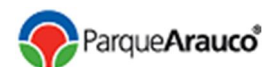
Balances of deferred taxes as of December 31, 2020 and 2019, are as follows:

	Assets		Liabilities	
	12.31.2020	12.31.2019	12.31.2020	12.31.2019
	ThCLP\$	ThCLP\$	ThCLP\$	ThCLP\$
Depreciation	1,063,851	1,102,515	82,424,041	79,657,859
Amortization	-	-	572,713	659,572
Provisions	4,749,472	2,279,520	-	-
Investment properties	20,571,259	20,181,438	161,120,392	157,172,586
Intangible assets	2,699,438	3,721,679	2,043,927	3,335,099
Financial instruments	6,245,963	6,739,073	2,758,791	1,660,394
Tax losses	17,285,050	7,865,091	-	-
Related to others	891,579	680,886	3,389,695	3,652,490
Right of use	23,929	27,183	-	-
Total deferred taxes	53,530,542	42,597,385	252,309,559	246,138,000

Details of movements in deferred taxes for the years ended December 31, 2020 and 2019, are as follows:

	Assets		Liabilities	
	12.31.2020	12.31.2019	12.31.2020	12.31.2019
	ThCLP\$	ThCLP\$	ThCLP\$	ThCLP\$
Opening balance	42,597,385	43,269,350	246,138,000	214,750,008
Increase in foreign currency	13,692,813	202,103	18,034,601	5,818,924
Increase (decrease) in deferred taxes	(2,759,656)	(874,068)	(11,863,042)	25,569,068
Total changes	10,933,157	(671,965)	6,171,559	31,387,992
Closing balance	53,530,542	42,597,385	252,309,559	246,138,000

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Note 15 - Deferred Taxes (continued)

Details of income tax expense for the years ended December 31, 2020 and 2019, are as follows:

	12.31.2020 ThCLP\$	12.31.2019 ThCLP\$
Current tax expense	(1,100,176)	(14,583,078)
Adjustments to current tax of prior period	105,056	131,128
Current tax expense, net, total	(995,120)	(14,451,950)
Deferred expense for temporary differences	(9,749,814)	(22,367,702)
Deferred tax expense, net, total	(9,749,814)	(22,367,702)
Income tax expense	(10,744,934)	(36,819,653)

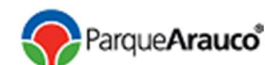
The reconciliation of the effective rate for the years ended December 31, 2020 and 2019, is as follows:

	Taxable Income ThCLP\$	Tax Rate 27% ThCLP\$	Taxable Income ThCLP\$	Tax Rate 27% ThCLP\$
	12.31.2020		12.31.2019	
Profit (loss) before income tax	14,993,617	(4,048,277)	141,462,272	(38,194,813)
Permanent differences		(6,696,657)		1,375,161
Loss of associates		(1,506,363)		(4,983,729)
Deferred tax/carrying differences		(5,187,478)		7,204,806
Higher rate for foreign subsidiaries		(107,871)		(977,044)
Tax deficit from prior periods		105,056		131,128
Total income tax expense of companies		(10,744,934)		(36,819,653)
Income taxes		(1,100,176)		(14,583,078)
Surplus from prior periods		105,056		131,128
Total income tax expense		(995,120)		(14,451,950)
Total deferred tax expense		(9,749,814)		(22,367,702)
Effective rate		71.66%		26.03%

On December 27, 2019, Law No. 2,010 on Economic Growth was passed in Colombia, maintaining the income tax rates that had been introduced by Law No. 1,943 in 2018.

On October 16, 2019, Ruling C-481 from the Constitutional Court declared Law No. 1,943 of 2018 unenforceable. That ruling took effect on January 1, 2020.

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Note 16 - Other Financial Liabilities

Details of current and non-current other financial liabilities as of December 31, 2020 and 2019, are as follows:

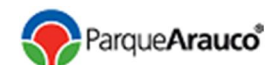
	Current ThCLP\$		Non-Current ThCLP\$	
	12.31.2020	12.31.2019	12.31.2020	12.31.2019
Bank loans (a)	23,782,209	147,645,596	428,031,927	280,420,062
Bond issuance (b)	30,007,133	85,510,271	727,399,785	566,264,610
Hedge liabilities (Note 37)	591,691	200,800	9,039,120	1,519,131
Total	54,381,033	233,356,667	1,164,470,833	848,203,803

a) Bank loans

Details of current loans as of December 31, 2020, by currency and maturity, are as follows:

12.31.2020 Debtor Taxpayer ID	Debtor Name	Debtor Country	Creditor Taxpayer ID	Bank	Currency	Amortization	Financial Covenant	Contractual Rate %	Annual Effective Rate %	Balance in Statement of Financial Position	Current		
											Maturity in ThCLP\$ (Undiscounted Cash Flows)		
											Up to 90 Days	Over 90 Days up to 1 Year	Total Cash Flows
76187012-2	Arauco Express S.A.	Chile	97023000-9	ITAU	UF	Bullet	Yes	2.43%	2.68%	132,926	316,179	317,917	634,096
76187012-2	Arauco Express S.A.	Chile	97023000-9	ITAU	UF	Bullet	Yes	2.43%	3.24%	29,848	255,227	256,629	511,856
76263221-7	Centro Comercial Arauco Express Ciudad Empresarial S.A.	Chile	97.018.000-1	Scotiabank	UF	Bullet	Yes	2.20%	2.52%	638,829	-	653,813	653,813
94627000-8	Parque Arauco S.A.	Chile	97030000-7	Estado	UF	Bullet	Yes	3.96%	3.70%	-	-	1,753,089	1,753,089
94627000-8	Parque Arauco S.A.	Chile	97030000-7	Estado	UF	Bullet	Yes	2.44%	3.23%	3,718	-	191,783	191,783
94627000-8	Parque Arauco S.A.	Chile	97030000-7	Estado	UF(*)	Bullet	Yes	3.70%	3.85%	-	265,102	810,035	1,075,137
94627000-8	Parque Arauco S.A.	Chile	97004000-5	Banco de Chile	UF(*)	Bullet	Yes	-0.23%	-0.02%	-	94,027	233,738	327,765
94627000-8	Parque Arauco S.A.	Chile	97.080.000-K	BICE	CLP\$	Bullet	Yes	3.20%	3.46%	43,891	-	324,444	324,444
94627000-8	Parque Arauco S.A.	Chile	76.645.030-K	ITAU	CLP\$	Bullet	Yes	4.65%	4.65%	23,250	232,500	710,417	942,917
76111950-8	Desarrollo Inmobiliario S.A.	Chile	97030000-7	BICE	UF	Bullet	No	2.14%	2.56%	40,714	1,649,605	1,676,946	3,326,551
86339000-1	Plaza Estación S.A.	Chile	97.006.000-K	BCI	UF(*)	Semi-annual	Yes	3.98%	4.20%	1,402,245	5,325	1,431,723	1,437,048
76.455.843-K	Parque Angamos SpA	Chile	97004000-5	Banco de Chile	UF	Bullet	Yes	2.05%	2.32%	10,601,413	-	10,804,985	10,804,985
76939541-5	Arauco Centros Comerciales Regionales SpA	Chile	97.018.000-1	Scotiabank	CLP(*)	Bullet	Yes	5.20%	5.26%	487,232	603,235	593,399	1,196,634
76939541-5	Arauco Centros Comerciales Regionales SpA	Chile	97.018.000-1	Scotiabank	CLP(*)	Bullet	Yes	5.19%	5.46%	14,555	19,917	19,592	39,509
76939551-2	Arauco Chillán	Chile	97.018.000-1	Scotiabank	CLP(*)	Bullet	Yes	4.98%	5.04%	103,279	-	702,116	702,116
96671020-9	Todo Arauco	Chile	97.018.000-1	Scotiabank	CLP\$	Bullet	Yes	4.10%	4.23%	288,592	390,700	375,996	766,695
20511910642	Arauco Holding Perú S.A.C.	Peru	20100047218	Crédito del Perú	PEN	Bullet	No	2.80%	2.80%	9,971,717	584,601	10,594,718	11,179,319
830.054.539-0	Fideicomiso PA Alegra Barranquilla	Colombia	860051705-2	Scotiabank	COP	Bullet	No	5.79%	5.79%	-	-	2,681,370	2,681,370
Total										23,782,209	4,416,417	34,132,711	38,549,129

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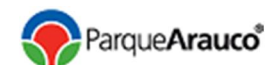
Note 16 - Other Financial Liabilities (continued)

a) Bank loans (continued)

Details of current loans as of December 31, 2019, by currency and maturity, are as follows:

12.31.2019 Debtor Taxpayer ID	Debtor Name	Debtor Country	Creditor Taxpayer ID	Bank	Currency	Amortization	Financial Covenant	Contractual Rate %	Annual Effective Rate %	Balance in Statement of Financial Position	Current		
											Maturity in ThCLP\$ (Undiscounted Cash Flows)		
											Up to 90 Days	Over 90 Days up to 1 Year	Total Cash Flows
9004602978	Inv. Inmob. Bucaramanga S.A.S.	Colombia	A39000013	Santander SA	COP	Bullet	No	8.30%	8.82%	19,485,161	279,095	20,040,284	20,319,380
9002521390	Parque Arauco Colombia S.A.	Colombia	A39000013	Santander SA	COP	Bullet	No	8.30%	8.82%	53,369,600	764,438	54,890,076	55,654,514
9002521390	Parque Arauco Colombia S.A.	Colombia	860034313-7	Davivienda	COP (*)	Bullet	No	5.43%	5.43%	22,507,331	-	6,959	6,959
76187012-2	Arauco Express S.A.	Chile	97023000-9	ITAU	UF	Bullet	Yes	2.43%	2.68%	127,015	307,909	307,909	615,818
76187012-2	Arauco Express S.A.	Chile	97023000-9	ITAU	UF	Bullet	Yes	2.43%	3.24%	29,432	248,551	248,551	497,102
76187012-2	Arauco Express S.A.	Chile	97023000-9	ITAU	UF	Bullet	Yes	3.24%	3.11%	254,281	-	259,776	259,776
76263221-7	Centro Comercial Arauco Express Ciudad Empresarial S.A.	Chile	97.018.000-1	Scotiabank Chile	UF	Bullet	Yes	2.20%	2.52%	1,154	-	13,892	13,892
94627000-8	Parque Arauco S.A.	Chile	97030000-7	Estado	UF	Bullet	Yes	3.96%	3.70%	279,080	-	2,113,243	2,113,243
94627000-8	Parque Arauco S.A.	Chile	97030000-7	Estado	UF	Bullet	Yes	4.01%	3.23%	4,817	-	187,279	187,279
94627000-8	Parque Arauco S.A.	Chile	97004000-5	Banco de Chile	UF	Bullet	Yes	0.24%	0.24%	18,410,015	10,348	18,414,881	18,425,228
76111950-8	Desarrollo Inmobiliario S.A.	Chile	97080000-7	BICE	UF	Bullet	No	2.14%	2.56%	40,610	161,533	163,308	324,841
86339000-1	Plaza Estación S.A.	Chile	97.006.000-K	BCI	UF(*)	Semi-annual	Yes	3.98%	4.96%	1,396,464	26,167	1,484,389	1,510,556
76.455.843-K	Parque Angamos SpA	Chile	97004000-5	Banco de Chile	UF	Bullet	Yes	2.05%	2.32%	22,986	-	250,565	250,565
76939541-5	Arauco Centros Comerciales Regionales SpA	Chile	97.018.000-1	Scotiabank Chile	UF	Bullet	Yes	2.33%	2.39%	474,818	587,456	581,071	1,168,527
76939541-5	Arauco Centros Comerciales Regionales SpA	Chile	97.018.000-1	Scotiabank Chile	UF	Bullet	Yes	2.33%	2.56%	14,217	19,396	19,185	38,581
76939551-2	Arauco Chillán SpA	Chile	97.018.000-1	Scotiabank Chile	UF	Bullet	Yes	1.90%	1.90%	100,863	339,646	339,646	679,292
20511910642	Arauco Holding Perú S.A.C.	Peru	20100047218	Crédito del Perú	PEN	Bullet	No	5.01%	5.01%	175,898	175,898	-	175,898
20423264617	Inmuebles Panamericana S.A.	Peru	20100047218	Crédito del Perú	PEN	Bullet	No	3.72%	3.72%	30,951,856	-	31,324,639	31,234,639
Total										147,645,596	2,920,437	130,645,654	133,566,090

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Note 16 - Other Financial Liabilities (continued)

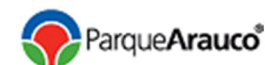
b) Bank loans (continued)

Details of non-current loans as of December 31, 2020, by currency and maturity, are as follows:

12.31.2020 Debtor Taxpayer ID	Debtor Name	Debtor Country	Creditor Taxpayer ID	Bank	Currency	Amortiza tion	Contractu al Rate %	Annual Effective Rate %	Balance in Statement of Financial Position	Non-Current					
										Maturity in ThCLP\$ (Undiscounted Cash Flows)					
										1 to 2 Years	2 to 3 Years	3 to 4 Years	4 to 5 Years	More than 5 Years	Total Cash Flows
76187012-2	Arauco Express S.A.	Chile	97023000-9	ITAU	UF	Bullet	2.43%	2.68%	25,583,373	634,096	634,096	26,053,215	-	-	27,321,407
76187012-2	Arauco Express S.A.	Chile	97023000-9	ITAU	UF	Bullet	2.43%	3.24%	20,367,814	511,856	511,856	21,030,719	-	-	22,054,432
94627000-8	Parque Arauco S.A.	Chile	97030000-7	Estado	UF	Bullet	3.96%	3.70%	52,804,227	1,344,350	54,570,082	-	-	55,914,432	
94627000-8	Parque Arauco S.A.	Chile	97030000-7	Estado	UF	Bullet	2.44%	3.23%	7,633,061	191,783	7,944,085	-	-	8,135,868	
94627000-8	Parque Arauco S.A.	Chile	97030000-7	Estado	UF(*)	Bullet	3.70%	3.85%	28,638,363	29,012,871	-	-	-	29,012,871	
94627000-8	Parque Arauco S.A.	Chile	97004000-5	Banco de Chile	UF(*)	Bullet	-0.23%	-0.02%	14,190,715	308,263	14,323,586	-	-	14,631,849	
94627000-8	Parque Arauco S.A.	Chile	97.080.000-K	BICE	CLP\$	Bullet	3.20%	3.46%	9,987,206	10,161,778	-	-	-	10,161,778	
94627000-8	Parque Arauco S.A.	Chile	76.645.030-K	ITAU	CLP\$	Bullet	4.65%	4.65%	19,999,999	942,917	942,917	948,083	20,384,917	-	23,218,833
94627000-8	Parque Arauco S.A.	Chile	97.018.000-1	Scotiabank	CLP(*)	Bullet	4.13%	4.13%	29,559,262	792,968	30,255,298	-	-	31,048,266	
76111950-8	Desarrollo Inmobiliario S.A.	Chile	97030000-7	BICE	UF	Bullet	2.14%	2.56%	15,173,742	332,655	332,655	15,497,564	-	-	16,162,874
86339000-1	Plaza Estación S.A.	Chile	97.006.000-K	BCI	UF(*)	Semi- annual	3.98%	4.20%	1,412,024	1,426,250	-	-	-	-	1,426,250
76939541-5	Arauco Centros Comerciales Regionales SpA	Chile	97.018.000-1	Scotiabank	CLP(*)	Bullet	5.20%	5.26%	50,574,750	1,196,634	1,196,634	51,257,399	-	-	53,650,668
76939541-5	Arauco Centros Comerciales Regionales SpA	Chile	97.018.000-1	Scotiabank	CLP(*)	Bullet	5.19%	5.46%	1,662,889	39,509	39,509	1,692,346	-	-	1,771,364
76939551-2	Arauco Chillán	Chile	97030000-7	BICE	UF	Bullet	4.98%	5.04%	36,391,250	702,116	702,116	36,799,266	-	-	38,203,497
96671020-9	Todo Arauco	Chile	97.018.000-1	Scotiabank	CLP\$	Bullet	4.10%	4.23%	18,390,414	770,897	764,595	766,695	18,830,225	-	21,132,412
20511910642	Arauco Holding Perú S.A.C.	Peru	20100047218	Crédito del Perú	PEN	Bullet	2.80%	2.80%	49,089,265	-	50,267,514	-	-	-	50,267,514
830.054.539-0	Fideicomiso PA Alegria Barranquilla	Colombia	860051705-2	Scotiabank	COP	Bullet	5.79%	5.79%	46,573,574	2,681,371	47,888,548	-	-	-	50,569,919
Total									428,031,928	51,050,314	210,373,490	154,045,289	39,215,142	1	454,684,237

(*) The rates and currencies indicated correspond to financial conditions including the effect of the derivative.

