

**InRetail Real Estate Corp. and Subsidiaries**

Interim consolidated financial statements as of March 31, 2023 (unaudited) and December 31, 2022 (audited) and for the three-month period ended as of March 31, 2023 and 2022.

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Interim consolidated financial statements as of March 31, 2023 and December 31, 2022 and for the three-month period ended March 31, 2023 and 2022.

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## InRetail Real Estate Corp. and Subsidiaries

### Interim consolidated statements of financial position

As of March 31, 2023 (unaudited) and December 31, 2022 (audited)

	Note	2023 S/(000)	2022 S/(000)		Note	2023 S/(000)	2022 S/(000)
<b>Assets</b>				<b>Liabilities and equity</b>			
<b>Current assets</b>				<b>Current liabilities</b>			
Cash and cash equivalents	4	120,097	220,746	Trade payables	14	41,932	41,323
Investments at fair value through profit or loss	6	79,396	-	Other liabilities	15	55,996	79,837
Trade receivables, net	7	36,164	43,077	Accounts payable to related parties	26	5,211	62,783
Other receivables	8	10,358	14,765	Current portion financial obligations	17	44,523	44,553
Accounts receivables from related parties	26	44,338	50,916	Lease liability	16(c)	6,968	6,749
Prepaid expenses	9	12,420	434	<b>Total current liabilities</b>		<b>154,630</b>	<b>235,245</b>
Recoverable taxes	10	16,893	11,036				
<b>Total current assets</b>		<b>319,666</b>	<b>340,974</b>	<b>Non-current liabilities</b>			
<b>Non-current assets</b>				Trade payables	14	4,764	5,137
Investments at fair value through equity	5	171,160	172,064	Other liabilities	15	13,245	13,563
Other receivables	8	4,892	4,892	Income tax related to special purpose entity	25(e)	516,567	495,791
Accounts receivables from related parties	26	574,191	571,024	Lease liability	16(c)	230,447	229,069
Deferred income tax, net	18	7,749	7,557	Long-term financial obligations	17	2,041,551	2,070,333
Recoverable taxes	10	11,559	13,166	Deferred income tax liabilities, net	18	42,130	40,365
Facilities, furniture and equipment, net	11	8,226	8,539	Derivative financial instrument	13	15,982	17,989
Investment properties	12	4,556,126	4,554,078	<b>Total non-current liabilities</b>		<b>2,864,686</b>	<b>2,872,247</b>
Right-of-use assets, net	16(b)	139,091	139,100	<b>Total liabilities</b>		<b>3,019,316</b>	<b>3,107,492</b>
Intangible assets, net		14,971	14,804	<b>Equity</b>			
Derivative financial instrument	13	68,677	67,348	Capital stock	20	1,475,706	1,475,706
<b>Total non-current assets</b>		<b>5,556,642</b>	<b>5,552,572</b>	Unrealized results		(15,175)	(24,710)
				Retained earnings		1,396,461	1,335,058
<b>Total assets</b>		<b>5,876,308</b>	<b>5,893,546</b>	<b>Total equity</b>		<b>2,856,992</b>	<b>2,786,054</b>
				<b>Total liabilities and equity</b>		<b>5,876,308</b>	<b>5,893,546</b>

The accompanying notes are an integral part of these interim consolidated financial statements.

## InRetail Real Estate Corp. and Subsidiaries

Interim consolidated statements of income

For the three-month period ended As of March 31, 2023 and 2022

	Note	2023 S/(000)	2022 S/(000)
Rental income	21	119,191	103,360
Cost of rental income	22	(14,615)	(12,757)
<b>Net rental income</b>		<b>104,576</b>	<b>90,603</b>
Income from management services	21	58,524	48,145
Cost related to income from management services	22	(46,003)	(37,370)
<b>Net management service income</b>		<b>12,521</b>	<b>10,775</b>
<b>Gross profit</b>		<b>117,097</b>	<b>101,378</b>
Fair value adjustment for investment properties	12(b)	(5,165)	(20,967)
Administrative expenses	23	(9,378)	(9,593)
Selling expenses	23	(1,875)	(2,699)
Other operating (expenses) income, net		(113)	61
<b>Operating profit</b>		<b>100,566</b>	<b>68,180</b>
Financial income	24	14,142	11,403
Financial expenses	24	(43,353)	(44,477)
Exchange difference, net	27(a)(ii)	14,336	62,909
<b>Profit before income tax</b>		<b>85,691</b>	<b>98,015</b>
Income tax	18(a)	(24,288)	(28,375)
<b>Net profit</b>		<b>61,403</b>	<b>69,640</b>
<b>Profit per share:</b>			
Basic and diluted profit for the period attributable to ordinary equity holders of the parent	20(b)	0.108	0.123

The accompanying notes are an integral part of these interim consolidated financial statements.

**InRetail Real Estate Corp. and Subsidiaries**

Interim consolidated statements of other comprehensive income

For the three-month period ended As of March 31, 2023 and 2022

	<b>2023</b>	<b>2022</b>
	\$/(000)	\$/(000)
<b>Profit for the period</b>	61,403	69,640
<b>Other comprehensive income</b>		
Unrealized gain (loss) on investments at fair value through equity	10,440	(1,189)
<b>Total other comprehensive income of investments at fair value through equity</b>	<b>10,440</b>	<b>(1,189)</b>
Unrealized (loss) on hedging derivative financial instrument	(905)	(5,690)
<b>Total other comprehensive income of derivative financial instrument</b>	<b>(905)</b>	<b>(5,690)</b>
<b>Other comprehensive income for the period, net of income tax effects</b>	9,535	(6,879)
<b>Total comprehensive income for the period</b>	<b>70,938</b>	<b>62,761</b>

The accompanying notes are an integral part of these interim consolidated financial statements.

## InRetail Real Estate Corp. and Subsidiaries

Interim consolidated statements of changes in equity

For the three-month period ended As of March 31, 2023 and 2022

	<u>Capital stock</u> S/(000)	<u>Unrealized results</u> S/(000)	<u>Retained earnings</u> S/(000)	<u>Total Equity</u> S/(000)
<b>Balance as of January 1, 2022</b>	<b>1,475,706</b>	<b>30,521</b>	<b>1,121,031</b>	<b>2,627,258</b>
Profit for the period	-	-	69,640	<b>69,640</b>
Other comprehensive income	-	(6,879)	-	<b>(6,879)</b>
<b>Total comprehensive income</b>	<b>-</b>	<b>(6,879)</b>	<b>69,640</b>	<b>62,761</b>
Purchase of share non-controlling interest	-	-	851	851
<b>Balance as of March 31, 2022</b>	<b>1,475,706</b>	<b>23,642</b>	<b>1,191,522</b>	<b>2,690,870</b>
<b>Balance as of January 1, 2023</b>	<b>1,475,706</b>	<b>(24,710)</b>	<b>1,335,058</b>	<b>2,786,054</b>
Profit for the period	-	-	61,403	<b>61,403</b>
Other comprehensive income	-	9,535	-	<b>9,535</b>
<b>Total comprehensive income</b>	<b>-</b>	<b>9,535</b>	<b>61,403</b>	<b>70,938</b>
Other	-	-	-	-
<b>Balance as of March 31, 2023</b>	<b>1,475,706</b>	<b>(15,175)</b>	<b>1,396,461</b>	<b>2,856,992</b>

The accompanying notes are an integral part of these interim consolidated financial statements.

## InRetail Real Estate Corp. and Subsidiaries

Interim consolidated statements of cash flows

For the three-month period ended As of March 31, 2023 and 2022

	2023 S/(000)	2022 S/(000)
<b>Operating activities</b>		
Revenue	187,683	169,185
Payments of goods and services to suppliers	(52,176)	(48,874)
Payments of salaries and social benefits to employees	(12,275)	(11,689)
Taxes paid	(36,990)	(24,062)
Recovery of taxes	12,541	2,893
Other collections (payments), net	5,925	(18,735)
<b>Net cash flows from operating activities</b>	<b>104,708</b>	<b>68,718</b>
<b>Investing activities</b>		
Collection of dividends	4,306	-
Collection of loans granted to related parties	13,881	13,881
Sale of investments at fair value through profit or loss	15,092	109,253
Purchase of investments at fair value through profit or loss	(94,417)	(34,863)
Purchase of facilities, furniture and equipment	(273)	(345)
Purchase and development of intangible assets	(1,100)	(782)
Purchase of investment properties	(7,213)	(26,265)
Payment related to the purchase of investment property from prior years	(31,869)	-
Value Added Tax payment related to investment properties	(1,298)	(4,728)
<b>Net cash flows (uses) from in investing activities</b>	<b>(102,891)</b>	<b>56,151</b>
<b>Financing activities</b>		
Proceeds from interest-bearing loans and borrowings	-	24,500
Payment of loans to related parties	(27,071)	-
Payment of interest-bearing loans and borrowings	(12,976)	(125,318)
Payment of lease liability	(1,159)	(1,185)
Interest payment of lease liability	(2,769)	(2,726)
Interests paid	(58,491)	(59,809)
<b>Net cash flows used in financing activities</b>	<b>(102,466)</b>	<b>(164,538)</b>
Net decrease of cash and short-term deposits	(100,649)	(39,669)
<b>Cash and short-term deposits at the beginning of the period</b>	<b>220,746</b>	<b>195,484</b>
<b>Cash and short-term deposits at the end of the period</b>	<b>120,097</b>	<b>155,815</b>
<b>Non-cash transactions</b>		
Fixed assets purchased through leasing and other financial obligations	628	1,584
Addition of right-of-use asset	8,790	3,192

The accompanying notes are an integral part of these interim consolidated financial statements.

