Q2'26

EARNINGS PRESENTATION

InRetail

InRetail

AGENDA

1

Q2'26 –
CONSOLIDATED FINANCIAL RESULTS

2

Q2'26 –
RESULTS BY SEGMENT

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ESG UPDATE

Q2'26 – CONSOLIDATED FINANCIAL RESULTS

1

FINANCIAL SUMMARY

Million Soles (S/ mm)

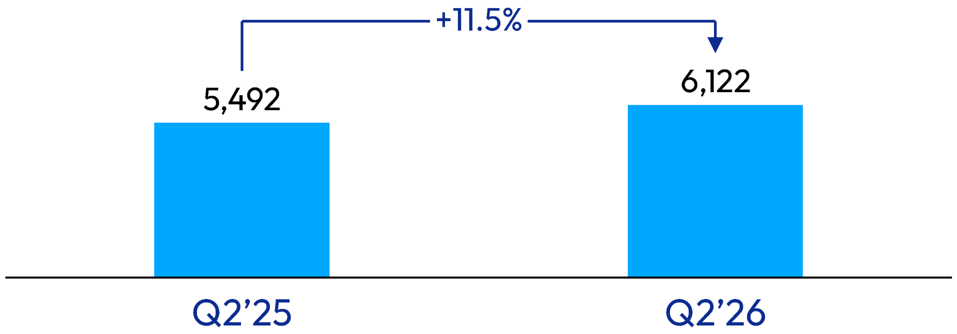
Highlights

- **Double-digit revenue growth**, reflecting a sustained positive consumption environment throughout the quarter
- Revenue growth was driven by **strong performance** in Food Retail (+15.3%) and Shopping Malls (+15.3%), with **moderate growth** in our Pharma segment (+4.8%)
- **Adj. EBITDA growth of 14.0%**, resulting from revenue strength, fixed-cost dilution, and a low comparison basis in our Shopping Malls segment

Revenues YoY
+11.5%

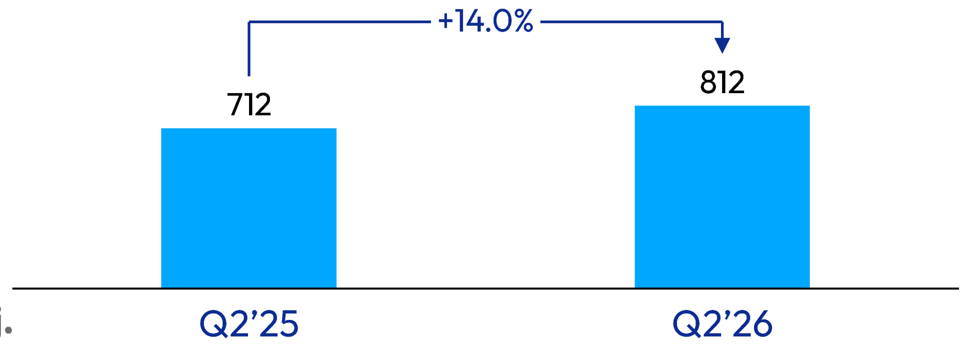
Adj. EBITDA YoY
+14.0%

Revenues



Gross Margin	28.2%	28.5%

Adj. EBITDA[1/]



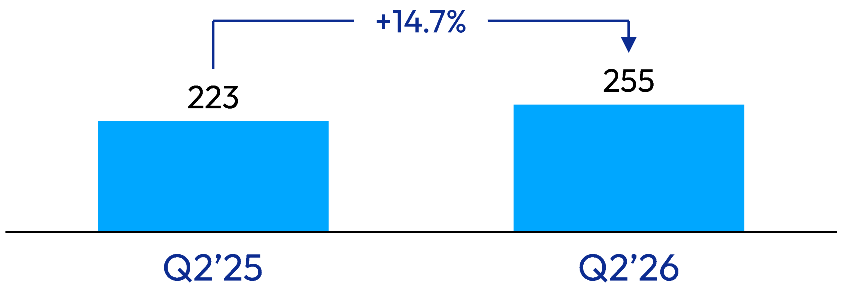
Adj. EBITDA Margin	13.0%	13.3%

Note: 1/ Adj. EBITDA excludes mark-to-market gains from valuation of investment properties and asset revaluations.