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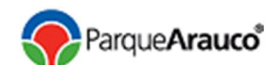
Note 16 - Other Financial Liabilities (continued)

b) Bank loans (continued)

Details of non-current loans as of December 31, 2019, by currency and maturity, are as follows:

12.31.2019 Debtor Taxpayer ID	Debtor Name	Debtor Country	Creditor Taxpayer ID	Bank	Currency	Amortization	Contractual Rate %	Annual Effective Rate %	Balance in Statement of Financial Position	Non-Current					
										Maturity in ThCLP\$ (Undiscounted Cash Flows)					
										1 to 2 Years	2 to 3 Years	3 to 4 Years	4 to 5 Years	More than 5 Years	Total Cash Flows
76187012-2	Arauco Express S.A.	Chile	97023000-9	ITAU	UF	Bullet	2.43%	2.68%	24,857,067	617,510	617,510	617,510	25,371,743	-	27,224,274
76187012-2	Arauco Express S.A.	Chile	97023000-9	ITAU	UF	Bullet	2.43%	3.24%	19,685,009	498,468	498,468	498,468	20,480,621	-	21,976,024
76263221-7	Centro Comercial Arauco Express Ciudad Empresarial S.A.	Chile	97.018.000-1	Scotiabank Chile	UF	Bullet	2.20%	2.52%	618,963	636,711	-	-	-	-	636,711
94627000-8	Parque Arauco S.A.	Chile	97030000-7	Estado	UF	Bullet	3.96%	3.70%	51,322,860	1,707,234	1,309,186	53,142,698	-	-	56,159,117
94627000-8	Parque Arauco S.A.	Chile	97030000-7	Estado	UF	Bullet	4.01%	3.23%	7,378,112	186,767	186,767	7,736,292	-	-	8,109,826
76111950-8	Desarrollo Inmobiliario S.A.	Chile	97080000-7	BICE	UF	Bullet	2.14%	2.56%	14,718,009	323,954	323,954	323,954	15,092,196	-	16,064,057
86339000-1	Plaza Estación S.A.	Chile	97.006.000-K	BCI	UF(*)	Semi-annual	3.98%	4.96%	2,810,422	1,475,284	1,440,299	-	-	-	2,915,582
76.455.843-K	Parque Angamos SpA	Chile	97004000-5	Banco de Chile	UF	Bullet	2.05%	2.32%	12,055,379	12,339,597	-	-	-	-	12,339,597
76939541-5	Arauco Centros Comerciales Regionales SpA	Chile	97.018.000-1	Scotiabank Chile	UF	Bullet	2.33%	2.39%	49,222,268	1,165,334	1,165,334	1,165,334	49,916,664	-	53,412,666
76939541-5	Arauco Centros Comerciales Regionales SpA	Chile	97.018.000-1	Scotiabank Chile	UF	Bullet	2.33%	2.56%	1,615,847	38,475	38,475	38,475	1,648,080	-	1,763,506
76939551-2	Arauco Chillán	Chile	97.018.000-1	Scotiabank Chile	UF	Bullet	1.90%	1.90%	35,418,311	683,751	683,751	683,751	35,836,711	-	37,887,962
20511910642	Arauco Holding Perú S.A.C.	Peru	20100047218	Crédito del Perú	PEN	Bullet	5.01%	5.01%	60,717,815	60,932,566	-	-	-	-	60,932,566
Total									280,420,062	80,605,651	6,263,743	64,206,481	148,346,014	-	299,421,889

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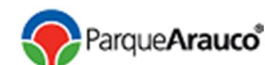
Note 16 - Other Financial Liabilities (continued)

b) Current bonds issued

12.31.2020 Debtor Taxpayer ID	Debtor Name	Debtor Country	Bond Series	Currency	Amortization	Contractual Rate %	Annual Effective Rate %	Balance in Statement of Financial Position	Current			
									Maturity in ThCLP\$ (Undiscounted Cash Flows)			
									Up to 90 Days	Over 90 Days up to 1 Year	Total Cash Flows	
20423264617	Inmuebles Panamericana S.A.	Peru	Series A	PEN	Quarterly	8.44%	8.44%	1,504,461	465,691	1,397,072	1,862,763	
20423264617	Inmuebles Panamericana S.A.	Peru	Series A	PEN	Quarterly	VAC + 4.75%	4.75%	1,717,455	348,633	1,057,022	1,405,655	
20423264617	Inmuebles Panamericana S.A.	Peru	Series A	PEN	Quarterly	9.09%	9.09%	58,265	263,379	790,138	1,053,517	
20423264617	Inmuebles Panamericana S.A.	Peru	Series A	PEN	Quarterly	VAC +5.875%	5.88%	15,430	296,184	889,207	1,185,391	
20423264617	Inmuebles Panamericana S.A.	Peru	Series A	PEN	Quarterly	8.25%	8.25%	253,743	404,986	1,214,959	1,619,946	
20423264617	Inmuebles Panamericana S.A.	Peru	Series A	PEN	Quarterly	VAC + 5.3125%	5.31%	67,737	183,170	546,178	729,348	
94627000-8	Parque Arauco S.A.	Chile	Series K	UF	Semi-annual	3.65%	3.85%	957,782	1,577,298	1,577,298	3,154,596	
94627000-8	Parque Arauco S.A.	Chile	Series O	UF	Semi-annual	3.30%	3.30%	1,270,627	1,903,060	1,903,060	3,806,120	
94627000-8	Parque Arauco S.A.	Chile	Series P	UF	Semi-annual	2.00%	1.91%	22,166,874	-	22,995,903	22,995,903	
94627000-8	Parque Arauco S.A.	Chile	Series R	UF	Semi-annual	3.00%	2.55%	581,102	-	1,731,313	1,731,313	
94627000-8	Parque Arauco S.A.	Chile	Series T	UF	Semi-annual	1.65%	1.86%	157,962	238,849	238,849	477,698	
94627000-8	Parque Arauco S.A.	Chile	Series V	UF	Semi-annual	2.55%	2.43%	1,255,694	1,473,254	1,473,254	2,946,508	
94627000-8	Parque Arauco S.A.	Chile	Series X	UF	Semi-annual	0.85%	2.25%	-	246,575	246,575	493,149	
94627000-8	Parque Arauco S.A.	Chile	Series AA	UF	Semi-annual	1.40%	1.54%	-	-	2,027,946	2,027,946	
								Total	30,007,133	7,401,078	38,088,774	45,489,852

12.31.2019 Debtor Taxpayer ID	Debtor Name	Debtor Country	Bond Series	Currency	Amortization	Contractual Rate %	Annual Effective Rate %	Balance in Statement of Financial Position	Current			
									Maturity in ThCLP\$ (Undiscounted Cash Flows)			
									Up to 90 Days	Over 90 Days up to 1 Year	Total Cash Flows	
20423264617	Inmuebles Panamericana S.A.	Peru	Series A	PEN	Quarterly	8.44%	8.44%	1,020,898	536,319	1,608,956	2,145,275	
20423264617	Inmuebles Panamericana S.A.	Peru	Series A	PEN	Quarterly	VAC + 4.75%	4.75%	934,958	393,538	1,192,691	1,586,228	
20423264617	Inmuebles Panamericana S.A.	Peru	Series A	PEN	Quarterly	9.09%	9.09%	67,339	303,324	909,972	1,213,296	
20423264617	Inmuebles Panamericana S.A.	Peru	Series A	PEN	Quarterly	VAC +5.88%	5.88%	78,501	336,946	1,010,837	1,347,783	
20423264617	Inmuebles Panamericana S.A.	Peru	Series A	PEN	Quarterly	8.25%	8.25%	346,103	466,408	1,399,223	1,865,631	
20423264617	Inmuebles Panamericana S.A.	Peru	Series A	PEN	Quarterly	VAC + 5.31%	5.31%	179,678	207,458	623,755	831,213	
94627000-8	Parque Arauco S.A.	Chile	Series K	UF	Semi-annual	3.65%	3.85%	956,148	1,536,041	1,536,041	3,072,081	
94627000-8	Parque Arauco S.A.	Chile	Series L	UF	Semi-annual	2.30%	2.24%	57,055,952	57,267,328	-	57,267,328	
94627000-8	Parque Arauco S.A.	Chile	Series O	UF	Semi-annual	3.30%	3.30%	1,230,629	1,853,282	1,853,282	3,706,564	
94627000-8	Parque Arauco S.A.	Chile	Series P	UF	Semi-annual	2.00%	1.91%	21,704,089	-	22,816,927	22,816,927	
94627000-8	Parque Arauco S.A.	Chile	Series R	UF	Semi-annual	3.00%	2.55%	560,319	-	1,686,027	1,686,027	
94627000-8	Parque Arauco S.A.	Chile	Series T	UF	Semi-annual	1.65%	1.86%	154,437	232,601	232,601	465,203	
94627000-8	Parque Arauco S.A.	Chile	Series V	UF	Semi-annual	2.55%	2.43%	1,221,218	1,434,718	1,434,718	2,869,436	
								Total	85,510,271	64,567,962	36,305,030	100,872,992

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Note 16 - Other Financial Liabilities (continued)

c) Non-current bonds issued

12.31.2020 Debtor Taxpayer ID	Debtor Name	Debtor Country	Bond Series	Currency	Amortization	Contractual Rate %	Annual Effective Rate %	Balance in Statement of Financial Position	Non-Current					
									Maturity in ThCLP\$ (Undiscounted Cash Flows)					
									1 to 2 Years	2 to 3 Years	3 to 4 Years	4 to 5 Years	More than 5 Years	Total Cash Flows
20423264617	Inmuebles Panamericana S.A.	Peru	Series A	PEN	Quarterly	8.44%	8.44%	10,036,942	1,862,763	1,862,763	1,862,763	1,862,763	12,573,649	20,024,700
20423264617	Inmuebles Panamericana S.A.	Peru	Series A	PEN	Quarterly	VAC + 4.75%	4.75%	12,043,112	1,426,782	1,457,164	1,485,655	1,519,567	11,371,384	17,260,552
20423264617	Inmuebles Panamericana S.A.	Peru	Series A	PEN	Quarterly	9.09%	9.09%	11,478,025	1,053,517	1,053,517	1,053,517	1,053,517	30,612,884	34,826,952
20423264617	Inmuebles Panamericana S.A.	Peru	Series A	PEN	Quarterly	Vac +5.88%	5.88%	20,101,199	1,184,736	1,184,736	1,184,736	1,184,736	33,029,579	37,768,525
20423264617	Inmuebles Panamericana S.A.	Peru	Series A	PEN	Quarterly	8.25%	8.25%	15,836,844	1,619,946	1,619,946	1,619,946	1,619,946	36,837,493	43,317,276
20423264617	Inmuebles Panamericana S.A.	Peru	Series A	PEN	Quarterly	Vac + 5.31%	5.31%	7,374,277	728,238	728,238	728,238	728,238	21,066,171	23,979,121
94627000-8	Parque Arauco S.A.	Chile	Series K	UF	Semi-annual	3.65%	3.85%	85,005,117	3,154,596	3,154,596	3,154,596	3,154,596	116,391,002	129,009,386
94627000-8	Parque Arauco S.A.	Chile	Series O	UF	Semi-annual	3.30%	3.30%	116,240,074	3,806,120	3,806,120	3,806,120	3,806,120	153,390,992	168,615,472
94627000-8	Parque Arauco S.A.	Chile	Series P	UF	Semi-annual	2.00%	1.91%	43,652,287	22,562,028	22,128,154	-	-	-	44,690,182
94627000-8	Parque Arauco S.A.	Chile	Series R	UF	Semi-annual	3.00%	2.55%	60,539,273	1,731,313	1,731,313	1,731,313	1,731,313	69,827,009	76,752,259
94627000-8	Parque Arauco S.A.	Chile	Series T	UF	Semi-annual	1.65%	1.86%	28,947,849	12,105,830	6,100,685	8,912,178	2,954,803	-	30,073,496
94627000-8	Parque Arauco S.A.	Chile	Series V	UF	Semi-annual	2.55%	2.43%	117,189,673	2,946,508	2,946,508	2,946,508	2,946,508	125,120,844	136,906,875
94627000-8	Parque Arauco S.A.	Chile	Series X	UF	Semi-annual	0.85%	2.25%	55,138,896	493,149	493,149	493,149	58,387,235	-	59,866,682
94627000-8	Parque Arauco S.A.	Chile	Series AA	UF	Semi-annual	1.40%	1.54%	143,816,217	2,027,946	2,027,946	2,027,946	2,027,946	153,463,435	161,575,220
Total								727,399,785	56,703,472	28,166,681	31,006,665	105,539,316	785,812,596	1,028,318,985

12.31.2019 Debtor Taxpayer ID	Debtor Name	Debtor Country	Bond Series	Currency	Amortization	Contractual Rate %	Annual Effective Rate %	Balance in Statement of Financial Position	Non-Current					
									Maturity in ThCLP\$ (Undiscounted Cash Flows)					
									1 to 2 Years	2 to 3 Years	3 to 4 Years	4 to 5 Years	More than 5 Years	Total Cash Flows
20423264617	Inmuebles Panamericana S.A.	Peru	Series A	PEN	Quarterly	8.44%	8.44%	15,354,366	2,145,275	2,145,275	2,145,275	2,145,275	15,553,241	24,134,339
20423264617	Inmuebles Panamericana S.A.	Peru	Series A	PEN	Quarterly	VAC + 4.75%	4.75%	15,417,811	1,614,999	1,646,409	1,680,887	1,714,869	13,859,218	20,516,383
20423264617	Inmuebles Panamericana S.A.	Peru	Series A	PEN	Quarterly	9.09%	9.09%	13,227,757	1,213,296	1,213,296	1,213,296	1,213,296	35,862,368	40,715,553
20423264617	Inmuebles Panamericana S.A.	Peru	Series A	PEN	Quarterly	Vac +5.88%	5.88%	22,727,632	1,347,783	1,347,783	1,347,783	1,347,783	37,912,134	43,303,265
20423264617	Inmuebles Panamericana S.A.	Peru	Series A	PEN	Quarterly	8.25%	8.25%	22,438,734	1,865,631	1,865,631	1,865,631	1,865,631	43,823,594	51,286,119
20423264617	Inmuebles Panamericana S.A.	Peru	Series A	PEN	Quarterly	Vac + 5.31%	5.31%	15,499,486	831,673	831,673	831,673	831,673	24,682,076	28,008,769
94627000-8	Parque Arauco S.A.	Chile	Series K	UF	Semi-annual	3.65%	3.85%	83,089,692	3,072,081	3,072,081	3,072,081	3,072,081	116,418,655	128,706,981
94627000-8	Parque Arauco S.A.	Chile	Series O	UF	Semi-annual	3.30%	3.30%	113,197,285	-	-	3,706,564	3,706,564	3,706,564	11,119,691
94627000-8	Parque Arauco S.A.	Chile	Series P	UF	Semi-annual	2.00%	1.91%	63,792,462	22,394,401	21,971,875	21,549,349	-	-	65,915,626
94627000-8	Parque Arauco S.A.	Chile	Series R	UF	Semi-annual	3.00%	2.55%	59,145,154	1,686,027	1,686,027	1,686,027	1,686,027	69,686,577	76,430,684
94627000-8	Parque Arauco S.A.	Chile	Series T	UF	Semi-annual	1.65%	1.86%	28,135,195	465,203	11,789,179	5,941,110	8,679,063	2,877,514	29,752,069
94627000-8	Parque Arauco S.A.	Chile	Series V	UF	Semi-annual	2.55%	2.43%	114,239,036	2,869,435	2,869,436	2,869,436	2,869,436	124,717,505	136,195,251
Total								566,264,610	39,505,806	50,438,666	47,909,113	29,131,699	489,099,446	656,084,730

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Note 16 - Other Financial Liabilities (continued)

The following table details the changes in liabilities arising from the Company's financing activities, including changes that represent and do not represent cash flows, as of December 31, 2020 and 2019. The balances are classified into current and non-current.