## Notes to the interim consolidated financial statements (continued)

### InRetail Real Estate Corp. and Subsidiaries

#### Notes to the interim consolidated financial statements (unaudited)

Interim unaudited consolidated financial statements As of March 31, 2023 and December 31, 2022 (audited) and for the three-month period ended As of March 31, 2023 and 2022.

#### 1. Business activity and pandemic

##### Business activity

InRetail Real Estate Corp. (hereinafter “the Company”) is a holding entity incorporated in April 2012 in the Republic of Panama, subsidiary of InRetail Perú Corp. The latter is subsidiary of Intercorp Retail Inc., which in turn is a subsidiary of Intercorp Peru Ltd. (a holding company incorporated in The Bahamas, hereinafter “Intercorp Perú”), which is the ultimate holding Company of “Intercorp Peru Group” or the “Group”, which refers to Intercorp Perú Ltd. and its subsidiaries.

As of March 31, 2023 , Intercorp Perú holds directly and indirectly 67.57 percent of the capital stock of InRetail Perú Corp. (71.54 percent as of December31, 2022), which in turn holds 100 percent of the capital stock of the Company.

Its management and administrative offices are located at Av. Punta del Este 2403, Jesús Maria, Lima, Perú. However, the Company’s legal address is 50 Street and 74 Street, floor 16 “PH” Building, San Francisco, Republic of Panama.

The Company and its Subsidiaries, Patrimonio en Fideicomiso – D.S.N° 093-2002-EF-InRetail Shopping Malls, Patrimonio en Fideicomiso – D.S.N° 093-2002-EF-Interproperties Holding, Patrimonio en Fideicomiso –D.S.N° 093-2002-EF-Interproperties Holding II and Real Plaza S.R.L. (hereinafter and together, “InRetail Real Estate”), are dedicated to the operation of shopping malls as well as real estate development. InRetail Real Estate operations are concentrated in Perú.

The consolidated financial statements as of March 31, 2023, were approved by the Board of Directors on May 12, 2023.

#### 2. Subsidiaries activities

Following is the description of the Company’s main Subsidiaries’ activities:

- (a) Patrimonio en Fideicomiso – D.S.N°093-2002-EF-InRetail Shopping Malls is a Special Purpose Entity (SPE) formed on July 2014, for the purpose of holding certificates of participation of Patrimonio en Fideicomiso – D.S.N°093-2002-EF-Interproperties Holding and Patrimonio en Fideicomiso – D.S.N°093—2002-EF-Interproperties Holding II and 100 percent of capital stock of Real Plaza S.R.L.
- (b) Patrimonio en Fideicomiso –D.S. N°093-2002-EF-Interproperties Holding and Patrimonio en Fideicomiso–D.S. N°093-2002-EF-Interproperties Holding II (hereinafter “Interproperties Holding” and “Interproperties Holding II”, respectively).



## Notes to the interim consolidated financial statements (continued)

Interproperties Holding and Interproperties Holding II are two Special Purpose Entities (SPEs) formed for the purpose of holding the certificates of participation of Patrimonio en Fideicomiso –D.S. N° 093-2002-EF-Interproperties Perú (hereinafter “Interproperties Perú”), which is a trust fund formed with the purpose of holding the real estate assets of InRetail Real Estate to obtain the necessary funding for developing investment plans.

Additionally, as of March 31, 2023 and December 31, 2022, Interproperties Holding II owns 100 percent of participation in the assets of Inmobiliaria Puerta del Sol formed to own and handle Real Plaza Cusco “San Antonio” Shopping Mall.

(c) Real Plaza S.R.L. (hereinafter “Real Plaza”)

An entity focused on operating the shopping malls (21 as of March 31, 2023 and December 31, 2022) and maintaining and developing relationships with the tenants. Real Plaza operates under the name of “Real Plaza Shopping Mall”.

As of March 31, 2023 and December 31, 2022, Real Plaza manages shopping malls in Chiclayo, Piura, Chimbote, Trujillo, Huancayo, Arequipa, Juliaca, Huánuco, Cusco, Cajamarca, Pucallpa and Lima.

(d) Centro Comercial Estación Central S.A.

Company dedicated to the management of the shopping center located in the central station of Buses Metropolitanos.

In February 2022, the concession contract expired and the Autoridad de Transporte Urbano (ATU) did not approve its renewal, therefore, the contract ended on July 31, 2022.

At the General Shareholders' Meeting on January 27, 2023, the liquidation and dissolution of the company was approved.

### 3. Summary of significant accounting policies

#### 3.1 Basis of preparation and presentation

The interim consolidated financial statements of InRetail Real Estate have been prepared in accordance with the International Accounting Standard 34 “Interim financial reporting”. Also, the accounting policies adopted in the preparation of the interim consolidated financial statements are consistent with those followed in the preparation of the InRetail Real Estate’s annual consolidated financial statements for the year ended December 31, 2022 which were audited. Therefore, these interim consolidated financial statements should be read in conjunction with such audited consolidated financial statements.

The interim consolidated financial statements have been prepared on a historical cost basis, except for financial instruments at fair value through profit and loss, financial instruments at fair value through other comprehensive income, investment properties and derivative financial instruments, which have been measured at fair value. The interim consolidated financial statements are presented in Soles and all values are rounded to the nearest thousands of Soles (S/(000)), except where otherwise indicated.

The interim consolidated financial statements do not include all information and disclosures required for annual consolidated financial statements and should be read together with consolidated financial statements as of December 31, 2022.

## Notes to the interim consolidated financial statements (continued)

The consolidated financial statements include the financial statements of the Company and its subsidiaries, see note 2.

Subsidiaries are fully consolidated from the acquisition date, being the date on which InRetail Real Estate obtains control, and are consolidated until the date when such control ceases. The financial statements of the Subsidiaries are prepared for the same reporting period as the parent Company, using consistent accounting policies. All intra-group balances, transactions and unrealized gains and losses resulting from intra group transactions have been eliminated in full.

The non-controlling interest has been determined in proportion to the participation of minority shareholders in the net equity and the results of the subsidiaries in which they hold shares, and they are presented separately in the consolidated statement of financial position, the consolidated income statement and the consolidated statement of comprehensive income.

Losses in a subsidiary are attributed to the non-controlling interest even if that results in a deficit balance. A change in the ownership interest of a subsidiary, without a loss of control, is accounted for as an equity transaction.

### 3.2 New standards and interpretations adopted by InRetail Real Estate

Several standards and amendments have come into effect from January 1, 2023; however, in the opinion of InRetail Real Estate's Management, they have no impact on the accompanying unaudited consolidated financial statements as of March 31, 2023.

The standards and amendments, and improvements to the standards that are issued, and effective up to the date of issuance of the accompanying consolidated financial statements, are disclosed below:

- (i) Amendments to IAS 8 "Accounting policies, changes in estimates and errors": Definition of accounting estimates

In February 2021, the IASB issued amendments to IAS 8, in which it introduces a definition of accounting estimates. The amendments clarify the distinction between changes in accounting estimates and changes in accounting policies and the correction of errors. Also, they clarify how entities use measurement techniques and inputs to develop accounting estimates.

The amendments are effective for annual reporting periods beginning on or after January 1, 2023 and apply to changes in accounting Policies and changes in accounting estimates that occur on or after the start of that period. Earlier application is allowed as long as this fact is disclosed.

- (ii) Amendments to IAS 1 and I AS 1 and IFRS Practice Statement 2: Disclosure of Accounting Policies

In February 2021, the IASB issued amendments to IAS 1 and IFRS Practice Statement 2 "Making Materiality Judgements", in which it provides guidance and examples to help entities apply materiality judgments to accounting policy disclosures. The amendments aim to help entities provide accounting policy disclosures that are more useful by replacing the requirement for entities to disclose their "significant" accounting policies with a requirement to disclose their material accounting policies and adding guidance on how entities apply the concept of materiality in making decisions about accounting policy disclosures.

## Notes to the interim consolidated financial statements (continued)

The amendments to IAS 1 are applicable for annual periods beginning on or after January 1, 2023, with earlier application permitted. Since the amendments to the IFRS Practice Statement 2 provide non-mandatory guidance on the application of the definition of material to accounting policy information, an effective date for these amendments is not necessary.

- (iii) **Deferred Tax related to Assets and Liabilities arising from a Single Transaction - Amendments to IAS 12**  
In May 2021, the Board issued amendments to IAS 12, which narrow the scope of the initial recognition exception under IAS 12, so that it no longer applies to transactions that give rise to equal taxable and deductible temporary differences.

Under the amendments, the initial recognition exception does not apply to transactions that, on initial recognition, give rise to equal taxable and deductible temporary differences. It only applies if the recognition of a lease asset and lease liability (or decommissioning liability and decommissioning asset component) give rise to taxable and deductible temporary differences that are not equal.

The amendments are effective for annual reporting periods beginning on or after January 1, 2023 and an entity should apply the amendments to transactions that occur on or after the beginning of the earliest comparative period presented. In addition, at the beginning of the earliest comparative period presented, it should also recognise a deferred tax asset (provided that sufficient taxable profit is available) and a deferred tax liability for all deductible and taxable temporary differences associated with leases and decommissioning obligations.