NET INCOME

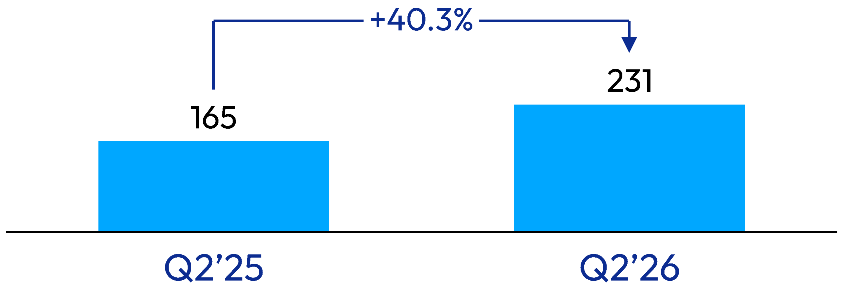
Million Soles (S/ mm)

Net Income



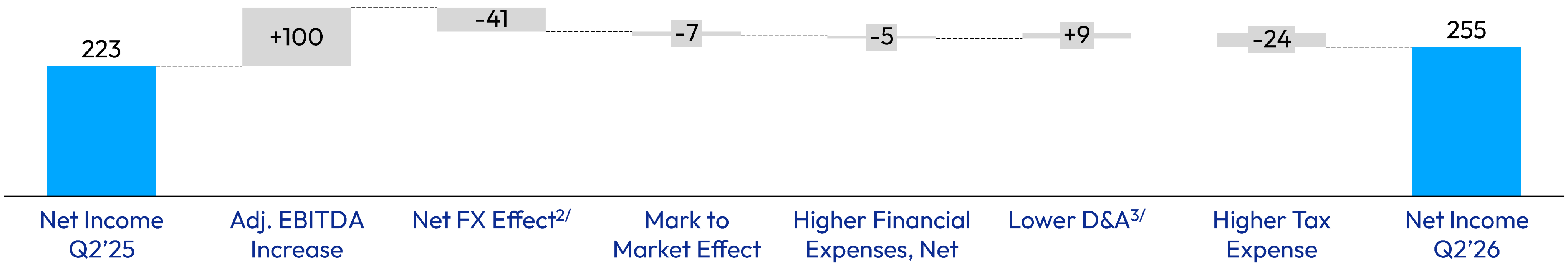
Net Margin	Q2'25	Q2'26
	4.1%	4.2%

Net Income (excluding FX and Mark-to-Market)[1/]