Liabilities Originating from Financing Activities	Opening Balance	Cash Flows from Financing Activities	Changes that Do Not Represent Cash Flows			Closing Balance
	01.01.2020	Total	Foreign Exchange Differences	Interest Accrued	Other Changes (a)	12.31.2020
	ThCLP\$	ThCLP\$	ThCLP\$	ThCLP\$	ThCLP\$	ThCLP\$
Bank loans	428,065,658	45,474,309	1,496,396	542,361	(23,764,588)	451,814,136
Bonds issued	651,774,882	95,614,975	15,501,183	(71,842,132)	66,358,011	757,406,918
Hedging liabilities	1,719,930	(54,559)	2,495,834	320,336	5,149,270	9,630,811
Total	1,081,560,471	141,034,725	19,493,413	(70,979,436)	47,742,693	1,218,851,866

Liabilities Originating from Financing Activities	Opening Balance	Cash Flows from Financing Activities	Changes that Do Not Represent Cash Flows			Closing Balance
	01.01.2019	Total	Foreign Exchange Differences	Interest Accrued	Other Changes (a)	12.31.2019
	ThCLP\$	ThCLP\$	ThCLP\$	ThCLP\$	ThCLP\$	ThCLP\$
Bank loans	304,010,624	114,927,824	6,222,297	1,112,637	1,792,275	428,065,658
Bonds issued	654,488,896	(34,536,952)	14,179,201	7,056,449	10,587,288	651,774,882
Hedging liabilities	4,500,751	(2,752,318)	446,065	(3,837)	(470,731)	1,719,930
Total	963,000,271	77,638,554	20,847,563	8,165,249	11,908,833	1,081,560,470

(a) Includes movements from foreign exchange differences

Note 17 - Other Provisions

Details of other current provisions as of December 31, 2020 and 2019, are as follows:

	12.31.2020 ThCLP\$	12.31.2019 ThCLP\$
Other provisions	1,058,155	1,224,669
Total	1,058,155	1,224,669

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Note 17 - Other Provisions (continued)

Details of movements in provisions for the years ended December 31, 2020 and 2019, are as follows:

12.31.2020	Provisions for Legal Proceedings ThCLP\$	Other Provisions ThCLP\$	Total ThCLP\$
Opening balance	1,141,520	83,149	1,224,669
Additions	155,218	-	155,218
Provisions used	(82,640)	(72,199)	(154,839)
Provisions released	(29,355)	-	(29,355)
Increase in foreign currency	(126,588)	(10,950)	(137,538)
Changes in provisions	(83,365)	(83,149)	(166,514)
Closing balance	1,058,155	-	1,058,155

12.31.2019	Provisions for Legal Proceedings ThCLP\$	Other Provisions ThCLP\$	Total ThCLP\$
Opening balance	2,184,981	75,872	2,260,853
Additions	137,873	-	137,873
Provisions used	(235,079)	-	(235,079)
Provisions released	(985,704)	-	(985,704)
Increase in foreign currency	39,449	7,277	46,726
Changes in provisions	(1,043,461)	7,277	(1,036,184)
Closing balance	1,141,520	83,149	1,224,669

Note 18 - Employee Benefit Provisions

Details of current employee benefit provisions as of December 31, 2020 and 2019, are as follows:

Current	12.31.2020 ThCLP\$	12.31.2019 ThCLP\$
Profit sharing and bonuses	-	3,493,951
Vacation	1,450,046	1,209,009
Other	527,281	317,789
Employee benefit provisions	1,977,327	5,020,749

Note 19 - Trade and Other Payables

Details of trade and other payables as of December 31, 2020 and 2019, are as follows:

Current	12.31.2020 ThCLP\$	12.31.2019 ThCLP\$
Suppliers	21,336,109	26,360,101
Withholding	302,651	279,516
Miscellaneous payables	4,016,111	6,146,452
Dividends payable	1,124,178	16,677,758
Total	26,779,049	49,463,827

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Note 19 - Trade and Other Payables (continued)

Up-to-date and past due trade payables as of December 31, 2020 and 2019, are as follows:

a) Up-to-date trade payables

Type of Supplier	Amount by Payment Terms	Total ThCLP\$
	Up to 30 days ThCLP\$	12.31.2020
Goods	2,653,476	2,653,476
Services	17,345,673	17,345,673
Total	19,999,148	19,999,148

Type of Supplier	Amount by Payment Terms	Total ThCLP\$
	Up to 30 days ThCLP\$	12.31.2019
Goods	2,554,733	2,554,733
Services	22,816,682	22,816,682
Total	25,371,415	25,371,415

b) Past-due trade payables

Type of Supplier	Amount by Payment Terms	Total ThCLP\$
	Up to 30 days ThCLP\$	12.31.2020
Goods	44,102	44,102
Services	1,292,859	1,292,859
Total	1,336,961	1,336,961

Type of Supplier	Amount by Payment Terms	Total ThCLP\$
	Up to 30 days ThCLP\$	12.31.2019
Goods	49,906	49,906
Services	938,780	938,780
Total	988,686	988,686

Note 20 - Other Non-Financial Liabilities

Details of other non-financial liabilities as of December 31, 2020 and 2019, are as follows:

	Current ThCLP\$		Non-Current ThCLP\$	
	12.31.2020	12.31.2019	12.31.2020	12.31.2019
Deferred income from leases and guarantees	568,109	3,400,066	4,652,658	5,094,685
Cash guarantees	-	-	10,084,600	10,372,362
Other liabilities	5,607,009	9,048,023	7,040,769	6,198,425
Total	6,175,117	12,448,089	21,778,027	21,665,472

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Note 21 - Right of Use and Lease Liabilities

a) Rights of use other than investment properties related to assets subject to IFRS 16 are detailed as follows:

Opening balance	12.31.2020	12.31.2019
	ThCLP\$	ThCLP\$
	2,800,864	2,627,679
Additions	77,783	836,678
Amortization for the year	(702,124)	(731,615)
Exchange differences	(110,705)	68,122
Closing balance	2,065,819	2,800,864

b) Lease liabilities are detailed as follows:

	Current ThCLP\$		Non-current ThCLP\$	
	12.31.2020	12.31.2019	12.31.2020	12.31.2019
Lease liabilities	1,734,506	2,654,721	67,618,707	78,136,034
Total	1,734,506	2,654,721	67,618,707	78,136,034

Liabilities Originating from Financing Activities	Balances	Cash Flows from Financing Activities			Changes that Do Not Represent Cash Flows			Balances
	01.01.2020 ThCLP\$	Payments for Lease Liabilities ThCLP\$	Interest Paid ThCLP\$	Acquisition ThCLP\$	Foreign Exchange Differences ThCLP\$	Interest ThCLP\$	Other Changes ThCLP\$	12.31.2020 ThCLP\$
Lease liabilities	80,790,755	(10,271,334)	(4,018,151)	-	2,796,594	4,018,151	(3,962,802)	69,353,213
Total	80,790,755	(10,271,334)	(4,018,151)	-	2,796,594	4,018,151	(3,962,802)	69,353,213

Liabilities Originating from Financing Activities	Balances	Cash Flows from Financing Activities			Changes that Do Not Represent Cash Flows			Balances
	01.01.2019 ThCLP\$	Payments for Lease Liabilities ThCLP\$	Interest Paid ThCLP\$	Acquisition ThCLP\$	Foreign Exchange Differences ThCLP\$	Interest ThCLP\$	Other Changes ThCLP\$	12.31.2019 ThCLP\$
Lease liabilities	76,767,149	(6,080,650)	(4,173,222)	7,443,480	447,120	4,173,222	2,213,656	80,790,755
Total	76,767,149	(6,080,650)	(4,173,222)	7,443,480	447,120	4,173,222	2,213,656	80,790,755

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Note 21 - Right of Use and Lease Liabilities (continued)

Current lease liabilities as of December 31, 2020, are detailed as follows:

12.31.2020		Current			Maturity in ThCLP\$ (Undiscounted Cash Flows)		
Debtor Country	Category	Nominal Rate %	Effective Rate %	Financial Position Balance ThCLP\$	Up to 90 Days	Over 90 Days up to 1 Year	Total Cash Flows
Chile	Land	3.95%	3.95%	363,314	274,118	919,380	1,193,498
	Offices	2.45%	2.45%	399,723	107,322	321,966	429,287
	Other	3.95%	3.95%	789,432	472,992	1,580,014	2,053,006
Peru	Land	6.57%	6.57%	-	197,315	495,207	692,522
	Offices	4.85%	4.85%	49,741	39,705	51,232	90,937
	Other	-	-	-	-	-	-
Colombia	Offices	6.83%	6.83%	132,295	39,000	118,169	157,169
Total				1,734,506	1,130,452	3,485,967	4,616,419

Current lease liabilities as of December 31, 2019, are detailed as follows:

12.31.2019		Current			Maturity in ThCLP\$ (Undiscounted Cash Flows)		
Debtor Country	Category	Nominal Rate %	Effective Rate %	Financial Position Balance ThCLP\$	Up to 90 Days	Over 90 Days up to 1 Year	Total Cash Flows
Chile	Land	3.95%	3.95%	365,911	296,330	895,332	1,191,662
	Offices	2.45%	2.45%	379,276	104,515	313,561	418,076
	Other	4.11%	4.11%	730,461	460,620	1,538,685	1,999,305
Peru	Land	6.92%	6.92%	-	174,558	523,674	698,232
	Offices	4.85%	4.85%	91,633	42,825	130,558	173,382
	Other	7.86%	8.02%	958,758	428,671	1,286,012	1,714,683
Colombia	Offices	6.83%	6.83%	128,682	41,099	124,531	165,630
Total				2,654,721	1,548,618	4,812,352	6,360,970

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Note 21 - Right of Use and Lease Liabilities (continued)

Non-current lease liabilities as of December 31, 2020, are detailed as follows:

12.31.2020		Non-Current			Maturity in Local Currency (Undiscounted Cash Flows)					
Debtor Country	Category	Nominal Rate %	Annual Effective Rate %	Financial Position Balance ThCLP\$	1 to 2 Years	2 to 3 Years	3 to 4 Years	4 to 5 Years	More than 5 Years	Total Cash Flows
Chile	Land	3.95%	3.95%	21,727,903	1,234,097	1,247,736	1,273,970	1,331,393	29,532,653	34,619,849
	Offices	2.45%	2.45%	971,768	335,421	337,043	337,043	-	-	1,009,506
	Other	4.11%	4.11%	26,467,125	2,053,006	2,053,006	2,053,006	2,033,165	73,611,973	81,804,156
Peru	Land	6.57%	6.57%	17,991,606	1,093,391	1,110,898	1,128,756	1,152,436	47,824,821	52,310,302
	Offices	4.85%	4.85%	173,669	68,309	68,309	68,309	-	-	204,928
	Other	-	-	-	-	-	-	-	-	-
Colombia	Offices	6.83%	6.83%	286,636	164,241	141,962	-	-	-	306,204
Total				67,618,707	4,948,465	4,958,955	4,861,084	4,516,994	150,969,447	170,254,945

Non-current lease liabilities as of December 31, 2019, are detailed as follows:

12.31.2019		Non-Current			Maturity in Local Currency (Undiscounted Cash Flows)					
Debtor Country	Category	Nominal Rate %	Annual Effective Rate %	Financial Position Balance ThCLP\$	1 to 2 Years	2 to 3 Years	3 to 4 Years	4 to 5 Years	More than 5 Years	Total Cash Flows
Chile	Land	3.95%	3.95%	21,384,026	1,191,662	1,201,817	1,215,099	1,240,647	29,993,040	34,842,265
	Offices	2.45%	2.45%	1,335,617	418,059	326,647	328,227	328,227	-	1,401,159
	Other	4.11%	4.11%	26,543,611	1,999,306	1,999,306	1,999,306	1,999,306	73,666,494	81,663,717
Peru	Land	6.74%	6.74%	18,997,209	1,125,185	1,161,281	1,179,735	1,198,559	51,766,062	56,430,823
	Offices	4.85%	4.85%	308,812	102,521	78,669	78,669	78,669	-	338,529
	Other	7.86%	8.02%	9,105,407	1,714,688	1,714,681	1,714,681	1,714,681	4,713,913	11,572,644
Colombia	Offices	6.83%	6.83%	461,352	173,084	180,873	156,337	-	-	510,294
Total				78,136,034	6,724,505	6,663,274	6,672,055	6,560,089	160,139,509	186,759,432

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Note 22 - Equity

Details of equity accounts as shown in the statement of changes in equity are as follows.

i) Capital

The Company invests its unrestricted cash flows in financial instruments such as repo agreements, mutual funds, time deposits, among others, based on which offers the most convenient risk-return ratio and the Company's liquidity needs. The Company's financing policy consists of raising funds from capital markets in order to finance projects that allow the Company to grow, complying with the restrictions (covenants) stipulated in the obligations in force. Financial liabilities mainly consist of bank loans and long-term structured institutional bonds designed to match the maturity of its assets and liabilities. Paid-in capital as of December 31, 2020 and 2019, totals ThCLP\$ 423,575,312 and ThCLP\$ 423,575,312, respectively.

ii) Capital Management Objectives, Policies and Processes

Investment and Financing Policies

The Company has an investment program designed to maintain its industry leadership and develop profitable projects by incorporating differentiating factors and developing new business areas, while maintaining an appropriate level of working capital and indebtedness levels in line with its cash flows.

