

InRetail Real Estate Corp. and Subsidiaries

Interim consolidated financial statements as of December 31, 2020 (unaudited) and December 31, 2019 (audited) and for the twelve-month period ended as of December 31, 2020 and 2019.

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Contents

Interim consolidated financial statements

Interim consolidated statements of financial position

Interim consolidated statements of income

Interim consolidated statements of comprehensive income

Interim consolidated statements of changes in equity

Interim consolidated statements of cash flows

Notes to the interim consolidated financial statements

InRetail Real Estate Corp. and Subsidiaries

Interim consolidated statements of financial position

As of December 31, 2020 (unaudited) and December 31, 2019 (audited)

	Note	2020 S/(000)	2019 S/(000)		Note	2020 S/(000)	2019 S/(000)
Assets				Liabilities and equity			
Current assets				Current liabilities			
Cash and cash equivalents	4	19,987	31,303	Trade payables	14	64,021	43,305
Investments at fair value through equity	5	194,456	163,454	Other liabilities	15	57,715	75,024
Investments at fair value through profit or loss	6	149,334	8,112	Accounts payable to related parties	26	411	491
Trade receivables, net	7	35,060	37,635	Current portion financial obligations	17	101,003	32,257
Other receivables	8	6,590	14,085	Lease liability	16	3,570	2,907
Accounts receivables from related parties	26	43,497	36,105	Total current liabilities		226,720	153,984
Prepaid expenses	9	402	673				
Recoverable taxes	10	8,583	14,418	Non-current liabilities			
Total current assets		457,909	305,785	Trade payables	14	5,495	16,258
				Other liabilities	15	15,546	18,499
Non-current assets				Income tax related to special purpose entity	25(e)	407,172	390,761
Accounts receivables from related parties	26	458,875	463,163	Lease liability	16	208,515	199,719
Deferred income tax, net	18	4,496	2,586	Long-term financial obligations	17	2,094,917	1,882,758
Recoverable taxes	10	21,321	14,641	Deferred income tax liabilities, net	18	29,628	37,145
Facilities, furniture and equipment, net	11	11,636	10,033	Total non-current liabilities		2,761,273	2,545,140
Investment properties	12	4,224,337	4,210,315	Total liabilities		2,987,993	2,699,124
Right-of-use assets, net	16	136,523	143,202	Equity			
Intangible assets, net		10,586	6,620	Capital stock	20	1,475,706	1,475,706
Derivative financial instrument	13	100,174	67,405	Unrealized results		(24,572)	33,210
Total non-current assets		4,967,948	4,917,965	Retained earnings		986,730	1,015,710
				Total equity		2,437,864	2,524,626
Total assets		5,425,857	5,223,750	Total liabilities and equity		5,425,857	5,223,750

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 twelve-month period ended as of December 31, 2020 and 2019

	Note	2020 \$/ (000)	2019 \$/ (000)
Rental income	21	249,784	378,793
Cost of rental income	22	(41,985)	(47,379)
Net rental income		207,799	331,414
Income from management services	21	135,266	164,157
Cost related to income from management services	22	(109,543)	(128,545)
Net management service income		25,723	35,612
Gross profit		233,522	367,026
Fair value adjustment for investment properties	12(b)	(82,748)	176,786
Administrative expenses	23	(31,117)	(32,185)
Selling expenses	23	(19,571)	(9,394)
Other operating (expenses) income, net		(710)	47
Operating profit		99,376	502,280
Financial income	24	32,657	31,300
Financial expenses	24	(154,056)	(149,666)
Exchange difference, net	27(a)(ii)	(15,509)	2,494
(Loss) profit before income tax		(37,532)	386,408
Income tax	18(a)	8,552	(120,042)
Net (loss) profit		(28,980)	266,366
(Loss) earnings per share:			
Basic and diluted (loss) profit for the period attributable to ordinary equity holders of the parent	20(b)	(0.051)	0.469

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 twelve-month period ended as of December 31, 2020 and 2019

	2020	2019
	S/(000)	S/(000)
(Loss) profit for the period	(28,980)	266,366
Other comprehensive income		
Unrealized gain on investments at fair value through equity	31,002	32,559
Income tax related to special purpose entities	(9,301)	(9,767)
Total other comprehensive income of investments at fair value through equity	21,701	22,792
Unrealized (loss) gain on hedging derivative financial instrument	(69,652)	16,180
Income tax related to special purpose entities	(9,831)	2,955
Total other comprehensive income of derivative financial instrument	(79,483)	19,135
Other comprehensive income for the period, net of income tax effects	(57,782)	41,927
Total comprehensive income for the period	(86,762)	308,293

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 twelve-month period ended as of December 31, 2020 and 2019