Net Margin	Q2'25	Q2'26
	3.0%	3.8%

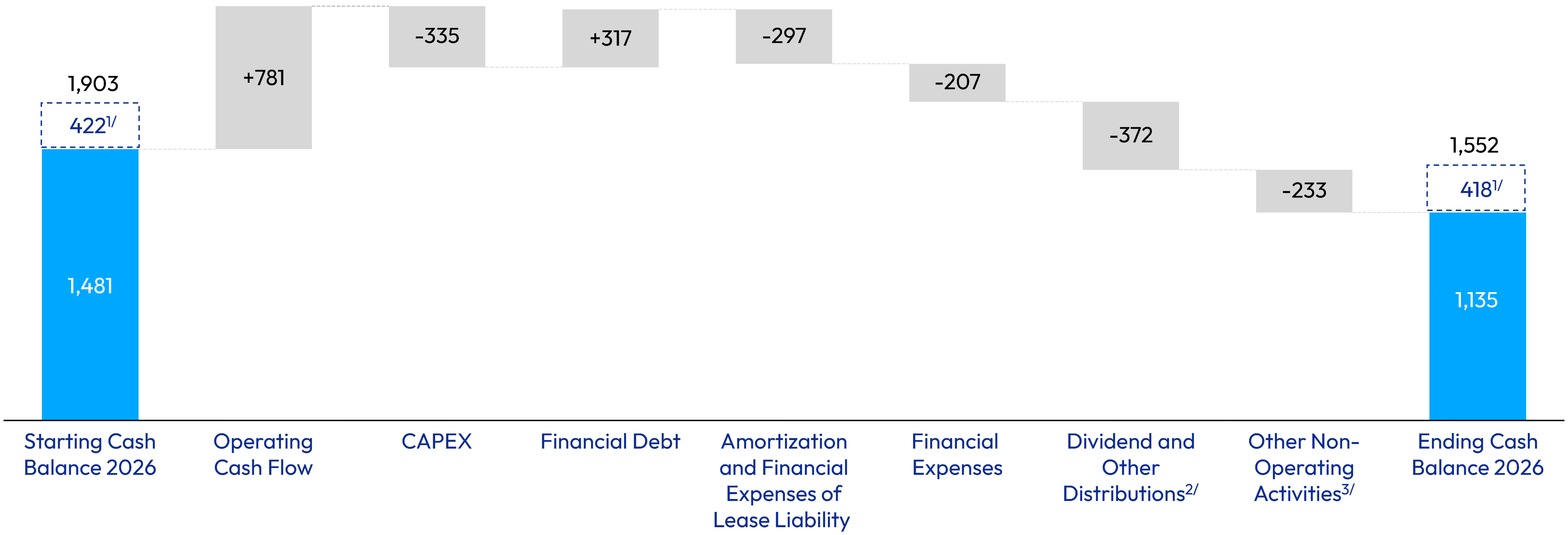
Net Income Breakdown



Note: 1/ Adjusted net of tax effect (~30%), for (i) FX loss/gain and (ii) mark to market from investment properties. 2/ PEN/USD exchange rate was S/3.415 as of Jun 30, 2026 compared to S/3.495 as of Mar 31, 2026 and S/3.549 as of Jun 30, 2025 compared to S/3.677 as of Mar 31, 2025. 3/D&A includes asset revaluations.

CASH FLOW BREAKDOWN

Million Soles (S/ mm)

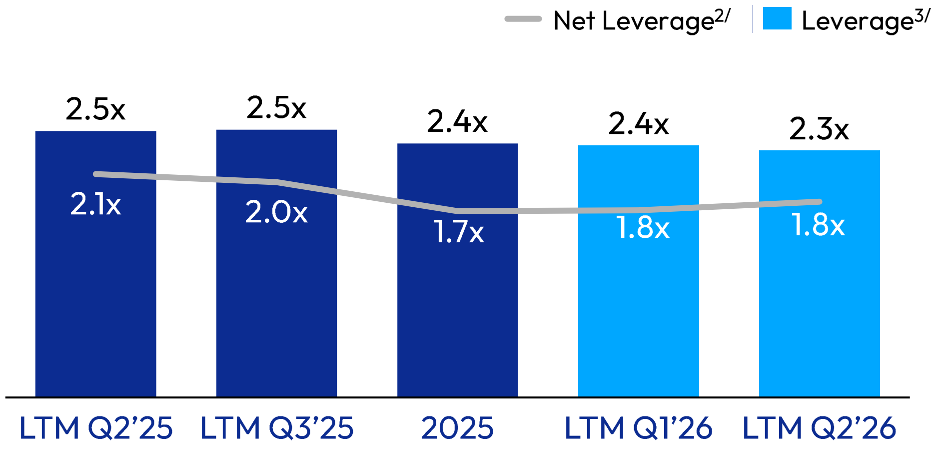


Note: 1/ Investments at fair value through profit or loss, which includes mainly liquid money market mutual funds. 2/ Considers dividend distribution and purchase of treasury shares. 3/ Considers variations in positions of investments at fair value through profit or loss, purchase of investments and capital contributions to associate and effects of variations from exchange rates on cash and equivalents.