Dividend Policy

Details of the Company's distributable net profits as of each year end are as follows:

Description	Single Series	
	12.31.2020	12.31.2019
Profit attributable to equity holders of the parent	1,846,222	93,393,722
Fair value adjustment to investment property (net of deferred taxes) of ThCLP\$11,328,228 and ThCLP\$15,641,636 in 2020 and 2019, respectively.	(30,315,044)	(49,003,564)
Distributable net profits attributable to equity holders of the parent	(28,468,822)	44,390,159

At an annual general shareholders' meeting on April 23, 2020, shareholders agreed to pay a final dividend of CLP\$25 per share for a total of ThCLP\$22,642,897, or approximately 51% of net distributable profit for 2019. This amount of CLP\$25 is comprised of a minimum mandatory dividend of CLP \$14.7 and an additional dividend of CLP\$10.3.

iii) Movements in Common Shares

Description of Classes of Capital	Single Series	
	12.31.2020	12.31.2019
Opening balance of common shares	905,715,882	902,157,216
Shares issued during the period / year	-	-
Subscribed and paid-in shares	-	3,558,666
Closing balance of common shares	905,715,882	905,715,882

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Note 22 - Equity (continued)

iv) Share-Based Compensation Plans

In accordance with agreements made at the extraordinary shareholders' meeting held November 19, 2015, stock options were granted to the Company's main executives to purchase a total of 7,800,000 shares (2015 Plan). The Board was authorized to set the final placement price in accordance with article 23 of the Corporations Law Regulations. Under this compensation plan, the shares must be issued, subscribed and paid in by November 19, 2020. At a meeting of the Company's Board

on November 30, 2016, the Board set the exercise price for the options at the Chilean peso equivalent of UF 0.0469 per share and agreed that 50% of the options would vest on June 1, 2019, with the final 50% vesting on June 1, 2020. These shares were fully vested.

Inputs used in valuation model for options granted:

Plan	Weighted Average Price of Shares	Exercise Price	Expected Volatility %	Life of Option	Expected Dividends %	Risk-Free Interest Rate %
2015	1,534.90	1,235.04	20.00	4.0 years	2.0	3.32

The cost of these options, calculated using the Black Scholes method to estimate the fair value from the granting date, amounts to ThCLP\$ 2,728,942, as stipulated in IFRS 2 Share-Based Payments. As of November 19, 2020, the 2015 plan had expired and the Company's capital and number of shares were reduced to the amount actually subscribed and paid-in.

v) Unrealized Fair Value Adjustment (Net of Deferred Taxes)

As of December 31, 2020, the Company's equity includes gains from the fair value adjustment of its investment properties, which are not part of distributable net profits until they are realized. The table below details the amount accumulated as of December 31, 2020, net of deferred taxes:

Period	Amount (ThCLP\$)
First application (01.01.2009)	61,027,858
Year 2009	28,434,100
Year 2010	12,028,082
Year 2011	9,692,241
Year 2012	5,054,461
Year 2013	14,763,320
Year 2014	13,674,210
Year 2015	26,906,230
Year 2016	30,566,121
Year 2017	36,230,680
Year 2018	40,859,987
Year 2019	49,003,564
Year 2020	30,315,044
Total fair value adjustment accumulated as of 12.31.2020	358,555,898

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Note 22 - Equity (continued)

vi) Equity Movements

Other Miscellaneous Reserves	12.31.2020 ThCLP\$	12.31.2019 ThCLP\$
Opening balance	10,124,519	8,771,582
Interests in Chilean companies	226,335	(21,627)
Interests in Peruvian companies	3,735,758	(327,259)
Interests in Colombian companies	3,386,556	307
Other	163,102	1,701,517
Movement	7,511,751	1,352,937
Closing balance	17,636,270	10,124,519

Translation Adjustment Reserve	12.31.2020 ThCLP\$	12.31.2019 ThCLP\$
Opening balance	38,274,065	(8,673,670)
Interests in Chilean companies	(35,527,870)	42,428,117
Interests in Peruvian companies	(28,025,813)	7,149,655
Interests in Colombian companies	(7,878,325)	(2,630,037)
Movement	(71,432,007)	46,947,734
Closing balance	(33,157,943)	38,274,064

Increase (Decrease) Due to Transfers and Other Changes	12.31.2020			12.31.2019		
	Other Miscellaneous Reserves	Retained Earnings	Non- Controlling Interest	Other Miscellaneous Reserves	Retained Earnings	Non- Controlling Interest
	ThCLP\$	ThCLP\$	ThCLP\$	ThCLP\$	ThCLP\$	ThCLP\$
Interests in Chilean companies	226,335	(5,532,815)	(3,855,811)	(21,627)	24,452,780	(58,641,956)
Interests in Peruvian companies	3,735,758	-	-	(327,259)	-	-
Interests in Colombian companies	3,386,556	-	-	307	-	-
Other	163,102	-	-	1,701,517	-	-
Movement	7,511,751	(5,532,815)	(3,855,811)	1,352,937	24,452,780	(58,641,956)

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Note 22 - Equity (continued)

vi) Changes in Equity (continued)

Details of movements in non-controlling interest for the years ended December 31, 2020 and 2019, are as follows:

Taxpayer ID No.	Company Name	Country	Functional Currency	Ownership	Total Assets	Total Liabilities	Company's Equity in Investee	Non-Controlling Interest Over Equity	Company's Share of Profit (Loss) of Investee	Non-Controlling Interest in Profit (Loss)
				%	ThCLP\$	ThCLP\$	ThCLP\$	ThCLP\$	ThCLP\$	
20547203608	Nisa Malls S.A.	Peru	Peruvian sol	1.14%	7,715,562	831,898	6,883,664	78,668	281,869	2,752
20538494233	Inmobiliaria Botafogo S.A.C.	Peru	Peruvian sol	2.67%	13,332,771	6,004,139	7,328,631	391,549	282,429	15,089
20548925861	Inmobiliaria Eburns S.A.C.	Peru	Peruvian sol	5.36%	12,006,684	943,396	11,063,288	1,186,398	56,226	6,029
900079790-5	Eje Construcciones S.A.	Colombia	Colombian peso	45.00%	50,919,550	6,408,564	44,510,986	20,029,944	3,023,238	1,360,457
830.054.539-0	Fideicomiso PA Alegria Barranquilla	Colombia	Colombian peso	47.50%	89,432,950	50,047,655	39,385,295	18,708,016	(276,700)	(131,433)
76111950-8	Desarrollos Inmobiliarios San Antonio S.A.	Chile	Chilean peso	30.00%	45,625,435	19,498,850	26,126,585	7,837,975	537,375	161,213
96547010-7	Inmobiliaria Paseo de la Estación S.A.	Chile	Chilean peso	17.00%	106,366,985	24,112,797	82,254,189	14,000,527	4,894,586	840,237
76187012-2	Centros Comerciales Vecinales Arauco Express S.A.	Chile	Chilean peso	49.00%	70,006,458	57,815,048	12,191,410	5,973,791	(664,628)	(325,668)
76.459.763-K	Parque Angamos SPA	Chile	Chilean peso	45.00%	18,289,440	11,283,412	7,006,028	3,152,712	571,986	257,394
76939541-5	Arauco Centros Comerciales Regionales SpA	Chile	Chilean peso	49.00%	167,864,436	106,671,534	61,192,902	26,130,902	146,852	71,957
76939551-2	Arauco Chillán SpA	Chile	Chilean peso	49.00%	71,457,177	47,243,858	24,213,320	11,864,527	294,762	144,434
								109,355,009		2,402,461

Taxpayer ID No.	Company Name	Country	Functional Currency	Ownership	Total Assets	Total Liabilities	Company's Equity in Investee	Non-Controlling Interest Over Equity	Company's Share of Profit (Loss) of Investee	Non-Controlling Interest in Profit (Loss)
				%	ThCLP\$	ThCLP\$	ThCLP\$	ThCLP\$	ThCLP\$	
20547203608	Nisa Malls S.A.	Peru	Peruvian sol	1.14%	6,030,228	2,445,033	3,585,196	65,111	(558,208)	(576)
20538494233	Inmobiliaria Botafogo S.A.C.	Peru	Peruvian sol	2.67%	14,790,437	6,660,008	8,130,430	434,387	(193,104)	(5,159)
20548925861	Inmobiliaria Eburns S.A.C.	Peru	Peruvian sol	5.36%	13,566,326	879,568	12,686,758	1,360,495	(2,365,220)	(124,079)
900079790-5	Eje Construcciones S.A.	Colombia	Colombian peso	45.00%	54,621,105	6,638,336	47,982,769	21,592,246	11,923,683	5,365,657
830.054.539-0	Fideicomiso PA Alegria Barranquilla	Colombia	Colombian peso	47.50%	100,907,905	5,927,993	40,358,807	19,170,433	(18,676)	(8,871)
76111950-8	Desarrollos Inmobiliarios San Antonio S.A.	Chile	Chilean peso	30.00%	45,640,183	20,210,447	25,429,736	7,628,921	12,038,284	3,608,745
96547010-7	Inmobiliaria Paseo de la Estación S.A.	Chile	Chilean peso	17.00%	102,792,447	26,269,059	76,347,967	12,942,031	(7,356,098)	(1,225,624)
76187012-2	Centros Comerciales Vecinales Arauco Express S.A.	Chile	Chilean peso	49.00%	70,504,944	57,512,204	12,992,698	6,366,422	(4,210,208)	(2,063,002)
76.459.763-K	Parque Angamos SPA	Chile	Chilean peso	45.00%	19,023,405	13,123,105	5,900,301	2,655,135	(6,407,501)	(2,883,375)
76939541-5	Arauco Centros Comerciales Regionales SpA	Chile	Chilean peso	49.00%	177,928,242	116,345,497	53,928,018	26,424,729	5,242,814	2,568,979
76939551-2	Arauco Chillán SpA	Chile	Chilean peso	48.51%	72,137,540	47,303,974	24,833,566	12,168,448	12,383,828	6,016,206
Balance as of 12.31.2019								110,808,359		11,248,901

Note 23 - Earnings (Loss) per Share

Basic earnings (loss) per share is calculated by dividing profit (loss) for the year attributable to the parent company by the weighted average number of outstanding common shares during the period.

Details of basic and diluted earnings (loss) per share for the years ended December 31, 2020 and 2019, are as follows:

	12.31.2020 ThCLP\$ Basic	12.31.2020 ThCLP\$ Diluted	12.31.2019 ThCLP\$ Basic	12.31.2019 ThCLP\$ Diluted
Profit attributable to equity holders of the company	1,645,306	1,645,306	93,393,722	93,393,722
Profit available to common shareholders	1,645,306	1,645,306	93,393,722	93,393,722
Weighted average number of shares	905,716	909,957	904,233	909,957
Basic earnings (loss) per share	2.04	2.03	103.29	102.64

Note 24 - Revenue and Operating Expenses

Revenue comes from invoicing of minimum and percentage rent, utilities and other services provided as of each year end. It is recorded on a straight-line basis based on the duration of each client contract.

Details of revenue and operating expenses for the years ended December 31, 2020 and 2019, are as follows:

Revenue and Operating Expenses	12.31.2020 ThCLP\$	12.31.2019 ThCLP\$
Revenue	125,851,928	205,612,761
Operating expenses	(31,697,506)	(39,962,704)
Gross margin	94,154,422	165,650,057

Details of revenue for these periods are as follows:

Revenue	12.31.2020 ThCLP\$	12.31.2019 ThCLP\$
Lease income	105,460,555	174,234,449
Other income	20,391,373	31,378,312
Total revenue	125,851,928	205,612,761

For the years ended December 31, 2020 and 2019, total lease income was comprised of 79.5% fixed lease income and 20.5% variable lease income (88.7% and 11.3%, respectively, in 2017).

The main categories of operating and administrative expenses are as follows:

Costs and Expenses	12.31.2020 ThCLP\$	12.31.2019 ThCLP\$
Depreciation	(1,290,999)	(1,914,072)
Amortization	(3,969,336)	(2,844,490)
Salaries and wages	(21,867,433)	(24,406,498)
Allowance for doubtful accounts	(14,265,938)	(1,696,924)
Other (1)	(24,128,042)	(28,947,781)
Total costs and expenses	(65,521,748)	(59,809,764)

(1) Includes mainly operating costs and expenses such as maintenance, janitorial services, security, utilities, etc.

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Note 24 - Revenue and Operating Expenses (continued)

Details of revenue and expenses for operating assets versus assets under development for the years ended December 31, 2020 and 2019, are as follows:

	Operating Assets	Assets under Development	12.31.2020 ThCLP\$
Revenue	125,851,928	-	125,851,928
Administrative expenses / costs	(65,251,745)	(270,003)	(65,521,748)

	Operating Assets	Assets under Development	12.31.2019 ThCLP\$
Revenue	205,612,761	-	205,612,761
Administrative expenses / costs	(59,165,180)	(644,584)	(59,809,764)

Note 25 - Employee Benefits and Expenses

Details of employee benefits and expenses for the years ended December 31, 2020 and 2019, are as follows:

Employee Expenses	12.31.2020 ThCLP\$	12.31.2019 ThCLP\$
Wages and salaries	(18,764,776)	(20,842,508)
Short-term employee benefits	(2,564,170)	(2,561,080)
Other employee expenses	(376,059)	(1,002,910)
Total	(21,705,005)	(24,406,498)

Note 26 - Financial Income and Expenses

Financial income comes from investing the Company's cash surpluses mainly in time deposits, interest-earning accounts, repo agreements, mutual funds and trusts. For the years ended December 31, 2020 and 2019, Parque Arauco S.A., had average cash surpluses of ThCLP\$ 436,785,459 and ThCLP\$ 310,589,868, with an annual effective interest rate of 1.72% and 3.68%, generating financial income of ThCLP\$ 7,494,326 and ThCLP\$ 11,444,462, respectively.

As of December 31, 2020 and 2019, the Company had financial liabilities in inflation-indexed units of ThCLP\$ 855,572,440 and ThCLP\$ 808,321,035, in Chilean pesos of ThCLP\$ 167,526,573 and ThCLP\$ 254,281, in Colombian pesos of ThCLP\$ 46,573,574 and ThCLP\$ 95,362,092 and in Peruvian soles of ThCLP\$ 139,548,467 and ThCLP\$ 210,187,300, respectively. For the years ended December 31, 2020 and 2019, these financial liabilities averaged ThCLP\$ 1,270,283,597 and ThCLP\$ 1,059,877,859, with an annual effective interest rate of 3.92% and 3.78%, generating financial expenses of ThCLP\$ (49,812,899) and ThCLP\$ (40,046,031), respectively.

	12.31.2020 ThCLP\$	12.31.2019 ThCLP\$
Financial income	7,494,326	11,444,462
Financial expenses	(49,812,899)	(40,046,031)

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Note 27 - Effect of Exchange Rate Changes

Gain (loss) for foreign exchange differences corresponds to the weighted gain (loss) of asset and liability movements in foreign currency generated during the period.