	<u>Capital stock</u>	<u>Unrealized results</u>	<u>Retained earnings</u>	<u>Total</u>
	S/(000)	S/(000)	S/(000)	S/(000)
Balance as of January 1, 2019	1,475,706	(8,717)	760,948	2,227,937
Profit for the period	-	-	266,366	266,366
Other comprehensive income	-	41,927	-	41,927
Total comprehensive income	-	41,927	266,366	308,293
Dividends	-	-	(11,604)	(11,604)
Balance as of December 31, 2019	1,475,706	33,210	1,015,710	2,524,626
Balance as of January 1, 2020	1,475,706	33,210	1,015,710	2,524,626
Loss for the period	-	-	(28,980)	(28,980)
Other comprehensive income	-	(57,782)	-	(57,782)
Total comprehensive income	-	(57,782)	(28,980)	(86,762)
Other	-	-	-	-
Balance as of December 31, 2020	1,475,706	(24,572)	986,730	2,437,864

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 twelve-month period ended as of December 31, 2020 and 2019

	2020 S/(000)	2019 S/(000)
Operating activities		
Revenue	367,671	534,978
Payments of goods and services to suppliers	(102,312)	(134,944)
Payments of salaries and social benefits to employees	(43,291)	(44,170)
Taxes paid	(40,958)	(27,125)
Recovery of taxes	27,166	35,845
Other (payments) collections, net	(23,648)	5,423
Net cash flows from operating activities	184,628	370,007
Investing activities		
Collection of dividends	2,635	1,543
Collection of interest of loans granted to related parties	27,762	30,580
Sale of investments at fair value through profit or loss	325,080	110,546
Purchase of investments at fair value through profit or loss	(464,669)	(106,973)
Purchase of facilities, furniture and equipment	(745)	(1,902)
Purchase and development of intangible assets	(5,409)	(2,904)
Purchase of investment properties	(77,301)	(231,725)
Value Added Tax payment related to investment properties	(13,914)	(35,787)
Net cash flows used in investing activities	(206,561)	(236,622)
Financing activities		
Proceeds from interest-bearing loans and borrowings	258,400	69,478
Payment of interest-bearing loans and borrowings	(119,570)	(69,382)
Payment of lease liability	(3,374)	(3,019)
Interest payment of lease liability	(9,694)	(9,225)
Dividends paid	-	(11,604)
Interests paid	(115,145)	(105,311)
Net cash flows from (used) in financing activities	10,617	(129,063)
Net (decrease) increase of cash and short-term deposits	(11,316)	4,322
Cash and short-term deposits at the beginning of the period	31,303	26,981
Cash and short-term deposits at the end of the period	19,987	31,303
Non-cash transactions		
Fixed assets purchased through leasing and other financial obligations	6,329	3,609
Investment properties purchased through leasing and other financial obligations	19,469	130,511
Initial record of right-of-use asset	-	145,189
Addition of right-of-use asset	932	5,676

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

InRetail Real Estate Corp. and Subsidiaries

Notes to the interim consolidated financial statements (unaudited)

Interim unaudited consolidated financial statements as of December 31, 2020 and December 31, 2019 (audited) and for the twelve-month period ended as of December 31, 2020 and 2019.

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 December 31, 2020 and December 31, 2019 Intercorp Perú holds directly and indirectly 70.80 percent of the capital stock of InRetail Perú Corp., 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.

Pandemic

In March 2020, the World Health Agency "WHO" declared the coronavirus outbreak as a pandemic. The Company and its Subsidiaries have taken all the appropriate measures to safeguard the health of workers and ensure their critical processes.

From March 16 to June 21, 2020, the shopping centers were partially closed, only the stores related to essential services such as: supermarkets, pharmacies and banks remained open; for this reason, during this period the Company and its Subsidiaries granted discounts to their tenants for income and other related services. At the end of June, the opening of stores that sell non essential services was authorized. Malls have to comply with the restriction ruled by the government, which included maximum capacity in malls. These effects are included in the consolidated financial statements.

In the opinion of the Company's Management and its Subsidiaries, it has sufficient liquidity and indebtedness to meet its obligations; as well as to guarantee working capital needs for its operations.

The consolidated financial statements as of December 31, 2020, were approved by the Board of Directors on March 1, 2021.

Notes to the interim consolidated financial statements (continued)

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).

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 December 31, 2020 and December 31, 2019, Interproperties Holding II owns 100 percent of participation in the assets of Patrimonio Fideicomitido – D.S. N° 093-2002-EF-Interproperties Puerta del Sol which is a special purpose entity 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 December 31, 2020 and December 31, 2019) and maintaining and developing relationships with the tenants. Real Plaza operates under the name of “Real Plaza Shopping Mall”.

As of December 31, 2020 and December 31, 2019, 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 Metropolitan Buses.

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, 2019 which were audited. Therefore, these interim consolidated financial statements should be read in conjunction with such audited consolidated financial statements.

Notes to the interim consolidated financial statements (continued)

The interim consolidated financial statements have been prepared on a historical cost basis, except for investment properties, 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, 2019.

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, 2020; however, in the opinion of InRetail Real Estate's Management, they have no impact on the accompanying unaudited consolidated financial statements as of December 31, 2020.

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 IFRS 3 "Business combinations": Definition of a business

In October 2018, the IASB issued amendments to the definition of a business in IFRS 3 "Business combinations" to help Companies determine if a set of acquired activities and assets is a business or not. The modifications clarify the minimum requirements of a business, eliminate the assessment of whether market participants are capable of replacing missing items, include guidance to help entities assess whether an acquired process is substantive, limit the definitions of a business and of products, and introduce an optional proof of fair value concentration. New illustrative examples were provided together with these modifications.