FINANCIAL DEBT AND LEVERAGE

Million Soles (S/ mm)

Leverage Evolution[1/]

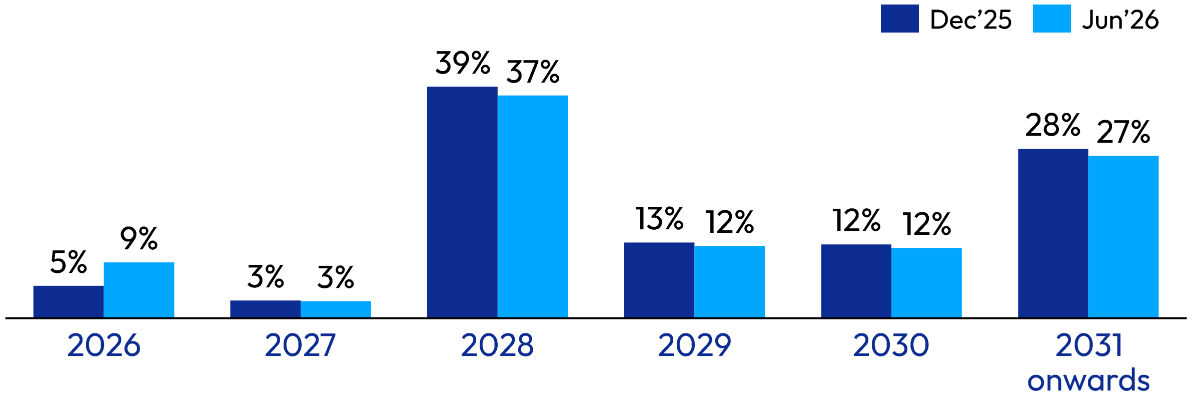


	LTM Q2'25	LTM Q3'25	2025	LTM Q1'26	LTM Q2'26
Cash	1,194	1,454	1,903	1,901	1,552
Net Debt	6,120	5,859	5,110	5,430	5,833

Net Leverage[2/]
InRetail Consumer **1.5x**

Net Leverage[2/]
InRetail Shopping Malls **2.8x**

Financial Debt Amortization Schedule



Highlights

- **Net leverage improved to 1.8x YoY**, driven by strong performance
- **Stable leverage QoQ**, demonstrating financial resilience by absorbing seasonal dividend payments and other non-recurring cash outflows
- **Comfortable maturity profile** with no significant near-term refinancing needs, ensuring a resilient balance sheet

Note: 1/ Ratios are adjusted for currency hedge effect. Financial debt does not include lease liability. 2/ Net leverage is calculated as: (financial debt +/- currency hedge effect – cash & cash equivalents – investments at fair value through profit or loss) / adj. EBITDA LTM including IFRS-16 effect. Additionally, cash considers treasury stock and treasury bonds when at Subsidiary level. 3/ Leverage is calculated as: (financial debt +/- currency hedge effect) / adj. EBITDA LTM including IFRS-16 effect.

LTM Q2'26 FINANCIAL SUMMARY BY SEGMENT

Million Soles (S/ mm)

	Supermercados Peruanos SA	InRetail Pharma	InRetail Shopping Malls	InRetail Perú Corp
Revenues	13,875	9,293	823	24,009
% Revenues Contribution	58%	39%	3%	100%
Adj. EBITDA[1/]	1,255	1,620	496	3,237
% Adj. EBITDA Contribution	37%	48%	15%	100%
Adj. EBITDA Margin[2/]	9.0%	17.4%	80.0%	13.5%

Note: Consolidated figures for InRetail include intercompany eliminations, consolidation adjustments, digital and other segments. 1/ Adj. EBITDA excludes mark-to-market gains from valuation of investment properties and asset revaluations. 2/ InRetail Shopping Malls' adj. EBITDA margin is represented here as Net Rental margin, calculated as adj. EBITDA/Net Rental Income.