In the Management's opinion, these standards will not have a significant impact on the consolidated financial statements of the InRetail Real Estate Group.

### 3.3 Significant estimations and assumptions

InRetail Real Estate's Management has used certain estimates and assumptions for the preparation of the interim consolidated financial statements, such as the method of depreciation, useful lives and residual values of facilities, furniture and equipment, fair value of investment properties, impairment of non-financial assets and taxes estimation; therefore, the final results could differ from the amounts recorded by InRetail Real Estate.

## 4. Cash and cash equivalent

- (a) The composition of this caption is presented below:

	As of March 31, 2023 S/(000)	As of December 31, 2022 S/(000)
Cash	47	51
Current accounts (b)	97,037	220,695
Time deposits (c)	23,013	-
<b>Total</b>	<b>120,097</b>	<b>220,746</b>

- (b) The current accounts comprise accounts in Soles and US Dollars, in local financial institutions, free of liens, unrestricted and do not bear interests.
- (c) As of March 31, 202e, time deposits are unrestricted, are maintained in Soles and US Dollar in local financial institutions, have maturities of up to one month since its inception and accrued annual interest between 4.00 and 7.32 percent in Soles and between 4.00 and 4.32 percent in US Dollar.

Notes to the interim consolidated financial statements (continued)

**5. Investments at fair value through equity**

As of March 31, 2023, the Company has other investments at fair value through equity for an amount of US\$45,546,000 equivalent to S/171,160,000 (US\$45,185,000 equivalent to S/172,064,000 as of December 31, 2022).

**6. Investments at fair value through profit or loss**

(a) The composition of this caption is presented below:

Entity	As of March 31, 2023 S/(000)	As of December 31, 2022 S/(000)
Mutual funds managed by Sura S.A. SAF	79,396	-
<b>Total</b>	<b>79,396</b>	<b>-</b>

As of March 31, 2023, these mutual funds have been invested in a portfolio of financial instruments issued by renowned financial institutions of the local market. The results from this valuation are presented in the "Financial income" caption of the consolidated statement of income.

**7. Trade receivables, net**

(a) The composition of this caption is presented below:

	As of March 31, 2023 S/(000)	As of December 31, 2022 S/(000)
Rents receivable (b)	35,970	36,587
Unbilled services (c)	15,293	21,007
Documents receivable	10,569	12,278
<b>Total trade receivables</b>	<b>61,832</b>	<b>69,872</b>
Allowance for doubtful accounts (e)	(25,668)	(26,795)
<b>Total trade receivables, net</b>	<b>36,164</b>	<b>43,077</b>

(b) As of March 31, 2023 and December 31, 2022, trade accounts receivable are denominated in Soles and US Dollars, have current maturities and do not accrue interest.

(c) As of March 31, 2023 and December 31, 2022, mainly corresponds to unbilled lease services for variable and fixed rents, which are billed during the following month.

Notes to the interim consolidated financial statements (continued)

(d) As of March 31, 2023 and December 31, 2022 the analysis of trade receivables is as follows:

	<b>Balance as of March 31, 2023</b>		
	<b>Non-impaired</b> S/(000)	<b>Impaired</b> S/(000)	<b>Total</b> S/(000)
<b>Unbilled services</b>	15,293	-	15,293
<b>Not past-due</b>	5,620	2,966	8,586
<b>Past-due</b>			
From 1 to 90 days	14,342	3,015	17,357
From 91 to 120 days	551	524	1,075
From 121 to 180 days	243	1,038	1,281
From 181 to 270 days	115	1,259	1,374
More than 271 days	-	16,866	16,866
<b>Total</b>	<b>36,164</b>	<b>25,668</b>	<b>61,832</b>

	<b>Balance as of December 31, 2022</b>		
	<b>Non-impaired</b> S/(000)	<b>Impaired</b> S/(000)	<b>Total</b> S/(000)
<b>Unbilled services</b>	21,007	-	21,007
<b>Not past-due</b>	8,177	3,406	11,583
<b>Past-due</b>			
From 1 to 90 days	13,093	3,467	16,560
From 91 to 120 days	169	693	862
From 121 to 180 days	399	1,329	1,728
From 181 to 270 days	211	1,974	2,185
More than 271 days	21	15,926	15,947
<b>Total</b>	<b>43,077</b>	<b>26,795</b>	<b>69,872</b>

Past-due trade accounts receivable mainly correspond to tenants, who hold current contracts at the date of this report and operate in the shopping malls. Likewise, the past-due accounts which have a payment agreement are considered as non-impaired; therefore they do not represent risk of uncollectibility.

## Notes to the interim consolidated financial statements (continued)

- (e) The movement of the provision for impairment as of March 31, 2023 and 2022 is as follows:

	<b>2023</b> S/(000)	<b>2022</b> S/(000)
<b>Balance at the beginning of the year</b>	26,795	23,283
Provision recognized as period expense, note 23(b)	4,313	7,040
Recoveries, note 23(b)	(5,440)	(6,569)
Exchange difference	-	(1)
<b>Balance at the end of the period</b>	<b>25,668</b>	<b>23,753</b>
<b>Balance as of December 31, 2022</b>		<b>26,795</b>

In the opinion of InRetail Real Estate's Management, the provision for impairment appropriately covers the credit risk as of March 31, 2023 and December 31, 2022.

### 8. Other receivables

- (a) The composition of this caption is presented below:

	<b>As of March 31, 2023</b> S/(000)	<b>As of December 31, 2022</b> S/(000)
<b>By type:</b>		
Outstanding advances (b)	391	70
Claims (d)	4,892	4,892
Fund retained - Banco de la Nación (c)	9,889	14,406
Others	78	289
<b>Total</b>	<b>15,250</b>	<b>19,657</b>
<b>By Term:</b>		
Current	10,358	14,765
Non-current	4,892	4,892
<b>Total</b>	<b>15,250</b>	<b>19,657</b>

- (b) As of March 31, 2023 and December 31, 2022, corresponds to advances given to suppliers related to projects for the investment properties.
- (c) In accordance with Superintendence Resolution N°183-2004/SUNAT, funds held in Banco de la Nación must be used exclusively for the payments of tax debts, or it is possible to request a cash reimbursement. In the case of the Company and its Subsidiaries, these funds have been used entirely for tax payments.
- (d) Corresponds to the claim resource before the Superintendency of Tax Administration for the inspection of non-domiciled income for the 2016 period. In Management's opinion, it is estimated that the result will be favorable.
- (e) In the opinion of InRetail Real Estate's Management, it is not necessary to make a provision for impairment as of March 31, 2023 and December 31, 2022, as no credit risk has been identified.

Notes to the interim consolidated financial statements (continued)

**9. Prepaid expenses**

(a) The composition of this caption is presented below:

	<b>As of March 31, 2023</b>	<b>As of December 31, 2022</b>
	S/(000)	S/(000)
Insurance paid in advance (b)	1,347	208
Municipal taxes prepaid (c)	10,159	-
Others	914	226
<b>Total</b>	<b>12,420</b>	<b>434</b>

(b) Corresponds mainly to insurance payments on properties of the Company and its Subsidiaries.

(c) Corresponds mainly to municipal taxes prepaid for real estate.

**10. Recoverable taxes**

(a) The composition of this caption is presented below:

	<b>As of March 31, 2023</b>	<b>As of December 31, 2022</b>
	S/(000)	S/(000)
<b>By type:</b>		
Tax credit for value-added-tax (b)	27,987	23,073
Income tax payment	-	428
Others	465	701
<b>Total</b>	<b>28,452</b>	<b>24,202</b>
<b>By term:</b>		
Current	16,893	11,036
Non-current	11,559	13,166
<b>Total</b>	<b>28,452</b>	<b>24,202</b>

(b) Corresponds to the tax credit for value-added-tax originated mainly from the development and construction of the shopping malls of Lima and provinces, as well as from other payments related to the operations of Interproperties Holding and Interproperties Holding II (SPE's). In the opinion of InRetail Real Estate's Management, this tax credit will be recovered off-setting it against the balances payable of said tax generated mainly by the rental income from InRetail Real Estate's properties.

Notes to the interim consolidated financial statements (continued)

**11. Facilities, furniture and equipment, net**

(a) The movement of cost and accumulated depreciation is presented below:

	Facilities S/(000)	Furniture and equipment S/(000)	Transport units S/(000)	Equipment miscellaneous S/(000)	Total S/(000)
<b>Cost</b>					
<b>Balance as of January 1, 2023</b>	<b>7,318</b>	<b>4,274</b>	<b>214</b>	<b>30,929</b>	<b>42,735</b>
Additions	11	41	-	848	900
Disposals and/or sales	(94)	(16)	(214)	(13)	(337)
<b>Balance as of March 31, 2023</b>	<b>7,235</b>	<b>4,299</b>	<b>0</b>	<b>31,764</b>	<b>43,298</b>
<b>Accumulated depreciation</b>					
<b>Balance as of January 1, 2023</b>	<b>6,232</b>	<b>3,879</b>	<b>128</b>	<b>23,957</b>	<b>34,196</b>
Depreciation of the period, Note 23(b)	48	37	-	1,042	1,127
Disposals and/or sales	(94)	(16)	(128)	(13)	(251)
<b>Balance as of March 31, 2023</b>	<b>6,186</b>	<b>3,900</b>	<b>0</b>	<b>24,986</b>	<b>35,072</b>
<b>Net cost as of March 31, 2023</b>	<b>1,049</b>	<b>399</b>	<b>0</b>	<b>6,778</b>	<b>8,226</b>
<b>Net cost as of December 31, 2022</b>	<b>1,086</b>	<b>394</b>	<b>87</b>	<b>6,972</b>	<b>8,539</b>

(b) As of March 31, 2023 and December 31, 2022, there are no pledges or guarantees provided to third parties on the facilities, furniture and equipment of InRetail Real Estate.