Notes to the interim consolidated financial statements (continued)

Since the changes are applied prospectively to transactions or other events that occur after or after the date of the first adoption, the InRetail Real Estate Group will not be affected by these changes to the transition date.

- (ii) Modifications to IAS 1 "Presentation of financial statements" and IAS 8 "Accounting policies, changes in accounting estimates and errors": Material Definition
In October 2018, the IASB issued amendments to IAS 1 "Presentation of financial statements" and IAS 8 "Accounting policies, changes in accounting estimates and errors" to align the definition of "material" in those standards and clarify certain aspects of the definition. The new definition states that: "Information is material if by omitting it, distorting it or hiding it could be expected to influence the decisions that the main users make about the general purpose financial statements."

Modifications to the definition of material are not expected to have a significant impact on the consolidated financial statements of the InRetail Real Estate Group.

- (iii) Modifications to IFRS 9, IAS 39 and IFRS 7 "Reference interest rate", effective for annual periods beginning on January 1, 2020.
- (iv) Modifications to the Conceptual Framework for financial information, effective for annual periods beginning on January 1, 2020.

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 December 31, 2020 S/(000)	As of December 31, 2019 S/(000)
Cash	50	38
Current accounts (b)	19,937	31,265
Total	19,987	31,303

- (b) The current accounts comprise accounts in Soles and US Dollars, in local financial institutions, free of liens, unrestricted and do not bear interests.

Notes to the interim consolidated financial statements (continued)

5. Investments at fair value through equity

As of December 31, 2020, the Company has other investments at fair value through equity for an amount of US\$53,658,000 equivalent to S/194,456,000 (US\$49,278,000 equivalent to S/163,454,000 as of December 31, 2019).

6. Investments at fair value through profit or loss

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

Entity	As of December 31, 2020 S/(000)	As of December 31, 2019 S/(000)
Mutual funds managed by Sura S.A. SAF	143,684	6,457
Mutual funds managed by Interfondos S.A. SAF	-	1,655
Mutual funds managed by Credifondos S.A. SAF	5,650	-
Total	149,334	8,112

As of December 31, 2020 and December 31, 2019, 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 December 31, 2020 S/(000)	As of December 31, 2019 S/(000)
Rents receivable (b)	35,324	24,000
Unbilled services (c)	12,476	20,620
Documents receivable	7,328	2,463
Total trade receivables	55,128	47,083
Allowance for doubtful accounts (e)	(20,068)	(9,448)
Total trade receivables, net	35,060	37,635

(b) As of December 31, 2020 and December 31, 2019, trade accounts receivable are denominated in Soles and US Dollars, have current maturities and do not accrue interest.

Notes to the interim consolidated financial statements (continued)

- (c) As of December 31, 2020 and December 31, 2019, mainly corresponds to unbilled lease services for variable and fixed rents, which are billed during the following month.
- (d) As of December 31, 2020 and December 31, 2019 the analysis of trade receivables is as follows:

	Balance as of December 31, 2020		
	Non-impaired S/(000)	Impaired S/(000)	Total S/(000)
Unbilled services	12,476	-	12,476
Not past-due	2,938	-	2,938
Past-due			
From 1 to 90 days	16,527	2,605	19,132
From 91 to 120 days	881	848	1,729
From 121 to 180 days	783	1,886	2,669
From 181 to 270 days	1,073	1,908	2,981
More than 271 days	382	12,821	13,203
Total	35,060	20,068	55,128

	Balance as of December 31, 2019		
	Non-impaired S/(000)	Impaired S/(000)	Total S/(000)
Unbilled services	20,620	-	20,620
Not past-due	4,597	15	4,612
Past-due			
From 1 to 90 days	11,950	390	12,340
From 91 to 120 days	167	172	339
From 121 to 180 days	141	300	441
From 181 to 270 days	60	348	408
More than 271 days	100	8,223	8,323
Total	37,635	9,448	47,083

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 December 31, 2020 and 2019 is as follows:

	2020 S/(000)	2019 S/(000)
Balance at the beginning of the year	9,448	8,579
Provision recognized as period expense, note 23(b)	10,880	1,573
Recoveries, note 23(b)	(259)	(727)
Exchange difference	(1)	23
Balance at the end of the period	20,068	9,448

In the opinion of InRetail Real Estate's Management, the provision for impairment appropriately covers the credit risk as of December 31, 2020 and December 31, 2019.