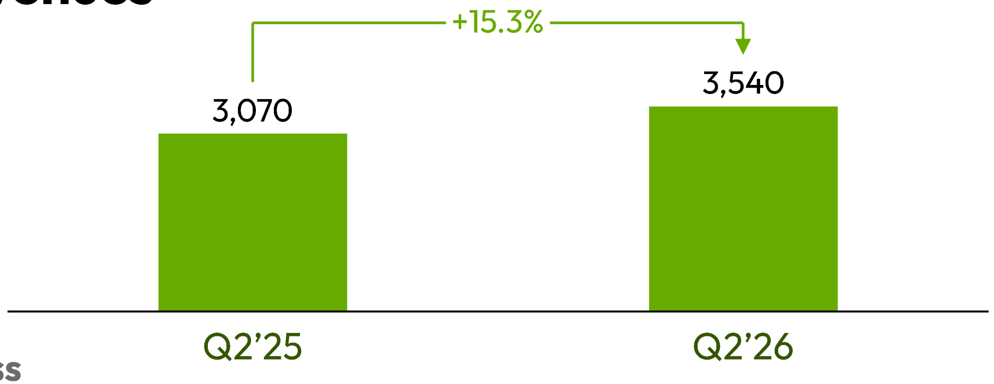
Q2’26 – RESULTS BY SEGMENT

2

FOOD RETAIL

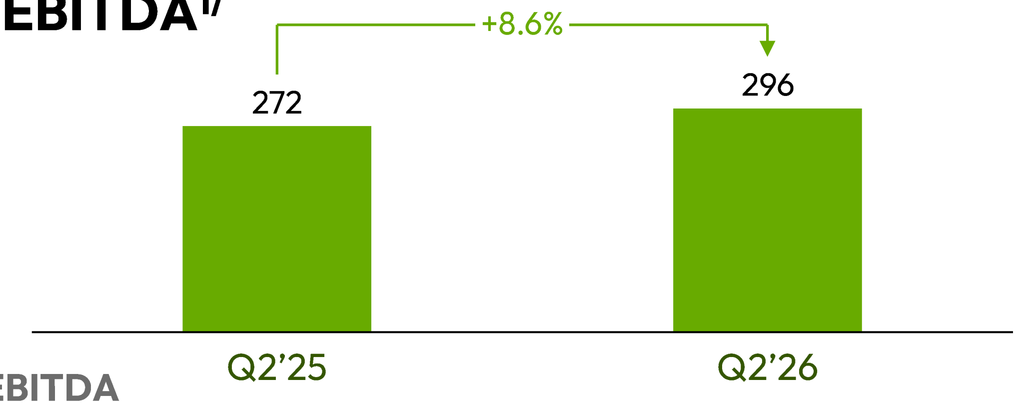
Million Soles (S/ mm)

Revenues



	Q2'25	Q2'26
Gross Margin	23.6%	23.5%

Adj. EBITDA[1/]



	Q2'25	Q2'26
Adj. EBITDA Margin	8.9%	8.4%

- **Double-digit revenue growth of 15.3%**, supported by strong performance in both food and non-food categories
- **SSS grew 11.6%**, driven by performance in our Hard Discount and Cash & Carry formats, which now represent 51.0% of Food Retail revenues
- **Adj. EBITDA growth of 8.6%**, with margins impacted by increased logistics expenses related to our Mass format operations, as well as expenses from new store openings

Q2'26 Highlights

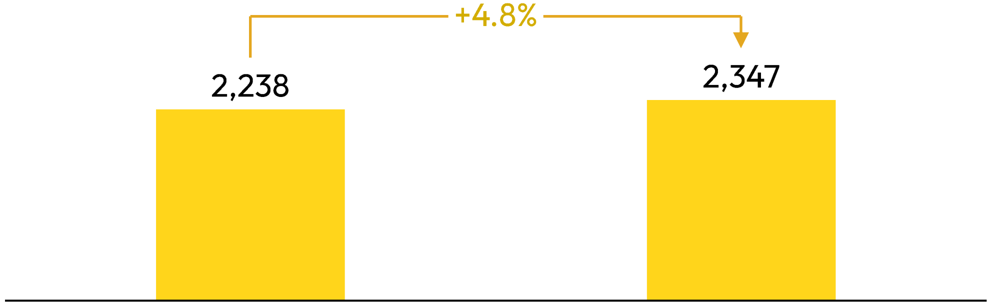
Revenues breakdown - Cash & Carry + Hard Discount
51.0%

Digital sales YoY[2/]
36.2%

Note: Includes only Peru. 1/ Adj. EBITDA excludes mark-to-market gains from valuation of investment properties and asset revaluations. 2/ Includes e-commerce and last mile operation of Agora Shop.