(c) As of March 31, 2023 and December 31, 2022, InRetail Real Estate's Management performed an assessment of the facilities, furniture and equipment, and has not found any impairment indicator on those assets. In its opinion, the book value of the facilities, furniture and equipment is recoverable with the income generated by InRetail Real Estate.



## Notes to the interim consolidated financial statements (continued)

### 12. Investment properties

(a) The composition of this caption is presented below:

	As of March 31, 2023 S/(000)	As of December 31, 2022 S/(000)
Real Plaza Puruchuco shopping mall	627,932	626,239
Real Plaza Salaverry shopping mall (i)	509,860	508,523
Real Plaza Cusco shopping mall (i)	374,312	375,218
Real Plaza Chiclayo shopping mall	363,195	362,033
Real Plaza Piura shopping mall	314,482	314,197
Real Plaza Trujillo shopping mall	302,217	302,102
Real Plaza Centro Cívico shopping mall (i)	233,484	233,943
Real Plaza Primavera shopping mall	238,592	238,008
Real Plaza Huancayo shopping mall (i)	166,188	166,063
Real Plaza Pucallpa shopping mall	139,809	140,011
Real Plaza Huánuco shopping mall (i)	147,539	147,745
Real Plaza Santa Clara shopping mall	131,892	132,010
Real Plaza Pro shopping mall	132,924	132,821
Molina Shopping mall (iii)	120,242	120,063
Real Plaza Cajamarca shopping mall	123,846	123,574
Real Plaza Juliaca shopping mall (i)	90,064	90,666
Real Plaza Chorrillos shopping mall	91,307	91,554
Real Plaza Arequipa shopping mall (i)	86,734	87,291
Real Plaza Sullana shopping mall	52,728	52,587
Real Plaza Nuevo Chimbote shopping mall	53,710	53,732
Jirón de la Unión	10,784	9,921
Others (ii)	244,285	245,777
<b>Total</b>	<b>4,556,126</b>	<b>4,554,078</b>

(i) For the construction of these shopping malls and properties, surface rights contracts were subscribed with the Arzobispado de Cusco (on land in Cusco “San Antonio”), Municipalidad provincial de Huánuco (on land of “Real Plaza Huánuco” shopping mall), Oficina de Normalización Provisional – ONP (Centro Cívico), Ferrovías Central Andina S.A. (Huancayo), the Association denominated “Religiosas del Sagrado Corazón de Jesús” (Arequipa), Ferrocarril Trasandino S.A. (Juliaca), and the Marina de Guerra del Perú (Salaverry). The terms of these contracts range from 20 to 70 years.

(ii) Corresponds mainly to lands on which real estate projects will be developed, mainly shopping malls branded “Real Plaza”. In the opinion of InRetail Real Estate’s Management the book values of these investment properties do not differ significantly from their fair values as of March 31, 2023 and December 31, 2022.

(iii) On July 5, 2022, the Company acquired through Interproperties Perú a property called “Molina Plaza Shopping Center”, for a value of US\$28,700,000 equivalent to S/110,179,300 at the date of purchase.

“Real Plaza” shopping malls comprise a hypermarket, department store, home improvement store, commercial premises, a cinema complex and entertainment zone for which there have been subscribed contracts that include minimum monthly fixed rental payments and variable rent based on the retail sales of the tenants.

## Notes to the interim consolidated financial statements (continued)

(b) The movement of this caption for the three-month period ended as of March 31, 2023 and 2022 is as follows:

	2023 S/(000)	2022 S/(000)
<b>Balance at the beginning of the year</b>	<b>4,554,078</b>	<b>4,430,543</b>
Additions	7,213	26,265
Fair value adjustment	(5,165)	(20,967)
<b>Balance at the end of the period</b>	<b>4,556,126</b>	<b>4,435,841</b>
<b>Balance as of December 31, 2022</b>		<b>4,554,078</b>

(i) During the year 2022, the Company sold participation certificates, which had as underlying two properties located in Lima, called "Rex" and "Zapallal", to Related Companies for an amount of S/118,100,000, of this amount S/5,052,000 (as of December 31, 2022, S/5,052,000) has been collected and there is account receivable by S/95,985,000 and S/17,063,000 (as of December 31, 2022, S/95,985,000 and S/17,063,000), see note 26 (f).

The fair value of the investment properties has been determined by InRetail Real Estate's Management on the basis of the discounted cash flows method and/or by the value assigned by an independent appraiser in the case of the land of investment properties under construction and for those held to operate in the future. The valuation is prepared on an aggregate and deleveraged basis. In order to estimate the fair value of investment properties, Management has used its market knowledge and professional judgment, aside from historical comparable transactions.

### 13. Derivative financial instruments

As of March 31, 2023 and December 31, 2022, this item comprises a principal Call Spread and Full Cross-Currency Swap, both contracts were designated to hedge cash flows and were recorded at its fair value. The detail of this operation is as follows:

Counterparty	Nominal value US\$(000)	Due	Receives fixed rate at %	Pays fixed rate at %	Book value of the hedged item S/(000)	2023		2022	
						Fair value assets S/(000)	Fair value liability S/(000)	Fair value assets S/(000)	Fair value liability S/(000)
J.P. Morgan	250,000	April 2028	-	1.05	941,250	68,677	-	67,348	-
J.P. Morgan	100,000	April 2028	5.75	8.75	376,500	-	15,982	-	17,989
<b>Total</b>						<b>68,677</b>	<b>15,982</b>	<b>67,348</b>	<b>17,989</b>

(a) Patrimonio en Fideicomiso D.S. 093-2002-EF InRetail Shopping Malls, Subsidiary of the Company, carried out hedging operations through a Foreign Currency Call Spread for the financial obligations it holds for the "Senior Notes Unsecured". From the date of issue of the "Senior Notes Unsecured" for the purposes of IFRS 9, it was classified as an effective hedging instrument.

## Notes to the interim consolidated financial statements (continued)

The Company decided to replace US\$100,000,000 of the Call Spread for US\$100,000,000 of a Full Cross-Currency Swap on the issuance of its Senior Notes Unsecured, which establishes the currency exchange at an exchange rate of S/3.887 per dollar, which for the purposes of IFRS 9, qualifies as an effective hedging instrument.

As of March 31, 2023 and December 31, 2022, the Call Spread covers US\$250,000,000 of the exposure in foreign currency of the principal of the issuance and protects exchange rate variations between S/3.26 and S/3.75 per US\$1.00. As of March 31, 2023 and December 31, 2022, the exchange rate has suffered increases that have not been covered by the Call Spread, said exchange rate variation is recorded in the consolidated statement of income. The premium price was financed in installments equal to the issuance.

### 14. Trade payables

(a) The composition of this caption is presented below:

	<b>As of March 31, 2023</b>	<b>As of December 31, 2022</b>
	S/(000)	S/(000)
Bills payable to third parties (b)	37,457	36,043
Provision of services unbilled (c)	9,239	10,417
<b>Total</b>	<b><u>46,696</u></b>	<b><u>46,460</u></b>
<b>By term:</b>		
Current	41,932	41,323
Non-current	<u>4,764</u>	<u>5,137</u>
	<b><u>46,696</u></b>	<b><u>46,460</u></b>

(b) As of March 31, 2023 and December 31, 2022, trade payables mainly comprise the liabilities with contractors for the construction works and/or refurbishing of shopping malls. Bills payables are denominated in Soles and US Dollars, do not accrue interests and their maturities don't exceed the current period.

(c) Correspond to provisions for services received but unbilled by suppliers, mainly from services provided by construction companies. In the opinion of InRetail Real Estate's Management, provisions are enough to fulfill the liabilities once they are billed.

Notes to the interim consolidated financial statements (continued)

**15. Other liabilities**

(a) The composition of this caption is presented below:

	<b>As of March 31, 2023</b>	<b>As of December 31, 2022</b>
	S/(000)	S/(000)
<b>By type:</b>		
Interest payable (c)	22,604	21,367
Deferred income (b)	4,944	8,240
Value added tax	4,866	4,134
Deposits from third parties (d)	4,337	5,039
Workers' profit sharing	3,951	4,136
Remunerations and social benefits to be paid	3,532	30,570
Tax payables	1,565	1,336
Vacations	10	645
Other payables	23,432	17,933
<b>Total</b>	<b>69,241</b>	<b>93,400</b>
<b>By term:</b>		
Current	55,996	79,837
Non-current	13,245	13,563
<b>Total</b>	<b>69,241</b>	<b>93,400</b>

(b) The composition of the deferred income caption is presented below:

	<b>As of March 31, 2023</b>	<b>As of December 31, 2022</b>
	S/(000)	S/(000)
Key money (b.1)	17,393	17,947
Others	5,211	3,420
<b>Total</b>	<b>22,604</b>	<b>21,367</b>

(b.1) As of March 31, 2023 and December 31, 2022, corresponds to the payment of key money from several tenants that operate in the Real Plaza shopping malls.