	12.31.2020 ThCLP\$	12.31.2019 ThCLP\$
Foreign exchange differences	1,064,839	809,663
Translation adjustment reserve (1)	38,274,065	46,947,734

(1) Movements in the translation adjustment reserve are detailed in Note 22 vi).

Foreign Exchange Differences	12.31.2020 ThCLP\$	12.31.2019 ThCLP\$
Financial liabilities	5,388,605	708,364
Related party transactions	(3,394)	151,830
Other	(4,320,372)	(50,531)
Total	1,064,839	809,663

Note 28 - Depreciation and Amortization

Balances of depreciation and amortization for the years ended December 31, 2020 and 2019, are as follows:

	12.31.2020 ThCLP\$	12.31.2019 ThCLP\$
Depreciation	(1,290,999)	(1,914,072)
Amortization	(2,252,104)	(2,076,602)
Amortization of other rights (1)	(1,717,232)	(767,888)
Total	(5,260,335)	(4,758,562)

(1) Amortization of other rights considers other contracts and rights of use related to IFRS 16

Note 29 - Gain (Loss) on Indexed Assets and Liabilities

Gain (loss) on indexed assets and liabilities corresponds mainly to bank loans, finance leases and bond issuances in indexation units detailed in Note 16 Other Financial Liabilities.

Details of the gain (loss) on indexed assets and liabilities for the years ended December 31, 2020 and 2019, are as follows:

	12.31.2020 ThCLP\$	12.31.2019 ThCLP\$
Loss on indexed assets and liabilities	(23,766,928)	(21,873,481)

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Note 30 - Other Income and Expenses

30.1 Other income for the years ended December 31, 2020 and 2019, is as follows:

	12.31.2020 ThCLP\$	12.31.2019 ThCLP\$
Sale of land related to IP	737,161	-
Insurance compensation or refund	17,002	-
Gain on reappraisal of IP	33,077,165	47,820,191
Other income	773,703	1,311,169
Total other income, by function	34,605,031	49,131,361

30.2 Other expenses for the years ended December 31, 2020 and 2019, are as follows:

	12.31.2020 ThCLP\$	12.31.2019 ThCLP\$
Extraordinary taxes (2)	(1,093,213)	(979,058)
Research and project expenses	(7,270,943)	(5,624,279)
Asset impairment	(9,545,106)	(1,776,755)
Insurance claim deductible	-	-
Termination benefits and severance expenses	(489,704)	(171,257)
Other expenses	(1,733,919)	(2,441,969)
Total other expenses, by function	(20,132,885)	(10,993,318)

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Note 31 - Foreign Currency

	12.31.2020 ThCLP\$	12.31.2019 ThCLP\$
Liquid Assets	357,145,015	315,437,439
Non-indexed CLP	243,510,000	177,086,566
US dollar	47,565,072	87,330,893
Peruvian sol	12,567,238	18,843,234
Colombian peso	53,502,705	32,176,745
Cash and cash equivalents	357,032,449	315,434,937
Non-indexed CLP	243,510,000	177,086,566
US dollar	47,565,072	87,330,893
Peruvian sol	12,565,208	18,843,234
Colombian peso	53,392,169	32,174,244
Other financial assets, current	112,566	2,501
Non-indexed CLP	-	-
US dollar	-	-
Peruvian sol	2,030	2,501
Colombian peso	110,536	-
Short- and Long-Term Receivables	27,327,881	37,354,211
Indexed CLP\$	43,045	42,485
Non-indexed CLP	18,142,182	22,269,346
US dollar	1,424,024	1,609,125
Peruvian sol	5,639,594	10,996,790
Colombian peso	2,079,036	2,436,465
Trade and other receivables, current	27,006,348	35,040,712
Indexed CLP\$	-	-
Non-indexed CLP	18,135,847	22,259,784
US dollar	1,422,711	1,604,291
Peruvian sol	5,368,753	8,740,171
Colombian peso	2,079,036	2,436,465
Rights receivable, non-current	49,379	52,047
Indexed CLP\$	43,045	42,485
Non-indexed CLP	6,334	9,562
Related party receivables, current	272,154	234,289
US dollar	1,313	1,651
Peruvian sol	270,840	232,638
Colombian peso	-	-
Related party receivables, non-current	1,972,924	2,027,164
US dollar	-	3,183
Peruvian sol	1,972,924	2,023,981
Colombian peso	-	-
Remaining assets	2,301,217,429	2,330,476,481
Indexed CLP\$	27,304,575	27,302,350
Non-indexed CLP	1,411,589,923	1,361,518,820
US dollar	29,554,347	34,044,182
Peruvian sol	523,009,189	578,098,175
Colombian peso	309,759,394	329,684,324
Total Assets	2,687,663,249	2,683,268,130
Indexed CLP\$	27,347,620	27,344,835
Non-indexed CLP	1,673,242,104	1,560,874,732
US dollar	78,543,444	122,984,200
Peruvian sol	543,188,946	607,938,199
Colombian peso	365,341,135	364,123,663

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Note 31 - Foreign Currency (continued)

	12.31.2020		12.31.2019	
	Up to 90 Days	91 Days to 1 Year	Up to 90 Days	91 Days to 1 Year
	ThCLP\$	ThCLP\$	ThCLP\$	ThCLP\$
Total Current Liabilities	38,895,048	54,966,583	93,041,868	228,204,367
Indexed CLP\$	5,307,782	34,811,328	6,178,670	99,149,613
Non-indexed CLP	16,341,248	5,260,308	29,294,708	23,424,460
US dollar	2,083,184	-93,087	1,702,046	1,169,439
Peruvian sol	9,702,468	14,690,858	47,194,166	6,205,067
Colombian peso	5,460,367	297,176	8,672,278	98,255,789
Other financial liabilities, current	8,059,307	46,321,726	39,512,678	193,848,989
Indexed CLP\$	4,844,031	33,598,524	5,757,447	98,026,817
Non-indexed CLP	355,738	1,402,245	-	254,281
US dollar	591,691	-	-	-
Peruvian sol	2,267,847	11,320,957	33,755,231	-
Colombian peso	-	-	-	95,562,891
Bank loans	1,879,098	22,494,802	32,102,012	115,744,383
Indexed CLP\$	777,809	11,274,705	974,260	19,927,211
Non-indexed CLP	355,738	1,402,245	-	254,281
US dollar	591,691	-	-	-
Peruvian sol	153,860	9,817,853	31,127,752	-
Colombian peso	-	-	-	95,562,891
Secured liabilities	6,180,209	23,826,924	7,410,666	78,099,606
Indexed CLP\$	4,066,221	22,323,820	4,783,187	78,099,606
Peruvian sol	2,113,988	1,503,104	2,627,479	-
Other current liabilities	30,835,742	8,644,856	53,529,191	34,360,378
Indexed CLP\$	463,751	1,212,804	421,223	1,122,797
Non-indexed CLP	15,985,510	3,858,063	29,294,708	23,170,179
US dollar	1,495,000	21,081	1,702,046	1,169,439
Peruvian sol	7,431,115	3,255,013	13,438,936	6,205,066
Colombian peso	5,460,367	297,176	8,672,278	2,692,897

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Note 31 - Foreign Currency (continued)

	12.31.2020		12.31.2019	
	13 Months to 5 Years	More than 5 Years	13 Months to 5 Years	More than 5 Years
	ThCLP\$	ThCLP\$	ThCLP\$	ThCLP\$
Total Non-Current Liabilities	853,965,574	652,211,553	629,667,938	564,475,373
Indexed CLP\$	354,376,111	564,078,313	321,869,440	413,012,034
Non-indexed CLP	296,120,301	51,531	158,643,603	3,358,903
US dollar	11,743,768	17,664,783	802,793	17,547,640
Peruvian sol	136,416,314	70,210,715	131,253,241	130,556,795
Colombian peso	55,309,079	206,210	17,098,862	-
Other financial liabilities, non-current	573,702,486	590,768,347	375,084,783	473,119,022
Indexed CLP\$	339,368,857	521,351,635	314,191,071	368,629,134
Non-indexed CLP	131,217,103	-	-	-
US dollar	56,542,951	69,416,712	60,893,712	-
Peruvian sol	46,573,573	-	-	104,489,888
Bank loans	437,071,047	-	282,115,091	-
Indexed Ch\$	210,191,106	-	221,221,379	-
Non-indexed CLP	131,217,103	-	-	-
US dollar	-	-	60,893,712	-
Peruvian sol	49,089,265	-	-	-
Colombian peso	46,573,573	-	-	-
Secured liabilities	136,631,438	590,768,347	92,969,692	473,119,022
Indexed CLP\$	129,177,751	521,351,635	92,969,692	368,629,134
Peruvian sol	7,453,687	69,416,712	-	104,489,888
Other non-current liabilities	280,263,088	61,443,205	254,583,155	91,356,349
Indexed CLP\$	15,007,253	42,726,678	7,678,368	44,382,899
Non-indexed CLP	164,903,197	51,531	158,643,603	3,358,903
US dollar	11,743,768	17,664,783	802,793	17,547,640
Peruvian sol	79,873,363	794,003	70,359,529	26,066,907
Colombian peso	8,735,506	206,210	17,098,862	-

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Note 32 - Summarized Financial Statements of Main Subsidiaries

The financial statements of the Company's main subsidiaries as of December 31, 2020 and 2019, are summarized as follows:

Subsidiaries	12.31.2020								
	Current Assets	Non-Current Assets	Total Assets	Current Liabilities	Non-Current Liabilities	Total Liabilities	Revenue	Expenses	Profit (Loss) for the Year
	ThCLP\$	ThCLP\$	ThCLP\$	ThCLP\$	ThCLP\$	ThCLP\$	ThCLP\$	ThCLP\$	ThCLP\$
Todo Arauco S.A.	7,669,369	126,563,089	134,232,457	1,840,626	43,037,958	44,878,584	13,001,153	(9,025,490)	3,975,663
Comercial Arauco Ltda.	-	-	-	-	-	-	9,221	1,428	10,649
Nueva Arauco SpA	14,399	409,720	424,119	723	-	723	(1,410)	17,372	15,962
Arauco Viña SpA	-	99,819,560	99,819,560	6,340	-	6,340	5,371,868	-	5,371,868
Desarrollos Inmobiliarios San Antonio S.A.	2,063,417	45,033,003	47,096,420	911,091	18,759,677	19,670,768	2,917,769	(2,459,817)	457,951
Inversiones Parque Arauco Uno S.A.	173,005	7,092,541	7,265,545	85,582	-	85,582	14,524	203,414	217,938
Parque Angamos SpA	902,842	17,386,598	18,289,440	11,175,873	107,539	11,283,412	2,081,963	(1,509,977)	571,986
Arauco Chillán SpA	2,955,627	68,501,551	71,457,177	1,446,173	45,797,685	47,243,858	4,166,919	(3,872,157)	294,762
Arauco Malls Chile S.A.	6,379,450	164,720,530	171,099,981	2,580,979	32,886,078	35,467,057	12,559,508	(4,294,058)	8,265,450
Inmobiliaria Paseo de la Estación S.A. and subsidiary	11,630,624	93,688,273	105,318,897	4,640,891	18,423,818	23,064,708	10,697,856	(5,779,922)	4,917,934
Arauco Express S.A. and subsidiary	2,211,792	67,794,666	70,006,458	1,928,996	55,886,052	57,815,048	8,643,638	(9,308,285)	(664,647)
Arauco Centros Comerciales Regionales SpA and subsidiary	8,068,083	159,796,353	167,864,436	4,604,462	102,067,072	106,671,534	12,102,216	(11,793,588)	308,629
Parque Arauco Internacional S.A. and subsidiaries	149,868,812	837,187,593	987,056,404	32,636,912	291,550,285	324,187,197	104,715	(113,339)	(8,624)

Subsidiaries	12.31.2019								
	Current Assets	Non-Current Assets	Total Assets	Current Liabilities	Non-Current Liabilities	Total Liabilities	Revenue	Expenses	Profit (Loss) for the Year
	ThCLP\$	ThCLP\$	ThCLP\$	ThCLP\$	ThCLP\$	ThCLP\$	ThCLP\$	ThCLP\$	ThCLP\$
Todo Arauco S.A.	6,092,618	127,134,381	133,226,999	19,407,640	22,947,393	42,355,033	14,818,932	(5,790,862)	9,028,070
Comercial Arauco Ltda.	-	-	-	10,649	-	10,649	-	(4,073)	(4,073)
Nueva Arauco SpA	25,665	415,015	440,680	4,568	-	4,568	51,691	-	51,691
Desarrollos Inmobiliarios San Antonio S.A.	2,121,693	45,715,759	47,837,452	2,007,519	19,021,705	21,029,224	18,710,409	(6,770,782)	11,939,627
Inversiones Parque Arauco Uno S.A.	208,709	7,082,815	7,291,524	329,498	-	329,498	21,969	(12,124)	9,845
Parque Angamos SpA	2,322,475	16,700,930	19,023,405	1,013,203	12,109,902	13,123,105	1,417,740	(7,825,241)	(6,407,501)
Arauco Chillán SpA	3,280,148	70,970,950	74,251,098	2,737,268	46,680,264	49,417,532	20,928,153	(7,532,070)	13,396,082
Arauco Malls Chile S.A.	7,344,124	160,851,819	168,195,943	3,847,455	29,285,983	33,133,438	33,679,706	(9,746,537)	23,933,169
Inmobiliaria Paseo de la Estación S.A. and subsidiary	11,061,643	91,730,804	102,792,447	6,697,612	19,571,447	26,269,059	16,067,513	(23,418,400)	(7,350,887)
Arauco Express S.A. and subsidiary	2,266,420	71,325,505	73,591,924	2,016,104	58,583,080	60,599,184	6,572,595	(10,697,758)	(4,125,163)
Arauco Centros Comerciales Regionales SpA and subsidiary	20,384,611	162,826,693	183,211,303	19,793,858	101,834,700	121,628,558	34,267,588	(24,571,815)	9,695,772
Parque Arauco Internacional S.A. and subsidiaries	185,729,421	925,480,191	1,111,209,612	134,800,834	334,848,230	469,649,065	135,934,204	(122,339,892)	13,594,312

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Note 33 - Operating Segments

The Company's management has decided to segment its business geographically with operations in Chile, Peru and Colombia. This choice was made because the business is controlled separately by country division. The determining factors in this decision include the measurement of each country's participation with respect to Chile and other specific commercial factors such as contractual conditions set with operators in each country, the operating currency of each division and the maturity of the business.

The segment others includes the holding companies for the Company's foreign operations. which are the investment vehicles that hold the largest interests in foreign companies and their assets mainly correspond to advances to develop projects.