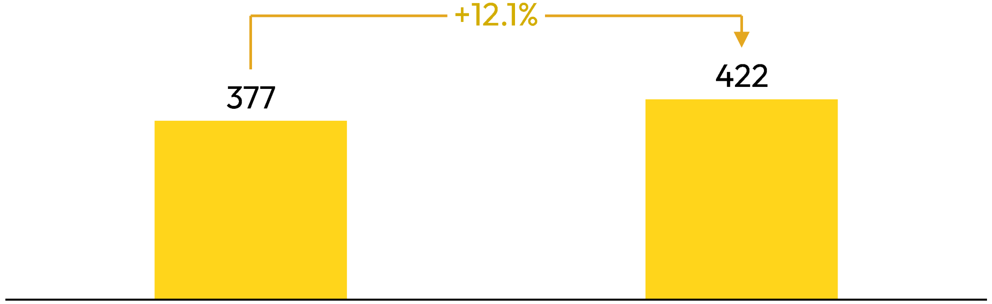
Million Soles (S/ mm)

Revenues



Gross Margin	Q2'25	Q2'26
	32.6%	33.8%

Adj. EBITDA



Adj. EBITDA Margin	Q2'25	Q2'26
	16.8%	18.0%

- **Revenue growth of 4.8%**, tempered by our planned exit from non-core channels in our Distribution[1/] unit
- **Core Pharmacies[2/] unit revenues grew 9.8%**, with SSS growth of 7.7%, on resilient consumer demand, overcoming a high comparison basis from last year's strong winter campaign
- **Gross margin of 33.8%,** from a higher participation of our Pharmacies unit in the revenue mix
- **Adj. EBITDA growth of 12.1%**, with margins expanding to 18.0%, as gross margin improvements and fixed-cost dilution absorbed incremental expenses related to new store openings and the new distribution center

Q2'26 Highlights

Pharmacies revenues YoY
+9.8%

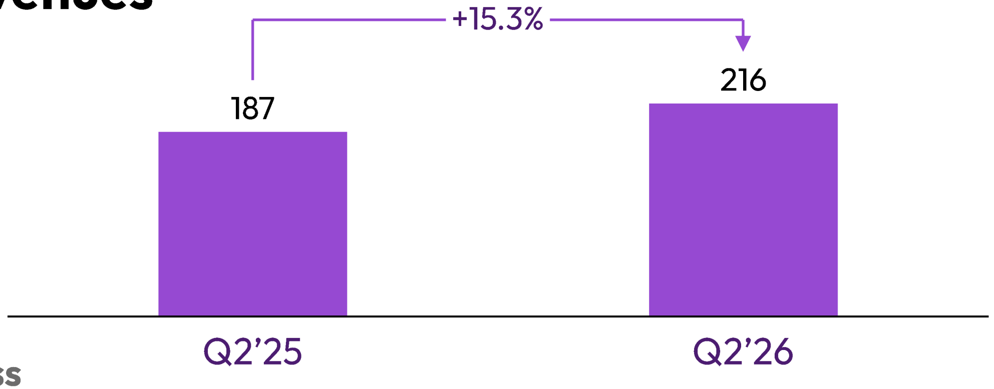
Pharmacies digital sales YoY[3/]
25.3%

Note: 1/ Distribution unit refers to our B2B operations in Peru and Ecuador. 2/ Pharmacies unit refers to the operation of our pharmacies in Peru. 3/ Considers sales from e-commerce and mobile apps.

SHOPPING MALLS

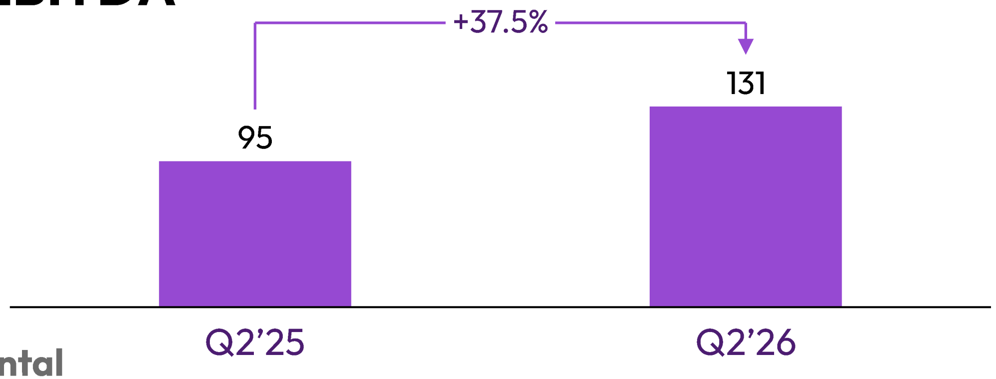
Million Soles (S/ mm)