(c) As of March 31, 2023 and December 31, 2022, corresponds mainly to interest payable originated from the private offering of "Senior Notes Unsecured" maturing in 2028 and 2034 that accrue an annual interest rate of 5.750, 6.5625 and 7.875 percent.

(d) As of March 31, 2023 and December 31, 2022, it mainly corresponds to deposits from the tenants of the Real Plaza shopping malls Arequipa, Primavera, Pro, Santa Clara, Huancayo, Huánuco, Trujillo, Cajamarca, Juliaca, Salaverry, Pucallpa, Centro Cívico and Nuevo Chimbote.

These deposits do not accrue interest and will be refunded in the original currency at the end of the lease contract.

## Notes to the interim consolidated financial statements (continued)

### 16. Leases

- (a) The InRetail Real Estate Group maintains leasing contracts for land, buildings and facilities used for its operations. Leases of land, buildings and facilities generally have terms of 1 to 40 years. The InRetail Real Estate Group's obligations under its leases are guaranteed by the lessor's title of the leased assets.

Several leases include extension and termination options and variable payments. The InRetail Real Estate Group has also entered into certain leases of premises with terms of 12 months or less and leases of low-value office equipment. The InRetail Real Estate Group applies the short-term and low-value lease exemptions for this kind of leases.

- (b) The movement of this caption for the three-month period ended as of March 31, 2023 and December 31, 2022, is as follows:

	Land	Buildings infrastructure and facilities	As of March 31, 2023	As of December 31, 2022
	S/(000)	S/(000)	S/(000)	S/(000)
<b>Cost</b>				
<b>Initial balance</b>	<b>169,511</b>	<b>933</b>	<b>170,444</b>	<b>161,654</b>
Additions	2,039	-	2,039	8,790
Disposals and/or sales (c)	-	(933)	(933)	-
<b>Final balance</b>	<b>171,550</b>	<b>-</b>	<b>171,550</b>	<b>170,444</b>
<b>Accumulated depreciation</b>				
<b>Initial balance</b>	<b>30,411</b>	<b>933</b>	<b>31,344</b>	<b>23,050</b>
Additions, Note 22(a)	2,048	-	2,048	8,294
Disposals and/or sales (c)	-	(933)	(933)	-
<b>Final balance</b>	<b>32,459</b>	<b>-</b>	<b>32,459</b>	<b>31,344</b>
<b>Net book value</b>	<b>139,091</b>	<b>-</b>	<b>139,091</b>	<b>139,100</b>

Depreciation expense for the three-month period ended March 31, 2023 and 2022, was recorded as follows in the income statement:

	2023 S/(000)	2022 S/(000)
Cost of sales, Note 22 (a)	2,048	2,014
<b>Balance as of March 31,</b>	<b>2,048</b>	<b>2,014</b>
<b>Balance as of December 31, 2022</b>		<b>8,294</b>

Notes to the interim consolidated financial statements (continued)

(c) The movement of the lease liability caption, as of March 31, 2023 and December 31, 2022, is as follows:

	As of March 31, 2023 S/(000)	As of December 31, 2022 S/(000)
<b>Initial balance</b>	<b>235,818</b>	<b>234,803</b>
Additions	5,549	14,783
Increase for accrued interest, Note 24 (a)	2,769	11,141
Amortization	(4,281)	(17,347)
Exchange difference	(2,440)	(7,562)
<b>Final balance</b>	<b>237,415</b>	<b>235,818</b>
Current	6,968	6,749
Non-current	230,447	229,069
<b>Final balance</b>	<b>237,415</b>	<b>235,818</b>

Additionally, in the three-month period ended as of March 31, 2023 and 2022, interest related to the lease liability of S/2,769,000 and S/2,726,000 respectively, has been accrued.

Notes to the interim consolidated financial statements (continued)

**17. Financial obligations**

(a) The composition of this caption is presented below:

Type of Obligation	Original currency	Interest Rate %	Final maturity	Original Amount		Total		Current		Non-current	
				US\$ (000)	S/(000)	As of March 31, 2023	As of December 31, 2022	As of March 31, 2023	As of December 31, 2022	As of March 31, 2023	As of December 31, 2022
						S/(000)	S/(000)	S/(000)	S/(000)	S/(000)	S/(000)
<b>Bonds issuance</b>											
Senior Notes Unsecured (b)	USD	5.750	2028	350,000	-	1,261,384	1,277,478	-	-	1,261,384	1,277,478
Senior Notes Unsecured (c)	PEN	7.875	2034	-	141,000	135,777	135,755	-	-	135,777	135,755
Senior Notes Unsecured (b)	PEN	6.563	2028	-	313,500	311,059	310,959	-	-	311,059	310,959
				<b>350,000</b>	<b>454,500</b>	<b>1,708,220</b>	<b>1,724,192</b>	<b>-</b>	<b>-</b>	<b>1,708,220</b>	<b>1,724,192</b>
<b>Leasings</b>											
<b>Related entities</b>											
Banco Internacional del Perú-Interbank	USD	3.950	2023	25	-	-	69	-	33	-	36
<b>Non-related entities</b>											
Scotiabank Perú S.A.A. (e)	PEN	5.510	2025	-	380,000	297,775	305,526	31,028	31,015	266,747	274,511
Hewlett Packard S.A.	USD	Between 2.190 and 2.900	2023 - 2025	2,009	-	3,278	3,457	1,979	2,225	1,299	1,232
CSI Renting	USD	Between 2.320 and 2.360	2025	69	-	153	178	65	72	88	106
Inversiones Nueva Capital Peru S.A.	USD	12.000	2026	163	-	476	505	146	132	330	373
				<b>2,266</b>	<b>380,000</b>	<b>301,682</b>	<b>309,735</b>	<b>33,218</b>	<b>33,477</b>	<b>268,464</b>	<b>276,258</b>
<b>Promissory notes and loans</b>											
<b>Non-related entities</b>											
Scotiabank Perú S.A.A. (d)	PEN	5.250	2027	-	50,000	37,314	38,548	4,943	4,941	32,371	33,607
<b>Call Spread financing, Note 13</b>											
JP. Morgan	USD	10.205	2028	18,147	-	38,858	42,411	6,362	6,135	32,496	36,276
				<b>18,147</b>	<b>50,000</b>	<b>76,172</b>	<b>80,959</b>	<b>11,305</b>	<b>11,076</b>	<b>64,867</b>	<b>69,883</b>
<b>Total</b>				<b>370,413</b>	<b>884,500</b>	<b>2,086,074</b>	<b>2,114,886</b>	<b>44,523</b>	<b>44,553</b>	<b>2,041,551</b>	<b>2,070,333</b>

## Notes to the interim consolidated financial statements (continued)

- (b) In April 2018, Patrimonio en Fideicomiso D.S. 093-2002-EF InRetail Shopping Malls, Subsidiary of the Company, issued debt instruments ("Notes") denominated in US Dollars through a private offer to institutional investors under Rule 144A and Regulation S, for US\$350,000,000, equivalent to S/1,317,750,000 as of March 31, 2023 (S/1,337,000,000 as of December 31, 2022) that accrues an annual interest of 5.75 percent, with a maturity of 10 years, with semi-annual interest payments and the principal in a single installment upon maturity of the securities. This borrowing was recorded in the consolidated financial statement at amortized cost to an effective interest rate of 6.752 percent, after considering the respective up-front fees that amounted to US\$14,971,000 equivalent to approximately S/56,366,000 as of March 31, 2023 (US\$15,582,000 equivalent to approximately S/59,522,000 as of December 31, 2022).

Additionally, in April 2018, the Company's Subsidiary issued debt instruments ("Notes") denominated in Soles for S/313,500,000 that bear an annual interest rate of 6.563 percent, maturing in 10 years and paying semiannual interest and the principal in a single installment at the expiration of the securities. This borrowing was recorded in the consolidated financial statement at amortized cost to an effective interest rate of 6.730 percent, after considering the respective up-front fees that amounted to S/2,441,000 as of March 31, 2023 (S/2,541,000 as of December 31, 2022).

As a result of these issues, InRetail Shopping Malls must comply, until maturity and full payment, with certain obligations and covenants for these transactions.

As of March 31, 2023 and December 31, 2022, the covenants from the bond issuance have been complied satisfactorily and are within the agreed limits.

- (c) In July 2014, InRetail Real Estate Corp. issued, through InRetail Shopping Malls, an offering in the abroad of "Senior Notes Unsecured" for S/141,000,000, due in July 2034, at a 7.875 percent nominal interest rate. This borrowing was recorded in the consolidated financial statement at amortized cost to an effective interest rate of 7.988 percent, after considering the respective up-front fees that amounted to S/1,223,000 as of March 31, 2023 (S/1,245,000 as of December 31, 2022). Additionally, as of March 31, 2023 and December 31, 2022, the balance is presented net of S/4,000,000 corresponding to the notes of this issuance held by InRetail Shopping Malls. As of March 31, 2023 and December 31, 2022, the balance of this loan is S/135,777,000 and S/135,755,000, respectively.

- (d) In October 2019, the Company entered into a new loan agreement with Scotiabank del Perú S.A.A. for S/50,000,000. In February 2020, the term of the debt was restructured for a period of seven years, payable in quarterly installments and with accrued annual interest rate of 5.25 percent.