8. Other receivables

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

	As of December 31, 2020 S/(000)	As of December 31, 2019 S/(000)
By type:		
Outstanding advances (b)	286	646
Fund retained - Banco de la Nación (c)	5,895	10,212
Others	409	3,227
Total	6,590	14,085

- (b) As of December 31, 2020 and December 31, 2019, 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) In the opinion of InRetail Real Estate's Management, it is not necessary to make a provision for impairment as of December 31, 2020 and December 31, 2019, 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:

	As of December 31, 2020	As of December 31, 2019
	S/(000)	S/(000)
Insurance paid in advance (b)	171	86
Others	231	587
Total	402	673
By term:		
Current	402	673
Non-current	-	-
Total	402	673

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

10. Recoverable taxes

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

	As of December 31, 2020	As of December 31, 2019
	S/(000)	S/(000)
By type:		
Tax credit for value-added-tax (b)	26,941	24,871
Income tax payment	1,835	3,070
Others	1,128	1,118
Total	29,904	29,059
By term:		
Current	8,583	14,418
Non-current	21,321	14,641
Total	29,904	29,059

(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 fixtures S/(000)	Transport units S/(000)	Equipment miscellaneous S/(000)	Work in progress S/(000)	Total S/(000)
Cost						
Balance as of January 1, 2020	7,381	4,224	720	15,564	375	28,264
Additions	1	-	-	7,073	-	7,074
Transfer	152	1	-	(1)	(152)	-
Transfers to intangible assets	-	-	-	-	(218)	(218)
Disposals and/or sales	(271)	-	(214)	-	(5)	(490)
Balance as of December 31, 2020	7,263	4,225	506	22,636	-	34,630
Accumulated depreciation						
Balance as of January 1, 2020	5,395	3,404	332	9,100	-	18,231
Depreciation of the period, Note 23(b)	380	166	131	4,260	-	4,937
Disposals and/or sales	(9)	-	(165)	-	-	(174)
Balance as of December 31, 2020	5,766	3,570	298	13,360	-	22,994
Net cost as of December 31, 2020	1,497	655	208	9,276	-	11,636
Net cost as of December 31, 2019	1,986	820	388	6,464	375	10,033

(b) As of December 31, 2020 and December 31, 2019, there are no pledges or guarantees provided to third parties on the facilities, furniture and equipment of InRetail Real Estate.

(c) As of December 31, 2020 and December 31, 2019, 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 December 31, 2020 S/(000)	As of December 31, 2019 S/(000)
Real Plaza Puruchuco shopping mall	638,809	616,960
Real Plaza Salaverry shopping mall (i)	485,624	488,395
Real Plaza Cusco shopping mall (i)	319,745	306,755
Real Plaza Chiclayo shopping mall	318,403	317,989
Real Plaza Piura shopping mall	270,917	272,400
Real Plaza Trujillo shopping mall	243,871	246,892
Real Plaza Centro Cívico shopping mall (i)	240,019	239,612
Real Plaza Primavera shopping mall	234,446	240,213
Real Plaza Huancayo shopping mall (i)	159,821	169,573
Real Plaza Pucallpa shopping mall	136,762	142,472
Real Plaza Huánuco shopping mall (i)	132,887	134,551
Real Plaza Santa Clara shopping mall	130,483	130,901
Real Plaza Pro shopping mall	116,138	116,640
Real Plaza Cajamarca shopping mall	101,234	101,663
Real Plaza Juliaca shopping mall (i)	95,976	95,315
Real Plaza Chorrillos shopping mall	78,902	79,432
Real Plaza Arequipa shopping mall (i)	76,685	80,042
Real Plaza Sullana shopping mall	53,848	55,195
Real Plaza Nuevo Chimbote shopping mall	46,425	46,104
Jirón de la Unión	14,262	18,588
Others (ii)	329,080	310,623
Total	4,224,337	4,210,315

(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 December 31, 2020 and December 31, 2019.

“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 twelve-month period ended as of December 31, 2020 and 2019 is as follows:

	2020	2019
	S/(000)	S/(000)
Balance at the beginning of the year	4,210,315	3,671,315
Additions	96,770	362,236
Disposal	-	(22)
Fair value adjustment	(82,748)	176,786
Balance at the end of the period	4,224,337	4,210,315

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 instrument

As of December 31, 2020 and December 31, 2019, this item comprises a principal Call Spread. The Call Spread contract was designated to hedge cash flows and was recorded at its fair value. The detail of this operation is as follows:

Counterparty	Nominal value US\$(000)	Due	Pay fix rate at %	Book value of the hedged item S/(000)	Fair value	Fair value
					2020 S/(000)	2019 S/(000)
J.P. Morgan (a)	350,000	April 2028	1.05	1,268,400	100,174	67,405
Total					100,174	67,405

Notes to the interim consolidated financial statements (continued)

- (a) In March 2018, Patrimonio en Fideicomiso D.S. 093-2002-EF InRetail Shopping Malls, Subsidiary of the Company, decided to carry out hedging operations through a Foreign Currency Call Spread for the financial obligations it holds for the "Senior Notes Unsecured", that were issued in April 2018. From the date of issue of the "Senior Notes Unsecured" for the purposes of IFRS 9, it was classified as an effective hedging instrument.

This instrument covers 100 percent 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. The premium price was financed in installments equal to the issuance.