12.31.2020	CHILE	PERU	COLOMBIA	OTHER	Total
Statement of Financial Position	ThCLP\$	ThCLP\$	ThCLP\$	ThCLP\$	ThCLP\$
Current assets	277,390,845	55,404,306	59,258,543	34,866,026	426,919,721
Non-current assets	1,423,567,128	532,110,904	303,440,473	1,625,023	2,260,743,528
Current liabilities	61,749,222	25,088,908	5,769,752	1,253,749	93,861,631
Non-current liabilities	1,214,626,841	225,912,727	65,637,559	-	1,506,177,126

12.31.2019	CHILE	PERU	COLOMBIA	OTHER	Total
Statement of Financial Position	ThCLP\$	ThCLP\$	ThCLP\$	ThCLP\$	ThCLP\$
Current assets	220,327,007	87,956,652	46,296,751	55,341,628	409,922,039
Non-current assets	1,368,456,612	599,760,464	303,653,976	1,475,039	2,273,346,091
Current liabilities	158,283,349	56,668,396	106,417,625	(123,136)	321,246,234
Non-current liabilities	896,883,979	280,160,469	17,098,862	-	1,194,143,310

The main items are: Current assets: cash and cash equivalents, trade and other receivables, current tax assets; Non-current assets: investment properties; Liabilities: other current and non-current financial liabilities.

12.31.2020	CHILE	PERU	COLOMBIA	OTHER	Total
Statement of Income	ThCLP\$	ThCLP\$	ThCLP\$	ThCLP\$	ThCLP\$
Revenue	70,175,216	35,801,001	19,875,711	-	125,851,928
Operating expenses	(16,473,146)	(10,536,841)	(4,687,519)	-	(31,697,506)
Gross profit	53,702,070	25,264,160	15,188,192	-	94,154,422
Administrative expenses	(21,285,767)	(9,527,260)	(3,011,214)	-	(33,824,242)
Financial income	5,259,310	722,068	1,009,297	503,651	7,494,326
Financial expenses	(24,659,476)	(16,313,218)	(8,162,006)	(678,200)	(49,812,899)
Other income and expenses	(763,431)	(1,908,971)	78,249	(423,838)	(3,017,990)
Income tax expense	(1,083,681)	(8,426,042)	(2,030,813)	795,602	(10,744,934)
Profit (loss) for the year	11,169,025	(10,189,264)	3,071,705	197,216	4,248,683

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Note 33 - Operating Segments (continued)

12.31.2019 Statement of Income	CHILE ThCLP\$	PERU ThCLP\$	COLOMBIA ThCLP\$	OTHER ThCLP\$	Total ThCLP\$
Revenue	118,496,566	57,767,617	29,348,579	-	205,612,761
Operating expenses	(22,406,608)	(11,903,499)	(5,652,597)	-	(39,962,704)
Gross profit	96,089,958	45,864,118	23,695,981	-	165,650,057
Administrative expenses	(11,015,929)	(5,101,550)	(3,729,581)	-	(19,847,060)
Financial income	9,026,300	1,912,439	419,571	86,153	11,444,462
Financial expenses	(20,728,015)	(14,757,455)	(4,549,220)	(11,340)	(40,046,031)
Other income and expenses	62,727,114	(36,548,625)	8,347,055	1,062,990	35,588,534
Income tax expense	(31,556,061)	(271,525)	(5,232,693)	240,627	(36,819,653)
Profit (loss) for the year	104,543,367	(8,902,599)	18,951,112	1,378,430	115,970,310

Other Items

12.31.2020	CHILE ThCLP\$	PERU ThCLP\$	COLOMBIA ThCLP\$	Total ThCLP\$
Depreciation	(443,577)	(491,180)	(356,242)	(1,290,999)
Amortization	(2,140,629)	(1,688,058)	(140,649)	(3,969,336)

12.31.2019	CHILE ThCLP\$	PERU ThCLP\$	COLOMBIA ThCLP\$	Total ThCLP\$
Depreciation	(767,299)	(690,599)	(456,174)	(1,914,072)
Amortization	(1,588,000)	(1,253,786)	(2,703)	(2,844,490)

Statement of Cash Flows by Segment:

12.31.2020	CHILE ThCLP\$	PERU ThCLP\$	COLOMBIA ThCLP\$	Total ThCLP\$
Net cash flows provided by operating activities	40,705,484	13,632,629	9,715,568	64,053,681
Net cash flow used in investing activities	(28,244,989)	(9,294,223)	(25,787,287)	(63,326,469)
Net cash flows provided by (used in) financing activities	40,798,804	(20,993,201)	35,733,463	55,539,066
Increase (decrease) in cash and cash equivalents before effect of exchange rate changes	53,259,329	(16,654,795)	19,661,745	56,266,278
Effect of changes in exchange rates on cash and cash equivalents	(11,400,069)	(2,133,578)	(1,135,119)	(14,668,766)
Net increase (decrease) in cash and cash equivalents	41,859,260	(18,788,374)	18,526,625	41,597,512
Cash and cash equivalents at beginning of period	228,093,948	51,739,561	35,601,429	315,434,937
Cash and cash equivalents at end of period	269,953,208	32,951,187	54,128,054	357,032,449

12.31.2019	CHILE ThCLP\$	PERU ThCLP\$	COLOMBIA ThCLP\$	Total ThCLP\$
Net cash flows provided by operating activities	87,451,912	44,742,439	15,388,320	147,582,670
Net cash flow used in investing activities	(57,045,655)	(19,953,693)	(15,269,477)	(92,268,825)
Net cash flows provided by (used in) financing activities	(5,893,832)	(49,724,637)	24,061,130	(31,557,339)
Increase (decrease) in cash and cash equivalents before effect of exchange rate changes	24,512,796	(24,935,892)	24,179,972	23,756,506
Effect of changes in exchange rates on cash and cash equivalents	9,986,904	769,634	(301,695)	10,454,843
Net increase (decrease) in cash and cash equivalents	34,499,329	(24,166,258)	23,878,278	34,211,348
Cash and cash equivalents at beginning of period	200,076,613	71,920,709	9,226,267	281,223,589
Cash and cash equivalents at end of period	234,575,942	47,754,451	33,104,544	315,434,937

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Note 34 - Operating Leases

Parque Arauco S.A. and its subsidiaries have operating leases with operators and shopping center tenants. These agreements produce minimum rental income and variable income. Variable income is determined based on sales made by the leased stores.

Minimum future payments receivable under non-cancellable operating leases as of December 31, 2020 and 2019, have been estimated as follows:

Minimum Payments	12.31.2020	12.31.2019
	ThCLP\$	ThCLP\$
Less than one year	134,308,516	183,645,155
Between one and five years	705,156,797	771,072,235
More than five years	966,836,151	1,047,207,459
Total	1,806,301,464	2,001,924,850

Note 35 - Financial Risk Management

The Corporate Finance Department is responsible for obtaining financing for each company's activities and managing exchange rate, interest rate, liquidity, inflation and credit risk. These duties are carried out using a framework of policies and procedures reviewed regularly in order to meet the objective of managing financial risks arising from business needs.

Based on the Company's risk management policies, it uses derivative instruments only to hedge exposures to exchange and interest rate risks from the Company's operations and sources of financing.

The Company does not have any derivative instruments for speculative purposes.

Exchange Rate Risks

The Company is exposed to exchange rate risk from: a) its net exposure to assets and liabilities in foreign currency and b) cash flows received from subsidiaries in Peru and Colombia as dividends. Its greatest exposure to exchange rate risk comes from variations in the Chilean peso with respect to the US dollar, Colombian peso and Peruvian sol.

As of December 31, 2020, the Company has financial liabilities of ThCLP\$ 139,548,467 in Peruvian soles that represent 12% of its debt, ThCLP\$ 855,572,440 in inflation-indexed units that represent 71%, ThCLP\$167,526,573 in Chilean pesos that represent 14% and, lastly, ThCLP\$ 46,573,574 in Colombian pesos that represent 4%.

The main effects on accounting of a variation in the US dollar with respect to the Chilean peso (1% appreciation) are as follows:

Net Amount (Asset - Liability)	ThCLP\$	Currency of Origin (Th)	ThUS\$	1% Variation + CLP\$/US\$ (ThCLP\$)
US dollars	47,144,796	66,312	66,312	471,448
Peruvian sol	312,168,590	86,217,745	439,087	3,121,686
Colombian peso	304,068,303	88,883	427,393	3,040,683
Total	663,381,688		933,092	6,633,817

The \$\$/US\$, and COL/US\$ exchange rates are assumed to remain constant.

The main effects on accounting of a variation in the Peruvian sol and Colombian peso with respect to the dollar (1% increase in exchange rates), are as follows:

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Note 35 - Financial Risk Management (continued)

Net Amount (Asset - Liability)	ThCLP\$	Currency of Origin (Th)	ThUS\$	1% Variation + S\$/US\$	1% Variation + COL/US\$
US dollars	47,144,796	66,312	66,312	NA	NA
Peruvian sol	312,168,590	86,217,745	439,087	3,121,686	NA
Colombian peso	304,068,303	88,883	427,393	NA	3,040,683
Total	663,381,688		933,092	3,121,686	3,040,683

This considers net values in foreign currency as of December 31, 2020, which can vary significantly over time.

Exchange Rate Sensitivity Analysis

A loss of ThCLP\$ 1,064,839 was recognized in the consolidated statements of comprehensive income for the year ended December 31, 2020, for foreign exchange differences related to assets and liabilities denominated in foreign currency.

Interest Rate Risk

Interest rate risk comes mainly from the Company's financing sources and its investments in marketable securities. This risk could lead to a decrease in the value of our assets, an increase in the Company's current financial obligations and a rise in financing costs for new projects, expansions and improvements.

In terms of financial debt, its main exposure to interest rate risk in prior years has been related to interest-bearing liabilities. However, as of December 31, 2020, it has no floating-rate obligations without fixed-rate hedges. As a result, the Company's financing structure as of December 2020, is comprised of 100% fixed-rate debt. A 0.5% rise in interest rates could affect the floating-rate portion of the Company's debt. The estimated annualized effect on profit and loss is approximately (ThCLP\$ 0).

The terms and conditions of the Company's obligations as of December 31, 2020, including exchange rates, interest rate, maturities and effective interest rates, are detailed in Other Financial Liabilities.

Inflation Risk

Inflation risk comes mainly from the Company's financing sources. Its main exposure is related to debt denominated in UF with fixed interest rates. As of December 31, 2020, the Company has a total of ThCLP\$ 855,572,440 in debt with inflation-indexed interest rates. However, most of the Company's revenue is also indexed to inflation, creating a natural match. The Company does not actively hedge any potential changes in expected cash flows due to variations in inflation.

Credit Risk

The Company is exposed to credit risk primarily from receivables from customers, which, in a worst-case scenario, could be declared fully uncollectible.

Credit risk related to receivables from clients is managed and monitored by the Credit and Collections Committee. The Company has a broad client base that is managed using policies, procedures and controls defined by the Company. Receivables pending payment are monitored regularly. In addition, the Company has established a policy of requiring guarantees from customers, which may not be provided on time or in the right format. Most of these guarantees are in the form of performance bonds.

The Company uses the simplified approach described in IFRS 9 for expected credit losses, which permits the use of an estimate of expected credit losses over the life of the instrument for all trade receivables. To do this, trade receivables have been grouped by shared credit risk characteristics and days past due.

Note 35 - Financial Risk Management (continued)

Credit Risk from Financial Instruments from Financial Institutions

The Company has policies to limit its exposure to counterparty credit risk from financial institutions. This risk is monitored frequently. As a result, the Company does not have significant concentrations of credit risk with financial institutions as of December 31, 2020. Its maximum exposure to credit risk from these financial assets is the carrying amount of these assets presented in the statement of financial position.

Liquidity Risk

The Company manages liquidity risk on a consolidated level. Its main source of liquidity is cash flows from operating activities, bank loans or the capital market.

In order to manage its short-term liquidity, the Company uses projected cash flows for a rolling period of 36 months. As of December 31, 2020, the Company has cash and cash equivalents of ThCLP\$ 357,032,449 to manage its short-term liquidity needs.

There is a risk of its equity value decreasing or its financial expenses increasing, driving results and project returns downward. Although we have raised capital when necessary in the past to adhere to our financing policies, we cannot guarantee that an increase in financial expenses could be offset in this manner. In any case, the Company's liquidity and current cash position mitigate, but do not eliminate, this.

Business Risk

Economic and market conditions could adversely impact our operations, causing our sales and results to decline.

We operate our shopping centers in a competitive environment that could lead to an over-supply of shopping centers and, as a result, diminished revenue.

While brick-and-mortar sales continue to dominate the market, online sales are taking on an increasingly important role. In-person sales may be at risk of declining as a result of e-commerce. Therefore, we have decided to diversify our business and invest in several types of assets, including outlets and non-retail real estate projects, although these are still a small part of our portfolio.

Pandemic Risk

This risk stems from the occurrence of an illness, pandemic or epidemic that spreads domestically and/or internationally or infects most of the individuals in a given location or region. Serious diseases that expand across the general population over a period of time are combated by restricting mobility and increasing distance between people, among other measures, in order to slow the spread, which could lead to total or partial closure of places of business and economic contraction. Consequently, the Company's results could be strongly impacted by the possible total or partial closure of its shopping centers; a drastic decline in sales; a reduction in occupancy as a result of slow business and/or financial difficulties for our tenants; greater expenditures on prevention measures; increased financial expenses; higher general financial risk and costs to access capital markets; a relevant rise in delinquency and the risk of not collecting on receivables, combined with other repercussions of such a scenario. Furthermore, such circumstances increase uncertainty and there is a risk of inaccurate assessment of the Company's actual situation and its commercial relations with tenants and suppliers.

Note 35 - Financial Risk Management (continued)

Environmental Risks

Global warming and climate change can produce droughts that affect our water and energy network, impacting the prices of basic inputs such as water and electricity. Likewise, over the long term these risks may cause migratory effects that may potentially affect areas where some of our shopping centers are located. These risks are expected to have important impacts. However, as they have not been measured, they cannot be quantified at this time.

Regulatory, Socio-political and Other Risks

Changes in regulatory, security and/or socio-political conditions in the countries where the Company operates may affect its financial results, the value of its real estate assets and its capacity to send or receive funds to or from foreign markets. Governments and regulatory entities can exercise influence through changes to constitutional, civil, commercial, tax, labor, environmental, urban planning and other laws as well as through adjustments to monetary policy, public spending and other aspects that can affect macroeconomic stability, economic activity and the business world. Therefore, social and security conditions and the changes listed above can impact operational continuity, returns on existing and future projects and savings and cash flows used to finance investments or can lengthen the time needed to develop projects, among other effects.

There is also the risk of civil unrest, disasters (natural or otherwise) such as earthquakes, fires, riots, looting, cyber-attacks, supply chain interruptions involving essential health and/or food products and services or other issues, any of which could result in limited or large-scale material damage to our portfolio of shopping centers and/or our business.

Recent phenomena such as the COVID-19 pandemic and social and political problems in some of the markets where we operate, among other issues, lead us to believe that risk levels for these factors have risen substantially. In general, because of events like these and others that may occur in the future, we think uncertainty levels are much higher than they seemed not long ago. Investors must be aware of this and conduct their own assessment of the situation accordingly.