This obligation was recorded in the consolidated financial statements at amortized cost with an effective annual interest rate of 5.442 percent after considering the respective initial charge of approximately S/186,000 as of March 31, 2023 (S/202,000 as of December 31, 2022).

As of December 31, 2022, the Company amortized a amount of S/12,500,000 (as of December 31, 2022, S/11,250,000).

- (e) In December, 2020, the disbursement of the financial lease mainly for the construction of the Puruchuco shopping center with Banco Scotiabank del Perú S.A.A. was completed, for a total amount of S/380,000,000 and which will be paid in quarterly installments that accrue an interest of 5.510 percent annually and with maturity in 2025.

This obligation was recorded in the consolidated financial statements at amortized cost with an effective annual interest rate of 5.899 percent after considering the respective initial charge of approximately S/2,225,000 as of March 31, 2023 (S/2,474,000 as of December 31, 2022).

As of March 31, 2023, the Company amortized an amount of S/80,000,000 (As of December 31, 2022, S/72,000,000).



## Notes to the interim consolidated financial statements (continued)

As of March 31, 2023 and December 31, 2022, InRetail Real Estate and subsidiaries have complied with the financial requirements ("covenants").

(f) Financial obligations are payable as follows:

	As of March 31, 2023	As of December 31, 2022
	S/(000)	S/(000)
2023	31,892	44,553
2024	44,151	44,095
2025	256,328	256,245
2026	13,110	13,229
2027	27,610	27,740
2028 onwards	1,712,983	1,729,024
<b>Total</b>	<b>2,086,074</b>	<b>2,114,886</b>

## 18. Income tax

(a) The Deferred Income Tax assets and liabilities presented in the consolidated statements as of March 31, 2023 and December 31, 2022, as well as those presented in the consolidated statement of income for the three months periods ended March 31, 2023 and 2022, are detailed as follows:

Statements of financial position	As of March 31, 2023		As of December 31, 2022	
	Assets S/(000)	Liabilities S/(000)	Assets S/(000)	Liabilities S/(000)
Real Plaza S.R.L.	7,749	-	7,557	-
Inversiones Real Estate S.A.	-	652	-	653
Centro Comercial Estación Central S.A.	-	-	-	-
Inmobiliaria Puerta del Sol S.A.	-	41,478	-	39,712
<b>Total</b>	<b>7,749</b>	<b>42,130</b>	<b>7,557</b>	<b>40,365</b>

Statements of comprehensive income	Income tax for the three-month period ended March 31, 2023 and 2022	
	2023 S/(000)	2022 S/(000)
Current	(22,715)	(27,306)
Deferred	(1,573)	(1,069)
<b>Total</b>	<b>(24,288)</b>	<b>(28,375)</b>

## 19. Commitments

As of March 31, 2023, corresponds to guarantee letters in favor of third parties for approximately S/200,000 and US\$2,930,000 (S/200,000 and US\$2,930,000 as of December 31, 2022), which guarantee the compliance of obligations from contractual agreements related to the real estate projects of Interproperties Holding and Interproperties Holding II.

## Notes to the interim consolidated financial statements (continued)

### 20. Equity

#### (a) Capital stock

As of March 31, 2023 and December 31, 2022, the capital stock of InRetail Real Estate Corp. amounts to S/1,475,706,000 approximately, represented by 568,201,039 shares, issued at a nominal value of US\$1.00 each.

#### (b) Earnings per share

Earnings per share are calculated by dividing the income of the period attributable to the common shareholders of InRetail Real Estate Corp. by the weighted average number of shares outstanding during the year. Because outstanding instruments with dilutive effect are not held, basic and diluted earnings per share are the same.

The calculation of basic and diluted earnings per share is presented as follows:

	<b>Ordinary shares</b>		
	<b>Outstanding shares</b>	<b>Effective days until period-end</b>	<b>Weighted average of shares</b>
Number as of January 1, 2022	568,201,039		568,201,039
Number as of March 31, 2022	568,201,039	90	568,201,039
Number as of January 1, 2023	568,201,039		568,201,039
Number as of March 31, 2023	568,201,039	90	568,201,039
	<b>For the three-month period ended March 31, 2023</b>		
	<b>Net profit (numerator) S/</b>	<b>Shares (denominator)</b>	<b>Profit per share S/</b>
Basic and diluted profit per share	61,403,000	568,201,039	0.108
	<b>For the three-month period ended March 31, 2022</b>		
	<b>Net profit (numerator) S/</b>	<b>Shares (denominator)</b>	<b>Profit per share S/</b>
Basic and diluted profit per share	69,640,000	568,201,039	0.123

Notes to the interim consolidated financial statements (continued)

**21. Income from real estate service**

- (a) The composition of the balance for the three-month period ended as of March 31, 2023 and 2022 is presented below:

	<b>2023</b> S/(000)	<b>2022</b> S/(000)
<b>Rental income</b>		
Rental income (b)	111,761	98,539
Rent of space for publicity	6,025	3,640
Key money	1,405	1,181
<b>Total</b>	<b>119,191</b>	<b>103,360</b>
<b>Income from management services</b>		
Common expenses (c)	24,446	21,006
Electricity and water (d)	21,561	16,478
Promotion and advertisement (e)	7,306	5,460
Parking	3,235	2,522
Management services	440	344
Others	1,536	2,335
<b>Total</b>	<b>58,524</b>	<b>48,145</b>

- (b) As of March 31, 2023 and 2022, corresponds to rental income from the economic exploitation of the "Real Plaza" shopping malls.

The composition of the rental income is presented below:

	<b>2023</b> S/(000)	<b>2022</b> S/(000)
Fixed rental income	96,541	86,626
Variable rental income	15,220	11,913
<b>Total</b>	<b>111,761</b>	<b>98,539</b>

- (c) Corresponds to income from common expenses including expenses of maintenance, safety management and supervision of shopping malls, which are billed to each tenant according to the terms established in the lease contract.
- (d) Corresponds to income from electricity and water that are assumed by the Company and are then billed to every tenant of the shopping malls.
- (e) Corresponds to income from advertising and promotional activities of the Real Plaza shopping malls, which are billed to every tenant of the shopping malls according to the terms established in the lease contract.

Notes to the interim consolidated financial statements (continued)

**22. Costs of rental income and management services**

(a) The composition of this caption for the three-month period ended as of March 31, 2023 and 2022 is presented below:

	<b>2023</b> S/(000)	<b>2022</b> S/(000)
<b>Cost of rental income</b>		
Cost of variable lease (b)	4,729	3,897
Depreciation from right-of-use asset, Note 16(b)	2,048	2,014
Property tax and duties	5,802	5,160
Property insurance costs	1,754	1,553
Others	282	133
<b>Total</b>	<b>14,615</b>	<b>12,757</b>
<b>Cost related to income from management services</b>		
Electricity and water	17,833	13,760
Maintenance and administration of parking lot	7,628	5,796
Advertising and marketing	4,397	3,386
Personnel expenses	4,981	5,075
Cleaning services	3,722	3,033
Safety services	3,857	3,154
Leases, professional fees and communications	3,221	2,367
Other costs	364	799
<b>Total</b>	<b>46,003</b>	<b>37,370</b>

(b) Corresponds to the leases of land over which Interproperties Holding and Interproperties Holding II have built or have a shopping mall under construction.

**23. Selling and administrative expenses**

(a) The composition of this caption for the three-month period ended as of March 31, 2023 and 2022 is presented below:

	<b>2023</b> S/(000)	<b>2022</b> S/(000)
Administrative expenses	9,378	9,593
Selling expenses	1,875	2,699
<b>Total</b>	<b>11,253</b>	<b>12,292</b>

Notes to the interim consolidated financial statements (continued)

- (b) The components of operating expenses included in the selling and administrative expenses captions are presented below:

	<b>2023</b>		
	<b>Selling expenses</b>	<b>Administrative expenses</b>	<b>Total</b>
	S/(000)	S/(000)	S/(000)
Personnel expenses	2,786	3,806	6,592
Depreciation, Note 11 (a)	-	1,131	1,131
Amortization	-	933	933
Services provided by third parties	185	3,232	3,417
Allowance for doubtful accounts, Note 7 (e)	4,313	-	4,313
Recovery of allowance for doubtful accounts, Note 7 (e)	(5,440)	-	(5,440)
Other charges	31	276	307
<b>Total</b>	<b>1,875</b>	<b>9,378</b>	<b>11,253</b>

  

	<b>2022</b>		
	<b>Selling expenses</b>	<b>Administrative expenses</b>	<b>Total</b>
	S/(000)	S/(000)	S/(000)
Personnel expenses	2,543	4,360	6,903
Depreciation	-	1,409	1,409
Amortization	-	731	731
Services provided by third parties	285	2,913	3,198
Allowance for doubtful accounts, Note 7 (e)	7,040	-	7,040
Allowance for doubtful accounts related	157	-	157
Recovery of allowance for doubtful accounts, Note 7 (e)	(6,569)	-	(6,569)
Recovery of allowance for doubtful accounts related	(793)	-	(793)
Other charges	36	180	216
<b>Total</b>	<b>2,699</b>	<b>9,593</b>	<b>12,292</b>

## Notes to the interim consolidated financial statements (continued)

### 24. Financial income and expenses

- (a) The composition of this caption for the three-month period ended as of March 31, 2023 and 2022 is presented below:

	<b>2023</b> S/(000)	<b>2022</b> S/(000)
<b>Income</b>		
Interest on deposits	1,997	15
Interest from loans granted to related parties	6,864	6,864
Dividend income	4,306	3,723
Income on investments at fair value through profit or loss	752	216
Others	223	585
<b>Total</b>	<b><u>14,142</u></b>	<b><u>11,403</u></b>
	<b>2023</b> S/(000)	<b>2022</b> S/(000)
<b>Expenses</b>		
Bond interest expenses	26,708	26,511
Interest from leasing and others	5,010	6,471
Interest from swap	3,209	3,267
Debt structuring expenses	2,711	2,940
Accrual of the Call Spread premium	2,769	2,726
Interest from lease liabilities, Note 16 (c)	2,159	2,212
Other	787	350
<b>Total</b>	<b><u>43,353</u></b>	<b><u>44,477</u></b>

### 25. Tax situation

- (a) InRetail Real Estate Corp. is incorporated in Panama; therefore, it is not subject to any Income Tax.