14. Trade payables

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

	As of December 31, 2020 S/(000)	As of December 31, 2019 S/(000)
Bills payable to third parties (b)	61,131	49,037
Provision of services unbilled (c)	8,385	10,526
Total	69,516	59,563
By term:		
Current	64,021	43,305
Non-current	5,495	16,258
	69,516	59,563

- (b) As of December 31, 2020 and December 31, 2019, 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:

	As of December 31, 2020	As of December 31, 2019
	S/(000)	S/(000)
By type:		
Interest payable (c)	30,544	26,957
Deferred income (b)	22,131	27,360
Value added tax	2,238	435
Deposits from third parties (d)	3,360	4,226
Workers' profit sharing	240	483
Remunerations and social benefits to be paid	2,271	1,897
Tax payables	817	747
Vacations	676	1,393
Other payables	10,984	30,025
Total	73,261	93,523
By term:		
Current	57,715	75,024
Non-current	15,546	18,499
Total	73,261	93,523

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

	As of December 31, 2020	As of December 31, 2019
	S/(000)	S/(000)
Key money (b.1)	19,683	23,820
Others	2,448	3,540
Total	22,131	27,360

(b.1) As of December 31, 2020 and December 31, 2019, corresponds to the payment of key money from several tenants that operate in the Real Plaza shopping malls.

(c) As of December 31, 2020 and December 31, 2019, 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 5.75, 6.5625 and 7.875 percent.

(d) As of December 31, 2020 and December 31, 2019, 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 twelve-month period ended as of December 31, 2020 and December 31, 2019, is as follows:

	Land	Buildings infrastructure and facilities	As of December 31, 2020	As of December 31, 2019
	S/(000)	S/(000)	S/(000)	S/(000)
Cost				
Initial balance	149,932	933	150,865	-
First adoption of IFRS 16	-	-	-	145,189
Additions	932	-	932	5,676
Final balance	150,864	933	151,797	150,865
Accumulated depreciation				
Initial balance	7,401	262	7,663	-
Additions	7,348	263	7,611	7,663
Final balance	14,749	525	15,274	7,663
Net book value	136,115	408	136,523	143,202

Depreciation expense for the twelve-month period ended December 31, 2020 and 2019, was recorded as follows in the income statement:

	2020	2019
	S/(000)	S/(000)
Cost of sales, Note 22 (a)	7,611	7,663
Balance as of December 31,	7,611	7,663

Notes to the interim consolidated financial statements (continued)

(c) The movement of the lease liability caption, as of December 31, 2020 and December 31, 2019, is as follows:

	As of December 31, 2020	As of December 31, 2019
	S/(000)	S/(000)
Initial balance	202,626	-
First adoption of IFRS 16	-	202,156
Additions	932	7,076
Increase for accrued interest, Note 24	9,694	9,225
Amortization	(14,107)	(13,197)
Exchange difference	12,940	(2,634)
Final balance	212,085	202,626
Current	3,570	2,907
Non-current	208,515	199,719
Final balance	212,085	202,626

Additionally, in the twelve-month period ended as of December 31, 2020 and 2019, interest related to the lease liability of S/9,694,000 and S/9,225,000 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)	December 31, 2020	December 31, 2019	December 31, 2020	December 31, 2019	December 31, 2020	December 31, 2019
				S/(000)	S/(000)	S/(000)	S/(000)	S/(000)	S/(000)	S/(000)	S/(000)
Bonds issuance											
Senior Notes Unsecured (b)	USD	5.750	2028	350,000	-	1,195,204	1,087,035	-	-	1,195,204	1,087,035
Senior Notes Unsecured (c)	PEN	7.875	2034	-	141,000	135,588	135,514	-	-	135,588	135,514
Senior Notes Unsecured (b)	PEN	6.563	2028	-	313,500	310,202	309,859	-	-	310,202	309,859
				350,000	454,500	1,640,994	1,532,408	-	-	1,640,994	1,532,408
Leasings											
Related entities											
Banco Internacional del Perú-Interbank	USD	4.530	2022	50	-	60	197	31	142	29	55
Non-related entities											
Scotiabank Perú S.A.A. (f)	PEN	5.510	2025	-	380,000	367,378	239,970	30,897	-	336,481	239,970
Hewlett Packard S.A.	USD	Between 2.180 and 6.200	2021 - 2024	3,162	-	5,752	2,176	2,766	1,330	2,986	846
CSI Renting	USD	Between 4.530 and 9.500	2021- 2023	301	-	404	650	288	280	116	370
Infratech	USD	5.000	2020	66	-	-	37	-	37	-	-
				3,579	380,000	373,594	243,030	33,982	1,789	339,612	241,241
Promissory notes and loans											
Non-related entities											
Scotiabank Perú S.A.A. (d)	PEN	5.250	2027	-	50,000	48,414	49,589	4,930	4,932	43,484	44,657
Banco de Crédito del Perú	USD	2.840	2020	5,999	-	-	19,902	-	19,902	-	-
Banco de Crédito del Perú (e)	PEN	1.480	2023	-	10,000	10,000	-	2,884	-	7,116	-
Banco de Crédito del Perú	PEN	1.760	2021	-	-	-	-	-	-	-	-
Scotiabank Perú S.A.A.	PEN	2.070	2021	-	17,500	17,500	-	17,500	-	-	-
Call Spread financing, Note 13											
JP. Morgan	USD	10.205	2028	23,440	-	70,418	70,086	6,707	5,634	63,711	64,452
				29,439	77,500	146,332	139,577	32,021	30,468	114,311	109,109
Total				383,018	912,000	2,160,920	1,915,015	66,003	32,257	2,094,917	1,882,758

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/1,268,400,000 as of December 31, 2020 (S/1,160,950,000 as of December 31, 2019) 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\$20,198,000 equivalent to approximately S/73,196,000 as of December 31, 2020 (US\$22,283,000 equivalent to approximately S/73,915,000 as of December 31, 2019).