Note 36 - Investments in Associates Accounted for Using the Equity Method

As of December 31, 2020 and 2019, in accordance with IFRS 11, the investments under joint control in Inmobiliaria Mall Viña del Mar S.A., and Desarrollos Panamericana S.A.C., are presented as investments in associates accounted for using the equity method (IAS 28). Details are as follows:

Taxpayer ID No.	Associate	% Ownership	Balance as of 01.01.2020	Additional Dividends	Share of Profit (Loss)	Other	Balance as of 12.31.2020
96.863.570-0	Inmob. Mall Viña del Mar S.A.	50%	95,508,917	-	5,579,124	(1,690,166)	99,397,875
20604463174	Desarrollos Panamericana S.A.C	50%	15,842,902	-	(340,760)	(1,420,810)	14,081,332
20513561106	Soc. de Inv. y Gestión S.A.C.	50%	5,368,988	-	(16,894)	(706,473)	4,645,621
20543349403	Inmobiliaria Kotare S.A.C.	50%	488,982	-	(9,517)	(64,072)	415,393
Total							118,540,222

The amount under Inmobiliaria Mall Viña del Mar S.A. (1,690,166) in the other column consists of regularization of the 2019 fair value (1,067,565) and cash flow hedge reserves (622,601).

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Note 36 - Investments in Associates Accounted for Using the Equity Method (continued)

Taxpayer ID No.	Associate	% Ownership	Balance as of 01.01.2019	Additional Dividends	Share of Profit (Loss)	Other	Balance as of 12.31.2019
96.863.570-0	Inmob. Mall Viña del Mar S.A.	50%	89,928,575	(2,211,387)	7,792,029	-	95,508,917
20604463174	Desarrollos Panamericana S.A.C	50%	-	-	(409,900)	-	15,842,902
20513561106	Soc. de Inv. y Gestión S.A.C.	50%	-	-	(177,506)	-	5,368,988
20543349403	Inmobiliaria Kotare S.A.C.	50%	-	-	(18,000)	-	488,982
Total							117,209,789

Taxpayer ID No.	Associate	Country	Currency	Ownership Interest %	Profit (Loss) of Associate ThCLP\$	12.31.2020 ThCLP\$
96.863.570-0	Inmobiliaria Mall Viña del Mar S.A.	Chile	Chilean peso	50.00%	11,158,248	5,579,124
20604463174	Desarrollos Panamericana S.A.C	Peru	Peruvian sol	50.00%	(681,519)	(340,760)
20513561106	Soc. de Inv. y Gestión S.A.C.	Peru	Peruvian sol	50.00%	(33,788)	(16,894)
20543349403	Inmobiliaria Kotare S.A.C.	Peru	Peruvian sol	50.00%	(19,034)	(9,517)
						5,211,953

Taxpayer ID No.	Associate	Country	Currency	Ownership Interest %	Profit (Loss) of Associate ThCLP\$	12.31.2019 ThCLP\$
96.863.570-0	Inmobiliaria Mall Viña del Mar S.A.	Chile	Chilean peso	50.00%	15,584,058	7,792,029
20604463174	Desarrollos Panamericana S.A.C	Peru	Peruvian sol	50.00%	(819,800)	(409,900)
20513561106	Soc. de Inv. y Gestión S.A.C.	Peru	Peruvian sol	50.00%	(355,013)	(177,506)
20543349403	Inmobiliaria Kotare S.A.C.	Peru	Peruvian sol	50.00%	(36,001)	(18,000)
						7,186,623

Summarized financial information for associates as of December 31, 2020 and 2019, is as follows:

Investments in associates	Inmobiliaria Viña del Mar S.A.		Desarrollos Panamericana S.A.C.		Soc.de Invers.y Gestión S.A.C.		Inmobiliaria Kotare S.A.C	
	12.31.2020	12.31.2019	12.31.2020	12.31.2019	12.31.2020	12.31.2019	12.31.2020	12.31.2019
Statement of Financial Position	ThCLP\$	ThCLP\$	ThCLP\$	ThCLP\$	ThCLP\$	ThCLP\$	ThCLP\$	ThCLP\$
Total assets	569,936,407	558,392,785	28,972,483	32,155,537	13,734,166	15,756,348	1,151,190	1,333,356
Total liabilities	426,828,620	400,407,544	809,818	471,089	4,442,924	5,018,373	320,404	355,391
Cash and cash equivalents	30,334,611	22,042,874	455,887	99,973	7,483	135,534	5	8,646
Other financial liabilities, current	11,935,564	62,489,979	-	-	-	-	-	-
Other financial liabilities, non-current	329,696,086	263,416,672	-	-	-	-	-	-

Investments in associates	Inmobiliaria Viña del Mar S.A.		Desarrollos Panamericana S.A.C. and Subsidiaries		Soc.de Invers.y Gestión S.A.C.		Inmobiliaria Kotare S.A.C	
	12.31.2020	12.31.2019	12.31.2020	12.31.2019	12.31.2020	12.31.2019	12.31.2020	12.31.2019
Profit (loss) for the year	ThCLP\$	ThCLP\$	ThCLP\$	ThCLP\$	ThCLP\$	ThCLP\$	ThCLP\$	ThCLP\$
Revenue	29,271,836	45,614,664	-	-	-	-	-	-
Expenses	(16,245,932)	(8,793,224)	(614,641)	-	(12,067)	(29,598)	(18,811)	(19,230)
Depreciation and amortization	(546,526)	(436,477)	-	-	-	(8,305)	-	-
Financial income	239,173	190,261	21,377	-	7,103	381,593	-	-
Financial expenses	(7,429,060)	(6,214,570)	(22,204)	-	(28,576)	(225,266)	(173)	(1,372)
Other income and expenses	10,058,383	1,075,980	(57,111)	(819,800)	(248)	(473,437)	(49)	(15,399)
Income tax expense	(4,736,153)	(16,289,045)	(8,939)	-	-	-	-	-

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Note 37 - Financial Derivative Instruments

Details of cash flow hedges as of December 31, 2020 and 2019, presented in other financial assets and liabilities, are as follows:

Type of Derivative	Company	Bank	Contract Value	Maturity	Item	Total
			ThCLP\$			Total MTM
Cross Currency Swap	Plaza Estación S.A.	BCI	14,199,789	3Q 2022	Liability	(1,094,359)
Cross Currency Swap	Parque Arauco S.A.	Santander	35,785,260	2Q 2023	Liability	(6,284,692)
Cross Currency Swap	Parque Arauco S.A.	ITAU	14,246,520	1Q 2021	Liability	(135,901)
Cross Currency Swap	Parque Arauco S.A.	Estado	28,653,510	2Q 2022	Liability	(770,853)
Cross Currency Swap	Arauco Centros Comerciales Regionales S.A.	BCI	13,090,941	1Q 2024	Liability	(34,059)
Cross Currency Swap	Arauco Centros Comerciales Regionales S.A.	Scotiabank	37,599,205	1Q 2024	Liability	(391,560)
Cross Currency Swap	Arauco Centros Comerciales Regionales S.A.	Scotiabank	1,673,618	1Q 2024	Liability	(13,373)
Cross Currency Swap	Arauco Chillán S.A.	Scotiabank	36,473,136	2Q 2024	Liability	(314,325)
Cross Currency Swap	Parque Arauco Internacional S.A.	Santander	18,007,163	3Q 2021	Liability	(168,396)
Cross Currency Swap	Parque Arauco Internacional S.A.	Santander	45,264,329	3Q 2021	Liability	(423,295)
Cross Currency Swap	Parque Arauco Colombia S.A.	Scotiabank	19,105,872	2Q 2021	Asset	110,536
Balance 12.31.2020					Total liabilities	(9,630,811)
					Total assets	110,536
					Net total	(9,520,276)

Type of Derivative	Company	Bank	Contract Value	Maturity	Item	Total
			ThCLP\$			Total MTM
Cross Currency Swap	Plaza Estación S.A.	BCI	14,199,789	3Q 2022	Liability	(1,519,131)
Cross Currency Swap	Parque Arauco Colombia S.A.	Davienda	22,657,535	2Q 2020	Liability	(200,800)
Balance 12.31.2019					Total liabilities	(1,719,930)
					Total assets	-
					Net total	(1,719,930)

Note 38 - Business Combination

As of December 31, 2019, the following business combination took place:

On July 29, 2019, Parque Arauco S.A., announced its acquisition of 52.5% of Fideicomiso Patrimonio Autónomo Alegria Barranquilla, which owns the project under construction Parque Alegria Centro Comercial. The project is being developed on a 46,427 M² plot located south of the city of Barranquilla, Colombia.

On October 9, 2019, an agreement was signed confirming the acquisition of 52.5% of the trust. The agreement also establishes options for the parties to buy or sell the non-controlling interest once construction has been completed on the shopping center and a series of requirements and milestones set forth in the agreement have been fulfilled.

Taking control of Parque Arauco Colombia S.A. will enable Parque Arauco, through its subsidiaries, to increase its market share in that country and, once construction is completed on the shopping center, to increase the GLA maintained by the Group in Colombia by 50,000 M².

As of the date of acquisition, Patrimonio Autónomo Alegria Barranquilla has not provided the Group's operating results since it is using December 31, 2019, as the date of purchase for financial-accounting purposes.

- a) Consideration transferred: This increase in the interest in Patrimonio Autónomo Alegria Barranquilla will involve a total cash disbursement of ThCLP\$26,066,925.
- b) Costs related to the acquisition, recorded as an expense: The costs related to the acquisition of Patrimonio Autónomo Alegria Barranquilla recorded as an expense totaled ThCLP \$235,973. Those costs consist mainly of fees for financial, tax and legal advising and were recorded in the consolidated statement of comprehensive income.

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Note 38 - Business Combination (continued)

- c) Identifiable assets acquired and identifiable liabilities assumed: The following table summarizes the amounts recorded for assets acquired and liabilities assumed as of the date of acquisition (December 31, 2019):

Net identifiable assets and liabilities acquired	Fair Value ThCLP\$
Cash and cash equivalents	88,513
Investment property	21,332,669
Other non-financial assets	2,370,824
Total net identifiable assets acquired	19,050,358

Valuation of business combination:

Goodwill	ThCLP\$
Participation in equity of acquiring company at fair value (a)	21,134,890
Consideration transferred (2)	26,066,925
Preliminary goodwill determined as of the acquisition date = (2) - (1)	4,932,035

Management has preliminarily determined that 100% of the goodwill identified in the business combination corresponds to investment properties.

Note 39 - Fair Value Determination

Several of the Group's accounting policies and disclosures require it to determine the fair value of financial and non-financial assets and liabilities. Fair values have been determined for valuation and/or disclosure purposes using the following methods:

1. Intangible Assets

Intangible assets are measured at fair value upon acquisition. These fair values are reviewed regularly and re-measured if there is any evidence of impairment.

a) Commercial Trademarks:

The fair value of trademarks acquired in a business combination is based on the estimated value that the intangible asset contributes to cash flows. For these purposes, the value of the trademark has been estimated using a combination of two valuation methods. The first determines the incremental value from owning the trademark, comparing discounted cash flows with and without it (the with and without approach). The second method is based on a current estimate of obtaining and/or creating that intangible asset based on the resources that will be consumed or handed over to obtain the asset (the cost method).

b) Client Portfolio:

The fair value of the client portfolio acquired in a business combination is determined using the excess earnings method for several periods. Based on this method, the asset is accounted for after deducting a reasonable rate of return on the assets that are part of the creation of related cash flows.

c) Other Intangible Assets:

The fair value of backlog contracts has been determined based on the revenue generated by current contracts with their respective maturity dates. The Company defined a percentage of credit risk to be applied as cost and the cash flows were discounted at a rate close to a risk-free rate.

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Note 39 - Fair Value Determination (continued)

2. Investment Properties

Fair values are based on market values, which are the estimated amount at which the properties could be exchanged at the valuation date between knowledgeable, willing parties in an arm's length transaction after a proper trade in which both parties acted voluntarily.

When there are no current prices in an active market, the valuation is prepared based on the total estimated cash flows that the Company expects to receive from the property lease. In calculating the valuation of the property, the Company uses a rate of return that reflects the specific risks inherent to the net annual cash flows.

a) Sensitivity to net cash flows

A reduction in the estimated net cash flows that the Company expects to receive whether because of a decrease in income, a rise in costs, an increase in tax rates or a combination of these effects, would result in a decrease in an asset's fair value. An increase in the estimated net cash flows that the Company expects to receive would have the opposite effect.

b) Sensitivity to rates of return

An increase in the rate of return that reflects the specific risks inherent to the net cash flows the Company expects to receive, whether because of an increase in risk-free rates, a rise in the risk premium demanded by the market or a combination of both, would result in a decrease in an asset's fair value. A decrease in the rate of return that reflects the specific risks inherent to the net cash flows it expects to receive would have the opposite effect.

The fair value of investment properties is not based on an appraisal from an independent expert.

3. Derivatives

The fair value of foreign currency forwards is based on the quoted market price, if available. The fair value of interest rate swaps is based on broker quotes.

4. Interest Rates Used to Determine Fair Value

Interest rates used to determine estimated cash flows, for valuing both investment properties and intangible assets, are as follows:

Assets/Liabilities	Nominal Interest Rate	Nominal Interest Rate
	12.31.2020	12.31.2019
Investment properties	8.5% - 10.5%	8.5% - 10.5%
Intangible assets	8.5% - 10.5%	8.5% - 10.5%

Cash flows used to determine the fair value of assets consider tax effects contemplated in the operations of the shopping centers (the rates presented are after tax).

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Note 39 - Fair Value Determination (continued)

5. Fair Value Hierarchy

For the fair value measurements recorded in the statement of financial position, the entity discloses the level on the fair value hierarchy with which all fair value measurements are classified.

Details of financial instruments at fair value by valuation method are as follows:

Assets/Liabilities	Level 1 ThCLP\$	Level 2 ThCLP\$	Level 3 ThCLP\$	12.31.2020 ThCLP\$
Intangible assets (note 11)	-	-	12,983,987	12,983,987
Investment properties (note 14)	-	-	2,023,099,521	2,023,099,521
Derivatives (net liability) (note 37)	-	(9,630,811)	-	(9,630,811)

Assets/Liabilities	Level 1 ThCLP\$	Level 2 ThCLP\$	Level 3 ThCLP\$	12.31.2019 ThCLP\$
Intangible assets (note 11)	-	-	18,105,057	18,105,057
Investment properties (note 14)	-	-	2,022,119,495	2,022,119,495
Derivatives (net liability) (note 37)	-	(1,719,930)	-	(1,719,930)

Level 1: Quoted (unadjusted) prices in active markets for identical assets and liabilities.

Level 2: Inputs other than the quoted prices included in Level 1 that are observable for the asset or liability, either directly or indirectly (i.e. price derivatives).

Level 3: Unobservable inputs for the asset or liability.