Entities and individuals not domiciled in Peru are subject to retention of an additional tax on dividends received. In this regard, attention to Legislative Decree N° 1261, published on December 10, 2017 and effective from January 1, 2017, the additional tax on dividend income generated is as follows:

- 4.1 percent of the profits generated until December 31, 2014.
- 6.8 percent for the profits generated in the years 2015 and 2016.
- 5.0 percent for the profits generated since January 1, 2017.

- (b) Real Plaza and Inmobiliaria Puerta del Sol are domiciled in Perú and are subject to the Peruvian tax system and, in compliance with current Peruvian legislation calculate their income tax on the basis of their separated financial statements. As of March 31, 2023 and December 31, 2022, the statutory income tax rate was 29.5 percent on tax payable income, after calculating the employees' profit sharing, which according to prevailing standards is computed with a rate between 5 to 8 percent.

## Notes to the interim consolidated financial statements (continued)

- (c) According to the text of the Law on Income Tax, as amended by Law 29663 and 29757, since the year 2012, among the transactions subject to capital duty, are those obtained by the indirect sale of shares of Peruvian companies. For these purposes, an indirect transfer is set when two instances occur together:
- (i) In first place, the market value of the shares of the Peruvian society must represent 50 percent or more of the market value of non-domiciled, in any period of twelve-months and,
  - (ii) In second place, 10 percent or more of the shares of the non-resident must be sold in any twelve-month period;
- (d) Transactions entered within related parties and/or with tax heaven residents fall into the scope of the Peruvian Transfer Pricing rules. Such rules are based on the application of the arm's length principle, as understood by the OECD. It is important to mention that Transfer Pricing rules are only applicable for Income Tax purposes, and adjustments are allowed under certain conditions only. Based on the analysis of operations of InRetail Real Estate, its Management and legal advisors believe that the implementation of these standards does not generate any significant contingencies for InRetail Real Estate as of March 31, 2023 and December 31, 2022.
- (e) The Peruvian Tax Authority is legally entitled to perform tax audit procedures on local taxpayers for up to four years subsequent to the year of the presentation of the tax return. The Tax Authority is entitled to challenge the Income Tax calculation performed by such taxpayers. Following are the years subject to review by the tax authority of the Subsidiaries of InRetail Real estate Corp. incorporated in Perú:

	<b>Income Tax</b>	<b>Value added tax</b>
Real Plaza S.R.L.	From 2018 to 2022	From 2019 to 2023
Inmobiliaria Puerta del Sol S.A.	From 2018 to 2022	From 2019 to 2023
Inversiones Real Estate S.A.	From 2018 to 2022	From 2019 to 2023
Centro Comercial Estación Central S.A.	From 2018 to 2022	From 2019 to 2022

In accordance with Peruvian law, InRetail Shopping Malls, Interproperties Holding and Interproperties Holding II, Special Purpose Entities, are not considered to be taxpayers due to their conditions as trusts but they attribute their obtained income, net losses and tax credits on their foreign source income to the holders of their certificates of participation. Therefore, to reflect this obligation, the Company has provisioned 30 percent of long term income tax over the profits earned to date. As of March 31, 2023 and December 31, 2022, the accrued income tax amounted to S/516,567,000 and S/495,791,000, respectively.

Due to the possible interpretations that the Tax Auditory may give to the legal regulations currently in force, it is not possible to determine, to date, whether the examinations performed will or will not result in liabilities for InRetail Real Estate and its Subsidiaries. Thus, any higher tax or charges that could result from eventual tax examinations would be applied to the results of the period in which such tax or surcharge are determined.

In the opinion of the Management of InRetail Real Estate and of its legal advisors, any subsequent additional settlement of taxes would not be significant for the consolidated financial statements as of March 31, 2023 and December 31, 2022.

## Notes to the interim consolidated financial statements (continued)

### 26. Transactions with related companies

- (a) As a result of transactions with related parties, InRetail Real Estate presents the following balances in the consolidated statements of financial position as of March 31, 2023 and December 31, 2022:

	As of March 31, 2023 S/(000)	As of December 31, 2022 S/(000)
<b>Receivables</b>		
InRetail Perú Corp. (d), (h)	406,757	409,517
Homecenters Peruanos S.A. (e), (f)	89,177	86,705
Supermercados Peruanos S.A. (e), (f)	95,745	93,445
Cineplex S.A.	9,206	11,035
Tiendas Peruanas S.A.	3,885	4,532
EP de Franquicias S.A.C.	3,024	3,591
Bembos S.A.C.	2,212	2,444
Alert del Perú S.A.	1,088	1,652
EP de Restaurantes S.A.C.	1,134	1,510
Corporación Peruana de Restaurantes S.A.C.	929	1,262
Banco Internacional del Perú S.A.A.- Interbank	929	607
Tiendas Peruanas Oriente S.A.C.	219	513
Interseguro Compañía de Seguros S.A.	799	296
Servicio Educativo Empresarial S.A.C.	455	440
Other	2,970	4,391
<b>Total</b>	<b>618,529</b>	<b>621,940</b>
Current	44,338	50,916
Non-current	574,191	571,024
<b>Total</b>	<b>618,529</b>	<b>621,940</b>
	As of March 31, 2023 S/(000)	As of December 31, 2022 S/(000)
<b>Payables</b>		
Tiendas Peruanas S.A.	1,937	1,501
Supermercados Peruanos S.A.	697	5,022
Agora Servicios Digitales S.A.C.	599	162
Homecenters Peruanos S.A.	588	1,411
InDigital XP S.A.C.	465	-
IR Management S.R.L.	95	973
Banco Internacional del Perú S.A.A.- Interbank (g)	-	32,372
Intercorp Perú Ltd	-	12,902
Interseguro Compañía de Seguros S.A.	-	8,337
Others	830	103
<b>Total</b>	<b>5,211</b>	<b>62,783</b>
<b>Financial Obligations</b>		
Leasing:		
Banco Internacional del Perú - Interbank	-	69

InRetail Real Estate's policy with related parties is to establish transactions on similar terms and conditions to those made with third parties.

- (b) As of March 31, 2023 and December 31, 2022, InRetail Real Estate holds balances with its related entity Banco Internacional del Perú S.A.A. – Interbank in the cash and cash equivalent caption for an amount of S/149,772,000 and S/28,294,000, respectively.



## Notes to the interim consolidated financial statements (continued)

- (c) Transactions with related companies have been performed under normal market conditions. The taxes that these transactions generated, as well as the calculation bases for their determination, are the usual ones in the industry and they are settled in accordance with the current tax regulations.
- (d) In April 2018, InRetail Shopping Malls, subsidiary of the Company, granted a loan to InRetail Perú Corp. of S/402,500,000 that accrues an effective annual interest rate of 6.90 percent and matures in March 2028.

As of March 31, 2023, the Company collected an interest fee of S/13,881,000 (S/27,761,000 as of December 31, 2022) which is presented in the consolidated statement of cash flows.

For the three months ended March 31, 2023 and 2022, an interest of S/6,940,000 and S/6,940,000 was earned, respectively, which was recorded in the "financial income" caption of the consolidated statement of comprehensive income. As of December 31, 2022, accumulated interest receivable of S/7,017,000, is maintained.

- (e) As of March 31, 2023 and December 31, 2022, it corresponds mainly to the account receivable that Interproperties Perú maintains with Supermercados Peruanos S.A. and Homecenters Peruanos S.A. for an amount of S/33,796,000 and S/30,498,000, respectively (S/33,040,000 and S/29,674,000 as of December 31, 2022, respectively). These accounts receivable are due to the fact that Interproperties Peru acts as an intermediary between the lessor (unrelated third party) and the related companies to whom the property is leased to.

Additionally, it includes S/56,524,000 receivable from Supermercados Peruanos S.A. and from S/56,524,000 Homecenters Peruanos S.A. for the sale of participation certificates that InRetail Shopping Malls held on one land. See Note 26 (f).

Also, there are other accounts receivable for S/5,424,000 from Supermercados Peruanos S.A. and S/2,153,000 to Homecenters Peruanos S.A.

- (f) On April 4, 2022, the Company sold the participation certificates held by InRetail Shopping Mall to Supermercados Peruanos S.A. and Homecenters Peruanos S.A. (Related companies) for a value of S/101,037,000, generating a gain of S/12,872,000 that is presented in the caption "Other income (expenses), net", of the consolidated income statement and S/5,052,000 has been collected, which is presented in the consolidated statement of cash flows and maintaining account receivable of S/95,985,000. See Note 12 (b).