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 6.5625 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/3,298,000 as of December 31, 2020 (S/3,641,000 as of December 31, 2019).

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

In the context of the pandemic, in the quarter ended December 31, 2020, the EBITDA/interest expense covenant was 1.6, below the limit established by the bond Indenture, without this implying a breach of the obligations assumed by the Company. In the opinion of Management, this ratio will be regularized progressively as the quarantines are lifted.

All the other covenants from the bond issuance have been complied satisfactorily and are within the agreed limits as of December 31, 2020 and December 31, 2019.

(c) In July 2014, InRetail Real Estate Corp. issued, through InRetail Shopping Malls, an offering in the local market and 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/1,412,000 as of December 31, 2020 (S/1,486,000 as of December 31, 2019). Additionally, as of December 31, 2020 and December 31, 2019, the balance is presented net of S/4,000,000 corresponding to the notes of this issuance held by InRetail Shopping Malls. As of December 31, 2020 and December 31, 2019, the balance of this loan is S/135,588,000 and S/135,514,000, 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/336,000 as of December 31, 2020 (S/411,000 as of December 31, 2019).

(e) In May 2020, the Company obtained a new loan under the "Reactiva Peru" program with Banco de Crédito del Perú for the amount of S/10,000,000 with an interest rate of 1.48 percent per year, maturing in 2023, including a grace period (non-capitalized interest in the first year).

Notes to the interim consolidated financial statements (continued)

- (f) As of December 31, 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 (S/244,432,000 as of December 31, 2019) 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/4,622,000 as of December 31, 2020 (S/4,462,000 as of December 31, 2019).

- (g) Financial obligations are payable as follows:

	As of December 31, 2020	As of December 31, 2019
	S/(000)	S/(000)
2020	-	32,257
2021	101,003	6,928
2022	50,814	7,103
2023	46,751	7,594
2024	45,082	8,234
2025	258,268	249,013
2026 onwards	1,694,002	1,603,886
Total	<u>2,195,920</u>	<u>1,915,015</u>

18. Income tax

- (a) The Deferred Income Tax assets and liabilities presented in the consolidated statements as of December 31, 2020 and December 31, 2019, as well as those presented in the consolidated statement of income for the twelve months periods ended December 31, 2020 and 2019, are detailed as follows:

Statements of financial position	As of December 31, 2020		As of December 31, 2019	
	Assets	Liabilities	Assets	Liabilities
	S/(000)	S/(000)	S/(000)	S/(000)
Real Plaza S.R.L.	4,491	-	2,261	-
Inversiones Real Estate S.A.	-	632	-	631
Centro Comercial Estación Central S.A.	5	-	325	-
Inmobiliaria Puerta del Sol S.A.	-	28,996	-	36,514
Total	<u>4,496</u>	<u>29,628</u>	<u>2,586</u>	<u>37,145</u>

Statements of comprehensive income	Income tax for the twelve-month period ended December 31, 2020 and 2019	
	2020	2019
	S/(000)	S/(000)
Current	(875)	(114,446)
Deferred	9,427	(5,596)
Total	<u>8,552</u>	<u>(120,042)</u>

Notes to the interim consolidated financial statements (continued)

19. Commitments

As of December 31, 2020, corresponds to guarantee letters in favor of third parties for approximately S/9,240,000 and US\$3,972,000 (S/9,045,000 and US\$1,710,000 as of December 31, 2019), which guarantee the compliance of obligations from contractual agreements related to the real estate projects of Interproperties Holding and Interproperties Holding II.

20. Equity

(a) Capital stock

As of December 31, 2020 and December 31, 2019, 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:

	Ordinary shares		
	Outstanding shares	Effective days until period-end	Weighted average of shares
Number as of January 1, 2019	568,201,039		568,201,039
Number as of December 31, 2019	568,201,039	360	568,201,039
Number as of January 1, 2020	568,201,039		568,201,039
Number as of December 31, 2020	568,201,039	360	568,201,039
For the twelve-month period ended December 31, 2020			
	Net loss (numerator) S/	Shares (denominator)	Loss per share S/
Basic and diluted loss per share	(28,980,000)	568,201,039	(0.051)
For the twelve-month period ended December 31, 2019			
	Net income (numerator) S/	Shares (denominator)	Earnings per share S/
Basic and diluted earnings per share	266,366,000	568,201,039	0.469

Notes to the interim consolidated financial statements (continued)

(c) Dividends

At the General Shareholders Meeting of InRetail Real Estate Corp. held on April 1, 2019 it was agreed to distribute a dividend of S/11,604,000, that was fully paid in May 2019.