Revenues



	Q2’25	Q2’26
Gross Margin	67.5%	67.4%

Adj. EBITDA[1/]



	Q2’25	Q2’26
Net Rental Margin[2/]	68.0%	81.2%

- **Double-digit revenue growth of 15.3%**, driven by GLA expansion (+28k sqm), higher rents from strong tenant sales, and increased advertising income
- **Tenant SSS growth of 12.0%**, supported by the sustained positive consumption environment across most categories
- **Adj. EBITDA growth of 37.5%**, expanding Net Rental Margin to 81.2% on strong operating performance and a low prior year comparison basis
- **Maintained high occupancy of 95.5%**, demonstrating continued portfolio stability

Q2’26 Highlights

Occupancy
95.5%

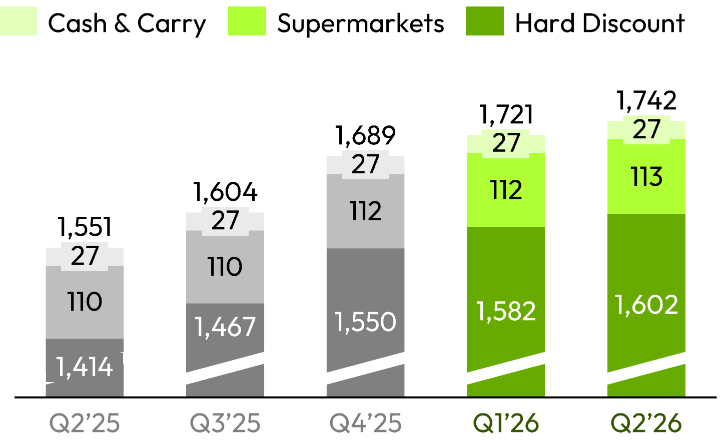
Tenant SSS
+12.0%

Note: 1/ Adj. EBITDA excludes mark-to-market gains from valuation of investment properties and asset revaluations. 2/ Net Rental margin is calculated as adj. EBITDA/Net Rental Income. Net Rental Income is defined as total income minus reimbursable operating costs related to the maintenance and management of malls.

OPERATING METRICS

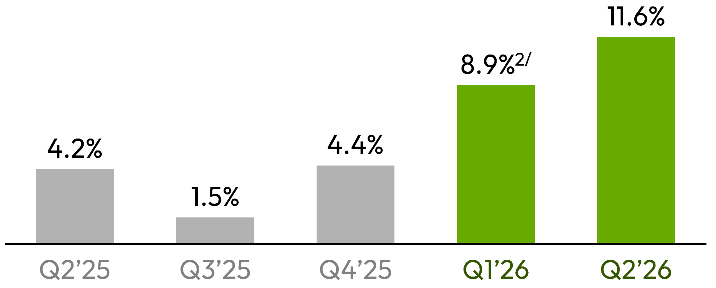
Food Retail[1/]