On October 4, 2022, the Company sold the certificates held by Patrimonio en Fideicomiso D.S. N°093-2002-EF- Interproperties Holding II to Supermercados Peruanos S.A. and Homecenters Peruanos S.A. for an amount of S/17,063,000 having as underlying the land called "Zapallal". See Note 12 (b).

- (g) As of March 31, 2023, maintained a balance payable with Banco Internacional del Perú S.A.A.- Interbank for US\$8,460,000 equivalent to S/32,317,000 payable in one year for the acquisition of a property located in the district of Surquillo. In March 2023, the balance of the account payable was paid in full and is presented in the consolidated statement of cash flows.
- (h) Corresponds to dividends receivable from InRetail Perú Corp. that will be collected during the second quarter of 2023.

## Notes to the interim consolidated financial statements (continued)

### 27. Financial risks management

The activities of InRetail Real Estate are exposed to a variety of financial risks, which include the effects of the changes in the exchange rates, interest rate, credit and liquidity. The program of risk management of InRetail Real Estate tries to minimize the potential adverse effects on its financial performance.

InRetail Real Estate's Board of Directors is responsible for the overall risk management approach and for the approval of the policies and strategies currently in place. The Board provides principles for overall risk management, as well as policies covering specific areas, such as foreign exchange risk, interest rate risk and credit risk, among others.

The most important aspects for the management of these risks are:

#### (a) Market risk

It is the risk that the fair values of the future cash flows of a financial instrument fluctuate due to changes in market prices. Market prices comprise three types of risk: interest rate risk, currency risk and investments in shares risk. In the case of InRetail Real Estate, the financial instruments affected by market risks include loans, which are exposed to currency risk and interest rate risk.

#### (i) Interest rate risk

It is the risk that the fair values or future cash flows of a financial instrument fluctuate due to changes in market interest rates. InRetail Real Estate manages its interest rate risk through the obtainment of debt with fixed interest rate. As of March 31, 2023 and December 31, 2022, InRetail Real Estate does not maintain debts at variable rate, which would be exposed to the risk of change in the interest rate.

#### (ii) Exchange rate risk

It is the risk that the fair values of future cash flows of a financial instrument fluctuate due to changes in exchange rates. The exposure of InRetail Real Estate to exchange rate risk is related mainly to the operating activities of InRetail Real Estate related to rental income in foreign currency and financial obligations.

As of March 31, 2023 and December 31, 2022, assets and liabilities maintained in foreign currency were the following (expressed in thousands US Dollars):

	As of March 31, 2023 US\$(000)	As of December 31, 2022 US\$(000)
<b>Assets</b>		
Cash and cash equivalents	8,105	51,242
Investment at fair value through profit or loss	15,307	-
Investments at fair value through equity	45,546	45,185
Trade receivables, net	1,007	643
Other receivables	128	15
Accounts receivables from related parties	2,435	1,457
<b>Total assets</b>	<b>72,528</b>	<b>98,542</b>
<b>Liabilities</b>		
Trade payables	(1,972)	(2,805)
Other liabilities	(658)	(5,308)
Accounts payable to related parties	(18)	(8,466)
Lease liability	(44,448)	(44,414)
Financial obligations	(346,388)	(346,622)
<b>Total liabilities</b>	<b>(393,484)</b>	<b>(407,615)</b>
Hedge amount	350,000	350,000
<b>Net asset position</b>	<b>29,044</b>	<b>40,927</b>

## Notes to the interim consolidated financial statements (continued)

As of March 31, 2023 and December 31, 2022, InRetail Real Estate and its Subsidiaries have decided to reduce its exchange rate risk by entering into hedging operations through a Call Spread and a Full Cross-Currency Swap written over its "Senior Notes Unsecured", which are considered an effective hedging instruments.

The Call Spread is written over a nominal amount of US\$250,000,000 and the Full Cross-Currency Swap over an amount of US\$100,000,000 as of March 31, 2023 and December 31, 2022 and will be effective until maturity of the "Senior Notes Unsecured". See further detail in Note 13 and 17.

Transactions in foreign currency are performed at free market exchange rates. As of March 31, 2023, the market end of period exchange rate for transactions in US Dollars was S/3.758 per US\$1.00 bid and S/3.765 per US\$1.00 ask (S/3.808 per US\$1.00 bid and S/3.820 per US\$1.00 ask as of December 31, 2022).

For the three-month period ended as of March 31, 2023 and 2022, InRetail Real Estate has incurred in the following results for exchange difference:

	<b>2023</b>	<b>2022</b>
	S/(000)	S/(000)
Exchange difference generated by hedged assets and liabilities	5,500	41,950
Compensation of exchange difference for hedging derivative	(5,500)	(41,950)
Exchange difference generated by unhedged assets and liabilities	14,336	62,909
<b>Net gain</b>	<b><u>14,336</u></b>	<b><u>62,909</u></b>

### (b) Credit risk

It is the risk that a counterparty cannot comply with its obligations regarding a financial instrument or sales contract, thus generating a financial loss. InRetail Real Estate is exposed to credit risk for its operating activities (mainly accounts receivable and loans) and for its financing activities, including bank deposits.

#### Credit risk related to accounts receivable

The credit risk of clients is managed by Management, and it is subject to policies, procedures and controls properly established. The pending balances on accounts receivable are reviewed periodically to assure their recovery. The maximum exposure to credit risk at the date of the consolidated statement of financial position is the book value of each class of financial asset.

#### Credit risk related to financial instruments and bank deposits

The credit risk of bank balances is managed by Management in accordance with the policies of InRetail Real Estate. The investments of cash surpluses are performed through a first-level related financial institution. The maximum exposure to credit risk as of March 31, 2023 and December 31, 2022, is the book value of the balances of cash and cash equivalent.

### (c) Liquidity risk

Liquidity is controlled through the matching of the maturities of assets and liabilities, the obtaining of credit lines and/or maintaining of liquidity surpluses, which allows InRetail Real Estate to develop its activities in a normal way.

Managing liquidity risk implies maintaining sufficient cash and financing availability, through a suitable amount of committed credit sources and the ability to settle transactions, mainly of indebtedness. In this matter, Management directs its efforts to maintain financing sources through the availability of credit lines.

**28. Fair value of financial instruments**

Fair value is defined as the amount at which an asset could be exchanged or a liability settled between knowledgeable, willing parties in an arm's length transaction, assuming an on-going enterprise.

When a financial instrument is traded on an active and liquid market, its quoted market price in an actual transaction provides the best evidence of its fair value. When a quoted market price is not available, or may not be indicative of the fair value of the financial instrument to determine such fair value it is possible to use the current fair value of another financial instrument that is substantially similar, discounted cash flow analysis or other techniques applicable thereto, all of which are significantly affected by the assumptions applied. Although Management uses its best judgment in estimating the fair value of these financial instruments, there are inherent weaknesses in any estimation technique. As a result, the fair value may not be indicative of the net realizable value of settlement value of the financial instrument.

The following methods and assumptions were used to estimate the fair values of the financial instruments:

- (a) Financial instruments whose fair value is similar to their book value  
For financial assets and liabilities that are liquid or have short-term maturities (less than three-months), such as cash and cash equivalents, trade receivables, accounts receivable to related parties and other receivables, trade accounts payable and other current liabilities, it is deemed that their book values are similar to their fair values.
- (b) Financial instruments at fixed rate  
The fair value of the financial assets and liabilities at fixed rate and at amortized cost is determined by comparing the market interest rate at the moment of their initial recognition to the current market rates related to similar financial instruments. The estimated fair value of financial obligations that accrue interests is determined through discounted cash flows by using the currently available rates for debts with similar conditions, credit risk and maturities.
- (c) Investment to fair value through equity  
Fair value of investment through equity is derived from quoted market prices in active markets, if available. Fair value of unquoted available-for-sale financial assets is estimated using a discounted cash flow technique.

**Fair value hierarchy**

The InRetail Real Estate Group uses the following hierarchy for determining and disclosing the fair value of its financial instrument recorded in the statement of financial position:

Level 1: quoted (unadjusted) prices in active markets for identical assets or liabilities.

Level 2: other techniques for which all inputs which have a significant effect on the recorded fair value are observable, either directly or indirectly.

Level 3: techniques which use inputs that have a significant effect on the recorded fair value that are not based on observable market data.

## Notes to the interim consolidated financial statements (continued)

The InRetail Real Estate Group does not maintain any financial instrument with fair value determination under level 3 and there were no transfers between levels during the three-month period ended March 31, 2023 and 2022. The InRetail Real Estate Group maintains the following financial instruments at fair value:

- Investments to fair value through equity which fair value was determined under level 1 hierarchy.
- Derivative instrument which fair value was determined under level 2 hierarchy.

### **29. Subsequent event**

On April 4, 2023, InRetail Shopping Malls (a subsidiary of the Company) decided to carry out a hedging operation for US\$100,000,000 through a Call Spread of foreign currency for the principal of the obligation of the "Senior Notes Unsecured" and protects exchange rate variations between S/3.90 and S/4.30 per US\$1.00.

The Call Spread premium is financed in a term equal to that of the issue.

### **30. Additional explanation for English translation**

The accompanying consolidated financial statements are presented on the basis of the IFRS. Certain accounting practices applied by the InRetail Group may differ in certain respects from accounting principles generally accepted in other countries. In the event of any discrepancy, the Spanish-language version prevails.