21. Income from real estate service

(a) The composition of the balance for the twelve-month period ended as of December 31, 2020 and 2019 is presented below:

	2020 S/(000)	2019 S/(000)
Rental income		
Rental income (b)	238,349	357,038
Rent of space for publicity	5,249	15,668
Key money	6,186	6,087
Total	249,784	378,793
Income from management services		
Common expenses (c)	71,692	72,509
Electricity and water (d)	44,060	54,578
Promotion and advertisement (e)	12,066	19,919
Parking	3,779	11,671
Management services	709	1,152
Others	2,960	4,328
Total	135,266	164,157

(b) As of December 31, 2020 and 2019, corresponds to rental income from the economic exploitation of the "Real Plaza" shopping malls.

The composition of the rental income is presented below:

	2020 S/(000)	2019 S/(000)
Fixed rental income	202,545	298,917
Variable rental income	35,804	58,121
Total	238,349	357,038

(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 twelve-month period ended as of December 31, 2020 and 2019 is presented below:

	2020 S/(000)	2019 S/(000)
Cost of rental income		
Cost of variable lease (b)	8,296	18,506
Depreciation from right-of-use asset, Note 16(b)	7,611	7,663
Property tax and duties	18,702	15,228
Property insurance costs	6,807	5,380
Others	569	602
Total	41,985	47,379
Cost related to income from management services		
Electricity and water	37,722	46,168
Maintenance and administration of parking lot	14,947	19,054
Advertising and marketing	10,206	18,825
Personnel expenses	17,555	15,794
Cleaning services	9,824	12,651
Safety services	13,227	10,819
Leases, professional fees and communications	3,341	3,321
Other costs	2,721	1,913
Total	109,543	128,545

(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 twelve-month period ended as of December 31, 2020 and 2019 is presented below:

	2020 S/(000)	2019 S/(000)
Administrative expenses	31,117	32,185
Selling expenses	19,571	9,394
Total	50,688	41,579

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:

	2020		
	Selling expenses	Administrative expenses	Total
	S/(000)	S/(000)	S/(000)
Personnel expenses	8,098	16,667	24,765
Depreciation, Note 11 (a)	-	4,937	4,937
Amortization	-	1,661	1,661
Services provided by third parties	463	7,392	7,855
Allowance for doubtful accounts, Note 7 (e)	10,880	-	10,880
Recovery of allowance for doubtful accounts, Note 7 (e)	(259)	-	(259)
Other charges	389	460	849
Total	19,571	31,117	50,688

	2019		
	Selling expenses	Administrative expenses	Total
	S/(000)	S/(000)	S/(000)
Personnel expenses	7,005	18,918	25,923
Depreciation, Note 11 (a)	-	3,528	3,528
Amortization	-	712	712
Services provided by third parties	870	7,752	8,622
Allowance for doubtful accounts, Note 7 (e)	1,573	-	1,573
Recovery of allowance for doubtful accounts, Note 7 (e)	(727)	-	(727)
Other charges	673	1,275	1,948
Total	9,394	32,185	41,579

Notes to the interim consolidated financial statements (continued)

24. Financial income and expenses

- (a) The composition of this caption for the twelve-month period ended as of December 31, 2020 and 2019 is presented below:

	2020 S/(000)	2019 S/(000)
Income		
Interest on deposits	88	186
Interest from loans granted to related parties	28,249	28,483
Dividend income	2,635	1,543
Income on investments at fair value through profit or loss	1,102	295
Others	583	793
Total	<u>32,657</u>	<u>31,300</u>
	2020 S/(000)	2019 S/(000)
Expenses		
Bond interest expenses	102,181	98,487
Interest from leasing and others	20,368	18,729
Debt structuring expenses	8,762	7,357
Accrual of the Call Spread premium	9,474	8,806
Interest from lease liabilities, Note 16 (c)	9,694	9,225
Other	3,577	7,062
Total	<u>154,056</u>	<u>149,666</u>

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 December 31, 2020 and December 31, 2019, 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 December 31, 2020 and December 31, 2019.
- (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:

	Income Tax	Value added tax
Real Plaza S.R.L.	2015 and 2017 to 2019	From 2016 to 2020
Inmobiliaria Puerta del Sol S.A.	From 2015 to 2019	From 2016 to 2020
Inversiones Real Estate S.A.	From 2015 to 2019	From 2016 to 2020
Centro Comercial Estación Central S.A.	From 2015 to 2019	From 2016 to 2020

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 December 31, 2020 and December 31, 2019, the accrued income tax amounted to S/407,172,000 and S/390,761,000, 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 December 31, 2020 and December 31, 2019.

