

BALANCE OF AFP HABITAT S.A

The background presented and described below, take place in the division of Administradora de Fondos de Pensiones Habitat S.A, taking in consideration the Statement of Financial Situation as of June 30th 2021, presented on this inform. In this regard, is presented a general description of the Assets and Liabilities that compose them and those that will be part of the new company.

AFP HABITAT S.A

(M = Thousand Chilean Pesos)

As of June 30th 2021

STATEMENT OF FINANCIAL SITUATION

ASSETS	Consolidated M\$	Individual AFP Habitat S.A. M\$	Continuing	New Company
			Individual AFP Habitat S.A. M\$	Individual New Company M\$
Cash and Equivalents	117,265,238	75,198,166	55,198,165	20,000,000
Financial Assets at fair value (with changes in net results)	239,453	239,453	239,453	-
Commercial Debtors and Accounts Receivables, Net	9,405,823	5,767,604	5,767,604	-
Accounts Receivable From Related Parties	51,820	159,943	51,820	108,123
Advanced Payments	2,523,685	991,693	991,693	-
Accounts Receivable for current taxes	2,788,035	-	-	-
Total Current Assets	132,274,054	82,356,859	62,248,735	20,108,123
Obligatory Reserve	403,092,175	403,092,175	403,092,175	-
Other financial assets	113,394,156	-	-	-
Accounts receivable from related entities	-	148,029,550	-	148,029,550
Investment in Associated Companies Accounted for by the Equity Method	4,627,818	35,485,365	4,627,819	30,857,546
Intangible Assets, Net	51,257,780	15,340,868	15,340,868	-
Properties, Plant and Equipment, Net	41,480,813	29,845,819	22,457,405	21,973,619
Deferred tax assets	441,405	6,828	6,828	-
Total Non-Current Assets	614,294,147	631,800,605	445,525,095	200,860,715
Total Assets	746,568,201	714,157,464	507,773,830	220,968,838

EQUITY AND LIABILITY	Consolidated M\$	Individual AFP Habitat S.A. M\$	Continuing	New Company
			Individual AFP Habitat S.A. M\$	Individual New Company M\$
Interest Bearing Loans Payable	2,213,594	1,515,373	1,171,853	343,520
Accounts Payable	49,219,028	37,372,024	37,372,024	-
Accounts Payable to Related Entities	333,206	333,206	333,206	-
Provisions	6,692,411	303,506	303,506	-
Accounts Payable for current taxes	935,127	2,067,554	2,067,554	-
Accrued Liabilities	6,615,395	6,615,395	6,615,395	-
Total Current Liabilities	66,008,761	48,207,058	47,863,538	343,520
Interest-Bearing Loans Payable	105,518,485	102,865,841	112,856,567	4,594,478
Deferred Taxes	83,426,498	71,616,526	71,616,526	-
Post-employment benefits	699,246	587,774	587,774	-
Total Non-Current Liabilities	189,644,229	175,070,141	185,060,867	4,594,478
Paid-in Capital	1,763,918	1,763,918	872,102	891,816
Other Capital Reserves	-41,055,047	-41,055,047	-18,795,201	-22,259,847
Retained Earnings (retained gains and losses)	530,171,394	530,171,394	292,772,524	237,398,871
TOTAL EQUITY	490,880,265	490,880,265	274,849,425	216,030,840
TOTAL EQUITY AND LIABILITY	746,568,201	714,157,464	507,773,830	220,968,838

(*) In consideration of the valuation under IFRS 16 regulation, over the future leasing offices and branches contracts to be held by the continuing company (Individual AFP Habitat), this one, recognize inside their assets "Property, plant, and equipment" the right to use this infrastructure for a total of M\$ 14.585.205 clp, and into their liabilities "Interest Bearing Loans" the future obligation for these leasing contracts by the same amount.

ASSETS

Current Assets

The current assets from AFP Habitat S.A are M\$82,356,859, which the principal component is the Cash and Cash Equivalents, representing the 91.3% of these assets for a total of M\$75,198,166. Of this, M\$75,188,336 are maintained as balances in Banks, M\$58,771,192 are in banks for general uses, where M\$56,162,356 correspond to cash surpluses held in an interest bank checking account; and the rest of M\$16,417,144 are in bank accounts for benefits payments, savings withdrawal, and collections.

Commercial debtors and accounts receivables represent a 7.0%, for a total of M\$5,767,604. These receivable accounts are generated from the business operation, divided into accounts receivable from the State for M\$2,264,990, accounts receivable from insurance companies for M\$1,337,017, accounts receivable from the Pensions Funds for M\$1,245,856, and other concepts for M\$919,741.

The other concepts that composed the current asset, is represented by 1.7%, totaled in M\$1,391,089. The most important lines are Anticipated Payments related to software support and maintenance for M\$991,693, Financial Assets at fair value with changes in net results for M\$239,453, and accounts receivable to related entities for M\$159,943.

Non-Current Assets

The non-current assets from AFP Habitat S.A are M\$631,800,605, where the main component it is the investment on the obligatory reserve, that the AFP's has to maintain on the respectively fund, representing the 63.8% of this asset for amount of M\$403,092,175.