N° Stores



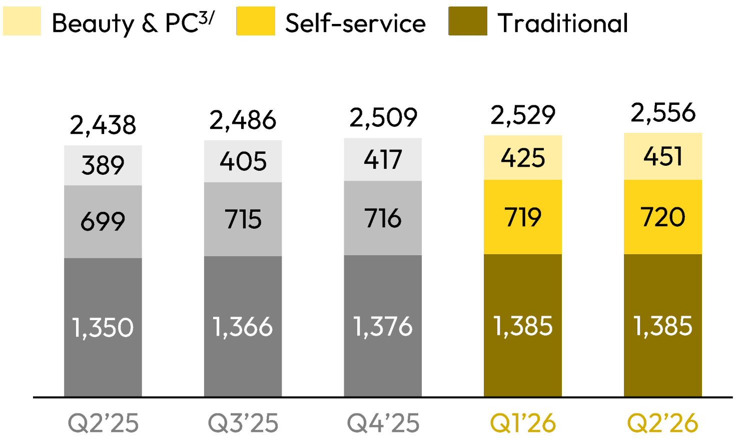
Same Store Sales

2025: 3.4% / **YTD[2/]:** 10.8%



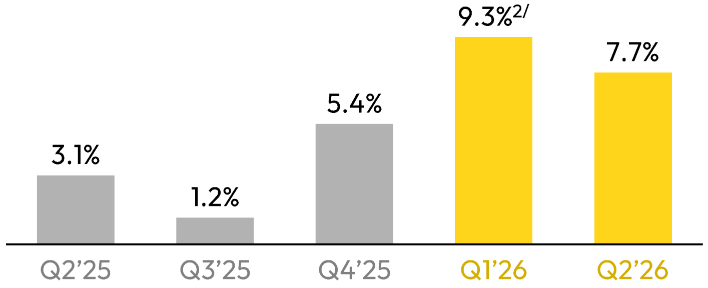
Pharmacies

N° Stores



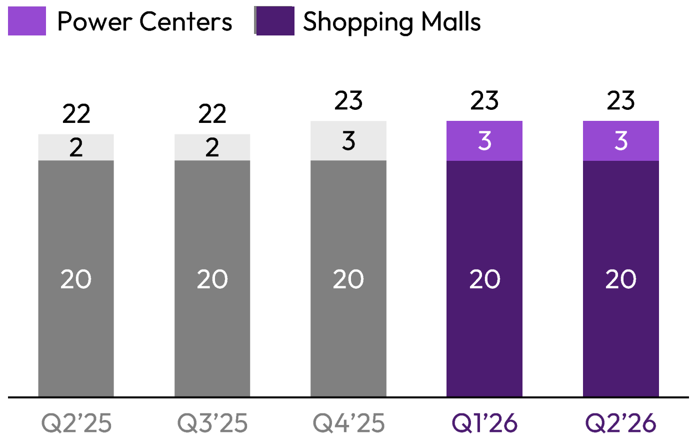
Same Store Sales

2025: 3.5% / **YTD[2/]:** 8.6%



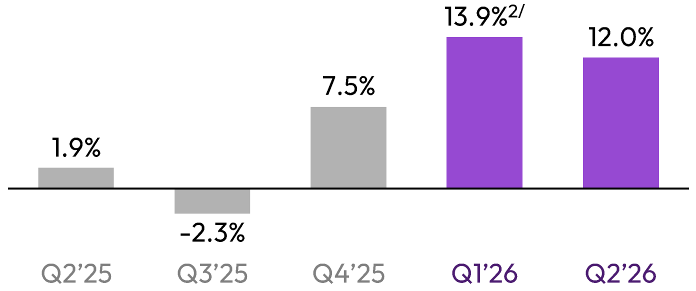
Shopping Malls

N° Malls



Same Store Sales

2025: 2.7% / **YTD[2/]:** 12.9%



Note: 1/ Includes only Peru. 2/ Adj. SSS excludes stores and malls that were temporarily closed during Q1'25, only for the days effectively closed. 3/ Personal Care.

ESG UPDATE

3

ESG HIGHLIGHTS

Awards and Recognitions

5th consecutive year as members of DJBIC Index MILA Pacific and Yearbook Member

Ranked 5th among the best companies in the Food & Staples Retailing industry globally and 1st in the region

European Union Recognition 2026

Food Retail recognized in Environmental Management and Gender Equality[1/] and **InRetail Pharma** recognized in Gender Equality[1/]

Ranked first in their respective categories[2/]

Supermercados Peruanos SA

merco TALENTO

REAL PLAZA

Best Workplaces DEI 2026

Supermercados Peruanos SA

Farmacias Peruanas

1H'26 Highlights[3/]

"Bueno por Dentro"

+8 mm

Rations of food donated

"Perú Pasión"

+300

Participating entrepreneurs

Supplier Management

+200

Suppliers evaluated in ESG

Note: 1/ Gender Equality and Equal Opportunities. 2/ Supermercados Peruanos in Self-service category and Real Plaza in Shopping Centers category. 3/ Figures presented are for 6M'2026.

Contact Information

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