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 December 31, 2020 and December 31, 2019:

	As of December 31, 2020 S/(000)	As of December 31, 2019 S/(000)
Receivables		
InRetail Perú Corp. (d)	409,517	409,478
Tiendas Peruanas Oriente S.A.C.	6,571	6,957
Tiendas Peruanas S.A.	6,322	6,395
Homecenters Peruanos S.A. (e)	29,227	28,014
Supermercados Peruanos S.A. (e)	32,275	34,650
Bembos S.A.C.	751	751
IR Management S.R.L.	320	-
Cineplex S.A.	3,841	613
Homecenters Peruanos Oriente S.A.C.	59	2
Banco Internacional del Perú S.A.A.- Interbank	4,127	2,059
Plaza Veá Oriente S.A.C.	341	1,272
InRetail Pharma S.A.	1,000	1,105
Mifarma S.A.C.	191	19
Other	7,516	7,953
Total	502,372	499,268
Current	43,497	36,105
Non-current	458,875	463,163
Total	502,372	499,268
	As of December 31, 2020 S/(000)	As of December 31, 2019 S/(000)
Payables		
Supermercados Peruanos S.A.	215	326
Homecenters Peruanos S.A.	86	64
IR Management S.R.L.	50	32
Homecenters Oriente S.A.C.	24	10
Tiendas Peruanas S.A.	-	8
Others	36	51
Total	411	491
Financial Obligations		
Leasing:		
Banco Internacional del Perú - Interbank	60	197

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 December 31, 2020 and December 31, 2019, 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/13,904,000 and S/23,707,000, respectively.
- (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.

Notes to the interim consolidated financial statements (continued)

- (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.

In December 2020 and 2019, the Company collected an interest fee of S/27,762,000 which is presented in the consolidated statement of cash flows.

For the twelve months ended December 31, 2020 and 2019, an interest of S/27,800,000 and S/27,723,000 was earned, respectively, which was recorded in the "financial income" caption of the consolidated statement of comprehensive income. Likewise, as of December 31, 2020, accumulated interest receivable of S/7,017,000, is maintained (S/7,017,000 as of December 31, 2019).

- (e) As of December 31, 2020 and December 31, 2019, 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/29,811,000 and S/26,564,000, respectively (S/30,410,000 and S/27,003,000 as of December 31, 2019, 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.

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 December 31, 2020 and December 31, 2019, InRetail Real Estate does not maintain debts at variable rate, which would be exposed to the risk of change in the interest rate.

Notes to the interim consolidated financial statements (continued)

(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 December 31, 2020 and December 31, 2019, assets and liabilities maintained in foreign currency were the following (expressed in thousands US Dollars):

	As of December 31, 2020 US\$(000)	As of December 31, 2019 US\$(000)
Assets		
Cash and cash equivalents	1,723	1,846
Investment at fair value through profit or loss	1,425	2,450
Investments at fair value through equity	53,658	49,278
Trade receivables, net	489	1,087
Other receivables	15	53
Accounts receivables from related parties	993	2,157
Total assets	58,303	56,871
Liabilities		
Trade payables	(2,759)	(3,249)
Other liabilities	(5,607)	(6,333)
Accounts payable to related parties	(2)	(74)
Lease liability	(41,575)	(42,332)
Financial obligations	(350,948)	(355,768)
Total liabilities	(400,891)	(407,756)
Call Spread	350,000	350,000
Net asset (liability) position	7,412	(885)

As of December 31, 2020 and December 31, 2019, InRetail Real Estate and its Subsidiaries have decided to reduce its exchange rate risk by entering into a hedging operation through a Call Spread written over its "Senior Notes Unsecured", which is considered an effective hedging instrument.

The Call Spread is written over a nominal amount of US\$350,000,000 as of December 31, 2020 and December 31, 2019, protects it from exchange rate fluctuations between S/3.26 and S/3.75 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 December 31, 2020, the market end of period exchange rate for transactions in US Dollars was S/3.618 per US\$1.00 bid and S/3.624 per US\$1.00 ask (S/3.311 per US\$1.00 bid and S/3.317 per US\$1.00 ask as of December 31, 2019).

For the twelve-month period ended as of December 31, 2020, InRetail Real Estate incurred into a net loss for exchange difference of approximately S/15,509,000 (net gain of S/2,494,000 as of December 31, 2019), which is presented in the caption "Exchange difference, net" the consolidated statements of income and other comprehensive income.

Notes to the interim consolidated financial statements (continued)

(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 December 31, 2020 and December 31, 2019, 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 or settlement value of the financial instrument.

Notes to the interim consolidated financial statements (continued)

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.

29. Subsequent event

On January 26, 2021, the government of Peru announced new quarantine measures for the country to contain the virus, applying different measures in each region according to four different alert levels: extremely, very high, high and moderate. Measures were initially applicable for 15 days, from January 31, 2021 to February 15, 2021, but were extended to February 28, 2021. In this context, shopping centers in extreme risk regions were only allowed to operate essential retail and e-commerce. Shopping centers in other risk level regions were allowed to operate non-essential retail, but maximum visitor capacity was reduced to levels between 20% and 60%.

On February 24, 2021, the government of Peru announced the lifting of the quarantine measures in the country from March 1, 2021 to March 14, 2021. During this period, all shopping centers will be allowed to operate both essential and non-essential retail, but with restrictions on maximum visitor capacity between 20% and 60% which varies depending on the tenant and risk level in each region.

In the opinion of the Company's Management and its Subsidiaries, the Company has sufficient liquidity and debt capacity to meet its obligations; as well as to continue operations.

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.