The second main component it is the receivable account to related entities, representing the 23.4% for a total of M\$148,029,550, which are associated with loans to direct and indirect subsidiaries companies like Habitat Andina S.A for M\$140,743,438 and Habitat América S.A for M\$7,286,112.

The third most relevant group are the investment in associated companies accounted by the equity method, and represents a 5.6%, for a total amount of M\$35,485,365. This amount is divided in the investment on Habitat Andina S.A for M\$30,857,546, in the investment on Servicios de Administración Previsional S.A. for M\$3,618,490, and in the investment on Inversiones DCV S.A for M\$1,009,329.

The remaining items of non-current assets represents 7.2%, equivalent to M\$45,193,515, including property, plant, and equipment for M\$29,845,819, where the main assets are lands and buildings amounting to M\$21,973,619; then we have intangible assets for M\$15,340,868, whose main assets are development costs and computer programs amounting to M\$13,569,661, and deferred taxes by M\$6,828.

LIABILITIES AND EQUITY

Current Liabilities

The current liabilities of AFP Habitat S.A are M\$48,207,058, and the main component is accounts payable, representing the 77.5%, with a total amount of M\$37,372,024. This amount correspond to the minimum interim dividends for M\$18,186,439, the obligatory monthly interim payments for M\$3,945,073, debts with suppliers for M\$6,624,672, withholdings made to pensioners for M\$6,836,609, pensions to be paid for M\$1,369,200, and other concepts for M\$410,031.

The second most important concept of the current liabilities corresponds to accrued liabilities, which represents 13.7% for a total of M\$6,615,395, which are associated to short-term debts and benefits to employee, including M\$2,608,942 in performance bonuses, vacations, and awards, M\$2,773,578 associated to vacation provisions, and M\$1,232,875 in withholdings, social security contributions, and employer contributions.

The remaining items of current liabilities represent 8.8%, equivalent to M\$3,876,119, including accounts payable for current taxes for M\$2,067,554, Interest-Bearing Loans Payable for M\$1,171,853, and M\$636,712 between provisions and account payable to related entities.

Non-Current Liabilities

The non-current liabilities from AFP Habitat S.A are M\$175,070,141, which main components are Interest-Bearing Loans Payable, representing 58.8% for a total amount of M\$102,865,841, where M\$96,637,500 corresponds to capital debt for bank loans, for the purchase of the indirect subsidiaries in Colombia. In addition, we have M\$6,228,341 on financial leases, which of M\$4,594,479 corresponds to a contract with Santander Bank, and M\$1,633,862 to recognition of obligations for leases under IFRS 16 standard.

The second relevant component of non-current liabilities corresponds to deferred tax liabilities, which represent 40.9% for a total of M\$71,616,526, which are mainly associated with the investment of the obligatory reserve.

The remaining items of current liabilities represent 0.3%, equivalent to M\$ 587,774 and refer to the obligation for post-employment benefits.

Equity

The Company's shareholders equity amounts to M\$490,880,265, which the main components are Retained Earnings, which represent a total of M\$469,549,930, and the Current exercise profit for M\$60,621,464. The company's capital is M\$1,763,918 which is totally paid, and the reserves are M\$(41,055,047), where M\$(18,186,439) corresponds to reserves for minimum interim dividends, M\$(22,259,847) corresponds to reserves for the participation of AFP Habitat S.A on Andina S.A, and M\$(608,761) mainly associated with actuarial reserves for post-employment benefits.

Assets

Cash and cash equivalents: this group will maintain the available bank balances, of which M\$20,000,000 will be allocated to the new company.

Investments in affiliated companies accounted by the equity method: corresponds to the equity interest in other companies. The total shareholding is assigned to the new company, corresponding to 99.90% equivalent to M\$30,857,546.

Account receivable from related entities: mainly corresponds to loans related to the acquisition of the subsidiaries in Colombia, of which is assigned to the new company a total of M\$148,137,673 (short and long-term). The short-term accounts receivable to Habitat Andina S.A are for M\$103,428 and to Habitat America S.A for M\$4,695. In the long-term accounts receivable to Habitat Andina S.A are for M\$140,743,438 and Habitat América S.A for M\$7,286,112, both corresponding to the loans capitals.

Properties, plants, and equipment: corresponds to tangible assets, used on the company's operation, such as buildings, computers, among others. Of the total of this item, it is assigned to the new company a total of M\$21,973,619, corresponding to land and real estate. The main asset is the headquarters building located in Marchant Pereira n° 10, Providencia commune, for amount of M\$14,644,109. We also have buildings on Morande street accounted for M\$919,707, La Serena Building for M\$355,447, Puerto Montt Building for M\$291,808, Coyhaique building for M\$36,991, and it also includes offices, warehouses, and parking lots related to the headquarters building acquire by a leasing contract, which asset is accounted for M\$5,650,989 (the liability it is also assigned).

Liabilities

Interest bearing Loans: correspond to debts with banks, of the total of this item, M\$4,937,999 is assigned to the new company, corresponding to the short and long-term debt under a leasing contract with the Santander Bank, for offices, warehouses, and parking lots located in Marchant Pereira n° 10, Providencia commune. This is jointly assigned with the associated asset.

Equity

In accordance with the assets and liabilities are being assigned and described above, the equity of the new company at the time of the division is M\$216,030,839, consisting of capital for M\$776,280 and retained earnings of M\$215,254,559.