Note 40 - Environment

As required by Circular No. 1,901 issued by the Financial Market Commission, Parque Arauco S.A. and its subsidiaries have made the following disbursements between January 1 and December 31, 2020, related to protecting the environment:

Parent Company or Subsidiary	Project Related to Disbursement	Reason for Disbursement	Description of Asset or Expense	Amount Disbursed ThCLP\$	Certain or Estimated Date of Future Disbursement	Project Completed or Underway
EJE Construcciones S.A.S	Comprehensive waste management	Waste management	Acquiring compacter, containers, shredder and two compost systems and installing ventilation and extraction systems	20,250	-	Completed
EJE Construcciones S.A.S.	Infrastructure for green wall	Landscaping	Landscape architecture study and assembling infrastructure for 70mt2 green wall	14,750	-	Completed
EJE Construcciones S.A.S	Information desk and family parking area	Inclusiveness	Parking area for pregnant women and parents with small children	4,584	-	Completed
Inv. Inmob. Bucaramanga	Implement reporting, energy quality study	Energy efficiency	Commissioning Chivor to conduct energy quality study to comply with CREG resolution 015	-	Jan-21	In Progress

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Note 40 - Environment (continued)

Parent Company or Subsidiary	Project Related to Disbursement	Reason for Disbursement	Description of Asset or Expense	Amount Disbursed ThCLP\$	Certain or Estimated Date of Future Disbursement	Project Completed or Underway
Parque Arauco Colombia S.A.	Infrastructure for plant greenhouse	Landscaping	Building a greenhouse for plants	5,487	-	Completed
Parque Arauco Colombia S.A.	Improving and expanding rainwater treatment plan	Water management	Adjusting tanks, filters and valves to increase capacity of rainwater plant	26,973	-	Completed
Inv. Colombianas Arauco	Infrastructure for green wall	Landscaping	Installing infrastructure for a green wall	-	-	Completed
Parque Arauco S.A.	Sustainability software	Environmental management	Sustainability software	14,250	-	Completed
Altek Trading S.A.C	Making improvements to environmental management	Environmental management	Installing bins and making improvements to waste room, floor, porcelain tile, roofing, drain network, etc.	52,933	-	Completed
Inmobiliaria El Quinde S.A.C.	Making improvements to environmental management (carry over)	Environmental management	Installing bins and making improvements to waste room, floor, porcelain tile, roofing, drain network, etc.	50,041	-	Completed
Inmuebles Panamericana S.A.C.	Making improvements to environmental management (carry over)	Environmental management	Installing bins and making improvements to waste room, floor, porcelain tile, roofing, drain network, etc.	52,242	-	Completed
Parque Lambramani S.A.C.	Implementing waste water treatment plant (carry over)	Water management	Finalizing implementation of 2018 waste water treatment plant project	9,673	Jan-21	In Progress
Altek Trading S.A.C	100% LED Mall	Energy efficiency	Replacing 100% of current lighting fixtures with LED technology	53,115	Jan-21	In Progress

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Note 41 - Contingencies, Commitments and Restrictions

1. COVID-19 Contingency

On March 11, 2020, the World Health Organization declared COVID-19 a global pandemic. To date, this has involved a variety of measures to safeguard people's lives and public health in different countries.

As a result, in 2020 Chilean, Peruvian and Colombian authorities mandated quarantines and issued a series of restrictions forcing tenants providing "non-essential" services to close their doors. The first closure of non-essential services occurred in Peru on March 16th, followed by closures in Chile and Colombia on March 19th. Only businesses considered essential (supermarkets, health centers, banks and pharmacies) remained open. Shopping centers began gradually reopening in June 2020 depending on the public health status of each city and country. Authorities have implemented dynamic plans limiting capacity or forcing non-essential businesses to close based on several criteria, including how public health figures evolve.

In light of the initial quarantine in the three countries where we operate and subsequent measures taken by authorities, Parque Arauco has gradually resumed business while complying with all public health measures mandated in each country. Throughout 2020 the Company has experienced a gradual recovery in shopping center activity levels in these three countries.

In that context, the Company has implemented a flexible commercial strategy to take appropriate measures to deal with a variety of scenarios at shopping centers and with tenants.

In parallel, in order to ensure operational continuity in 2020 it negotiated prices with its main service providers to attain cost savings based on the activity level at each shopping center. Furthermore, in 2020 the Company decided not to furlough workers, but did temporarily reduce salaries for upper management.

In order to mitigate financial effects, the Company has followed a conservative financial strategy of maintaining important cash levels to provide flexibility during the crisis.

The Company has assessed all assumptions used in its asset valuation model in light of the current COVID-19 situation and identified no significant variations.

All of the Company's employees are permitted to work remotely from home, as long as their job allows. For employees whose positions require them to be physically present at work, the Company has provided all safety implements recommended by public health authorities in each country and implemented protocols to safeguard their health.

Although these circumstances have led to a decline in the Company's revenue and, therefore, its profit, it is still too early to quantify the overall effects of partial shopping center closures and other measures mandated by authorities, given the current uncertainty as to how this crisis will evolve around the world.

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Note 41 - Contingencies, Commitments and Restrictions (continued)

2. Contingent Liabilities

As of December 31, 2020, the consolidated companies are party to pending lawsuits and proceedings related to their normal operations. The Company has recorded provisions for some lawsuits and proceedings that, in the opinion of its legal counsel, may result in a loss. They are presented in note 17.

Matter	No. of Cases	Amount Involved (ThCLP\$)
Civil	2	94,556
Labor	4	-
Criminal court	3	-
Other	4	-
Total	13	94,556

3.- Fines

As of December 31, 2020, regulators and other administrative authorities have not issued any fines to the Company or its Directors.

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Note 41 - Contingencies, Commitments and Restrictions (continued)

4. Direct Guarantees

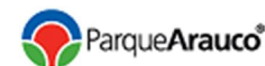
Guarantee Creditor	Name	Relationship	Guarantee Type	Assets	Carrying Amount	Balance Outstanding as of 12.31.2020	Balance Outstanding as of 12.31.2019
Davienda	Parque Arauco Colombia S.A.	Subsidiary of subsidiary	Trust	Parque La Colina shopping center	-	-	22,507,331
Bondholders	Inmuebles Panamericana S.A.	Subsidiary of subsidiary	Trust	Megaplaza shopping center	180,105,051	56,954,890	73,827,848
Scotiabank	Inmuebles Panamericana S.A.	Subsidiary of subsidiary	Trust	Real estate in Barranca, Pisco, Chinchu, Cañete and Chimbote	48,973,697	23,532,601	31,767,086

5. Indirect Guarantees

Details of performance bonds in force as of December 31, 2020, are as follows:

Company	Bank	Bond Number	Origin	Term	Maturity	Rate	Currency	Amount	Estado	Payment	Beneficiary	Taxpayer ID No.	Reason / Reference
Parque Arauco S.A.	Chile	000259-9	7/24/2018	1105	8/2/2021	0.40%	UF	1,000.00	Current	30-day notice	Municipality of Chillan	69140900-7	To guarantee the correct use and conservation, functioning and maintenance of pedestrian overpasses during concession term. -
Parque Arauco S.A.	Chile	500911-4	2/19/2020	348	2/1/2021	0.40%	UF	100.00	Current	On demand	Municipality of Las Condes	69070400-5	To guarantee faithful and timely compliance with all obligations imposed by permit no. 591 for installing, managing and operating an elevator on the southern sidewalk along Avenida Presidente Kennedy - Parque Arauco.
Parque Arauco S.A.	Chile	504633-6	6/11/2020	420	8/5/2021	0.40%	UF	1,000.00	Current	On demand	Municipality of Las Condes	69070400-5	To guarantee faithful and timely fulfillment of each and every obligation in Decree Section 1 No. 5126 from the Municipality of Las Condes dated November 14, 2016
Todo Arauco S.A.	Chile	343029-6	08/03/2020	749	8/22/2022	0.40%	CLP\$	1,324,849.00	Current	On demand	Ministry of Public Works - Highway Department - Coquimbo Region	61.202.000-0	To guarantee faithful compliance with MOP decree No. 1,319 of 1977 of 12/7/1977
Parque Arauco S.A.	Chile	506705-7	11/24/2020	394	12/23/2021	0.40%	UF	9,000.00	Current	30-day notice	Municipality of Las Condes	69070400-5	To guarantee urban development works along Avda. Presidente Kennedy, Boulevard 2 Parque Arauco S.A., P.E. 245/05 and plan S/7321
Parque Arauco S.A.	Chile	506704-9	11/24/2020	394	12/23/2021	0.40%	UF	9,610.00	Current	30-day notice	Municipality of Las Condes	69070400-5	To guarantee sidewalk pavement, green area and public lighting works on Lot C-5-B on street Cerro Colorado S-7321.

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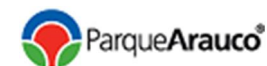
Note 41 - Contingencies, Commitments and Restrictions (continued)

6. Other Restrictions

Details of bonds payable and their associated covenants as of December 31, 2020, are as follows:

Bank	Company	Start	Maturity	Covenant / Restriction	Limit	Current	Cushion
Series K bonds	Parque Arauco S.A.	9/1/2014	9/1/2039	Net financial debt / equity	<= 1.50	0.79	0.71
Series O bonds	Parque Arauco S.A.	3/1/2015	3/1/2040	Net financial debt / equity	<= 1.50	0.79	0.71
Series P bonds	Parque Arauco S.A.	10/1/2016	10/1/2023	Net financial debt / equity	<= 1.50	0.79	0.71
Series R bonds	Parque Arauco S.A.	10/1/2016	10/1/2037	Net financial debt / equity	<= 1.50	0.79	0.71
Series T bonds	Parque Arauco S.A.	8/5/2018	8/5/2025	Net financial debt / equity	<= 1.50	0.79	0.71
Series V bonds	Parque Arauco S.A.	8/5/2018	8/5/2028	Net financial debt / equity	<= 1.50	0.79	0.71
Series X bonds	Parque Arauco S.A.	2/20/2020	8/5/2025	Net financial debt / equity	<= 1.50	0.79	0.71
Series AA bonds	Parque Arauco S.A.	6/5/2020	12/5/2029	Net financial debt / equity	<= 1.50	0.79	0.71
Estado	Parque Arauco S.A.	4/3/2006	4/3/2021	Net financial debt / equity	<= 1.50	0.79	0.71
Estado	Parque Arauco S.A.	6/12/2007	6/12/2027	Net financial debt / equity	<= 1.50	0.79	0.71
Banco de Chile	Parque Arauco S.A.	5/13/2019	5/13/2020	Net financial debt / equity	<= 1.50	0.79	0.71
Nova Scotia	Parque Arauco S.A.	3/31/2020	3/31/2023	Net liabilities / equity	<= 1.50	0.91	0.59
Scotiabank Chile	Todo Arauco S.A.	2/13/2020	2/13/2025	Net financial debt / equity	<= 1.50	0.17	1.33
				EBITDA / Financial Expenses	>= 2.50	3.92	1.42
Scotiabank Chile	Centro Comercial Arauco Express Ciudad Empresarial S.A.	12-01-2017	12/1/2021	Net financial debt / equity	<= 1.10	0.29	0.81
				Investment Property / Net Financial Debt	>= 1.50	4.87	3.37
BCI	Plaza Estación S.A.	07-03-2012	7/3/2022	(Ebitda-Dividends)/(FE+Amort. Bank Debt)	> 1.20	2.94	1.74
				Net Financial Debt/ Ebitda	< 4.00	-0.78	4.78
Scotiabank	Arauco Centros Comerciales Regionales S.A.	1/30/2019	1/30/2024	Bank Debt/Collateral	<= 0.85	0.49	0.36
Scotiabank	Arauco Chillán SpA	4/29/2019	4/29/2024	Bank Debt ACCR + ACH/Collateral	<= 0.85	0.83	0.02

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Note 41 - Contingencies, Commitments and Restrictions (continued)

Bank	Company	Start	Maturity	Covenant / Restriction	Limit	Current	Cushion
Bonds (second issuance) BCP	Inmuebles Panamericana S.A.	1/20/2012	1/20/2032	Rental income/debt service	>= 2.00	2.88	0.88
				Deferred liabilities/equity	<= 1.75	1.08	0.67
				EBITDA/debt service	>= 1.75	1.75	0.00
Bonds (third issuance) BCP	Inmuebles Panamericana S.A.	1/20/2012	1/20/2032	Rental income/debt service	>= 2.00	2.88	0.88
				Deferred liabilities/equity	<= 1.75	1.08	0.67
				EBITDA/debt service	>= 1.75	1.75	0.00
Bonds (fourth issuance) BCP	Inmuebles Panamericana S.A.	9/10/2015	9/10/2045	Rental income/debt service	>= 2.00	2.88	0.88
				Deferred liabilities/equity	<= 1.75	1.08	0.67
				EBITDA/debt service	>= 1.75	1.75	0.00
Bonds (fifth issuance) BCP	Inmuebles Panamericana S.A.	9/10/2015	9/10/2040	Rental income/debt service	>= 2.00	2.88	0.88
				Deferred liabilities/equity	<= 1.75	1.08	0.67
				EBITDA/debt service	>= 1.75	1.75	0.00
Bonds (sixth issuance) Scotiabank	Inmuebles Panamericana S.A.	1/19/2017	1/20/2042	Rental income/debt service	>= 2.00	2.65	0.65
				Deferred liabilities/equity	<= 1.75	1.46	0.29
				EBITDA/debt service	>= 1.75	1.75	0.00
Bonds (seventh issuance) Scotiabank	Inmuebles Panamericana S.A.	1/19/2017	1/19/2042	Rental income/debt service	>= 2.00	2.65	0.65
				Deferred liabilities/equity	<= 1.75	1.46	0.29
				EBITDA/debt service	>= 1.75	1.75	0.00

Note 41 - Contingencies, Commitments and Restrictions (continued)

6. Other Restrictions

Covenants

The covenants in the table above have been met by the different companies restricted by these commitments.

The restriction of GLA greater than 400,000 m2 set for the bond series K, L, O, P, R, T, V, X and AA has also been met.

Details of guarantees in force as of December 31, 2020, are as follows:

- The covenant for Arauco Centros Comerciales Regionales SpA and Arauco Chillán SpA is based on an appraisal dated January 14, 2019, which is valid for two years.
- The properties Mall Arauco Quilicura and Mall Arauco El Bosque are mortgaged in favor of Scotiabank Chile to guarantee all loans taken out by Arauco Centros Comerciales Regionales SpA and Arauco Chillán SpA with that bank.
- The property Mall Parque Angamos is mortgaged in favor of Banco de Chile to guarantee all loans taken out by Parque Angamos SpA with that bank.
- The loan taken out by Desarrollos Inmobiliarios San Antonio S.A., restricts that company's debt to 650,000 UF.
- The property Mall Arauco Coronel is financed with a lease.
- The second, third, fourth, fifth, sixth and seventh issuances of bonds by Inmuebles Panamericana S.A., are guaranteed by the trust of the shopping center Megaplaza Norte.
- The property Stripcenter el Peñon is financed with a lease.
- PASA's loan with Bank of Nova Scotia prohibits the sale of the asset Parque Arauco Kennedy.
- K bond: As of September 2021, if the ratio of EBITDA/Financial expenses < 2.0, one installment will be deposited in a reserve account. If the ratio of EBITDA/Financial expenses < 1.0, two installments will be deposited in a reserve account.

For calculations:

EBITDA = Revenue – Costs of sale – Administrative expenses + Depreciation + Amortization

Net Financial Debt = Other current financial liabilities + Other non-current financial liabilities – Cash and cash equivalents

Equity = Equity attributable to equity holders of the parent + Non-controlling interest

Total Equity = Total current liabilities + Total non-current liabilities

Net liabilities = Total liabilities – Deferred tax liabilities – Cash and cash equivalents

Debt = (Ebitda - Capex - Income Tax) / (Debt amortization + Debt interest)

Leverage = (Total liabilities - Deferred liabilities - Minority interest - Subordinated debt) / Equity

Contracted income = Income / (Amortization + Financial expenses)

Note 42 - Subsequent Events

No subsequent events have occurred between January 1, 2021, and the date of issuance of these interim consolidated financial statements that may significantly affect the Company's and its subsidiaries' financial situation or results as of December 31, 2020.