

**Corporate Governance Policy
Territoria.**

Territoria, comprised of El Olivar SpA, Territoria SpA, Territoria Asset Management SpA, Territoria Apoquindo S.A., Territoria Santa Rosa SpA, SIR Desarrollo Inmobiliario II SpA and Fondo de Inversión Privado Apoquindo, is committed to promoting sustainable urban development and creating value for all its stakeholders. To achieve this objective, its actions follow the highest ethical standards and best corporate governance practices, which guarantee that unconditional respect for human rights, full compliance with labor obligations, environmental responsibility, and positive community relations are effectively integrated into its strategy, safeguarding the long-term sustainability of its businesses.

Anyone who believes that any of the principles or rules contained in this document have been violated may report the matter confidentially and anonymously through the following channels:

- Email csilberberg@territoria.cl
- Reporting channel: <http://denuncias.mut.cl/>

Table of Contents

- a. Objective
- b. Scope
- c. Practices and procedures
- d. Implementation
- e. Complaints and claims
- f. Revision
- g. Dissemination
- h. Validity

a. Objective

The Corporate Governance Policy (hereinafter indistinctly referred to as the “Policy”) of Territoria (hereinafter also “the Company”) aims to provide an organic synthesis of the principles and rules on which its corporate governance is based, as well as the general guidelines adopted by the Company for its proper implementation. These principles and rules stem from the Company’s bylaws, the Code of Ethics of Territoria S.A., as well as international best practices and recommendations that have been adopted by Territoria as instruments of self-regulation.

The principles, rules, and guidelines for implementation contained in this Policy seek to safeguard the Company’s interests, with the objective of contributing to achieving sustainable urban development by creating value for all its stakeholders and safeguarding the sustainability of its investments in the long term.

b. Scope

The scope of the Policy covers all of the Company’s activities, and the policy must be complied with at all of its assets. This policy applies to all employees, who are obligated to report any event that may constitute a violation of the principles or rules contained in this policy.

Likewise, the Company shall extend its obligations and compliance with this policy to suppliers, tenants, and construction companies, whatever their nature. Finally, Territoria will promote its compliance among the other interested parties, through the appropriate dissemination mechanisms.

c. Practices and procedures

1. Ethical conduct

Territoria S.A.’s Code of Ethics establishes the fundamental principles that guide the Company’s decision-making, such as compliance with the law and internal and external regulations; confidentiality, integrity and responsibility, in addition to the condemnation of all forms of discrimination; the delivery of an honest service to tenants, customers, consumers, visitors, and the community; the guarantee of a safe space; the efficient use of resources; the mitigation of our carbon footprint; the proper management of conflicts of interest; and the prevention of crimes related to money laundering, financing terrorism, and bribery.

There is an Ethics Committee composed of the Company’s President, Chief Financial Officer, Legal Director, and General Manager, who will serve as Chair. This Committee shall meet with at least two of its members and shall be responsible for the due dissemination and application of the Company’s Code of Ethics and Conduct, as well as corporate policies. The Committee must therefore:

- a. Promote the values and behaviors promoted in the Code of Ethics and Conduct and other corporate policies.
- b. Serve as a consultative body.

- c. Facilitate the resolution of conflicts related to the application of the Code of Ethics and Conduct and corporate policies, arbitrating between parties.
- d. Hear and resolve complaints and violations in accordance with the Code of Ethics and Conduct and other policies, respecting the rights of workers, especially the right to be heard, to defend themselves and that the resolutions issued against them are duly founded.
- e. Apply the penalties established in the Code of Ethics and Conduct, when deemed appropriate.
- f. Ensure that new employees receive the Code of Ethics and Conduct, confirm that they have read it, and sign the “Letter of Commitment” and the “Declaration of Conflicts of Interest.”
- g. Maintain the “Declaration of Conflicts of Interest” document up to date.
- h. Propose updates and modifications to the Code of Ethics and Conduct.

2. Shareholders’ Meeting

The Shareholders’ Meeting is the Company's highest corporate governance body, where its shareholders meet periodically to discuss the Company’s management and adopt resolutions within their competence, in accordance with the law and its bylaws.

To properly exercise their economic and political rights, shareholders must receive truthful, timely, non-discriminatory, and relevant information about the Company that the latter must disclose and deliver in accordance with the law and the principles on handling information of interest to the market, which are described herein below.

3. Board of Directors

3.1. Composition and operation

The Board of Directors is the body that defines the Company’s strategic guidelines. The directors must act in good faith and on an informed basis, fulfilling their duties of loyalty and due care to the Company, its shareholders, and customers.

When deciding business-related matters, the directors must exercise the same zeal and care and act with the same diligence and prudence as they do in their own business.

Directors must be loyal to all shareholders, regardless of the votes with which they were elected and any other specific personal interests they may have.

Pursuant to the Company’s bylaws, the Board of Directors is composed of five directors. The entire Board of Directors is elected every three years.

The Board of Directors is empowered to appoint the General Manager, who will remain in the position until otherwise agreed.

3.2. Sessions

The Board of Directors meets in an ordinary session at least twice a year. Extraordinary meetings may be called by the Chair of the Board of Directors, either by him/herself or at the request of one or more directors.

The directors shall attend all meetings of the Board of Directors unless they are unable to do so for legitimate reasons. The Board of Directors shall review the reasons given by any of its members in order to grant their leaves of absence.

3.3. Right and duty of directors to provide information

In order for the directors to comply with their duty to vote in an informed manner on matters that the Board must be informed about, each director shall exercise his or her right to information through the Chair or the General Manager, or whoever is acting in their stead, requesting the necessary background information to comply with his or her obligations. However, this right shall be exercised in such a way that it does not affect the management of the Company, and for the sole purpose of allowing the inquiring director to vote in an informed manner in the Board of Directors and/or in the Directors' Committees, thus properly fulfilling his or her duties.

Notwithstanding the right to information that corresponds to each individual director, the Board of Directors may require the General Manager to engage outside consulting to obtain the opinion of a third party on a specific matter.

Except for the right to information referred to above, directors may only act in a legally constituted Board meeting and may record their opinion on the matters discussed at each meeting in the respective minutes. Directors do not act as individuals in administering and managing the Company, unless the bylaws or resolutions of the Board of Directors provide otherwise.

3.4. Director remuneration

Directors may be remunerated, in which case the amount of their remuneration is set annually at the Annual Shareholders' Meeting.

3.5. Confidentiality and conflicts of interest

Directors are obliged to maintain strict confidentiality regarding the Company's business and information that has not been officially disclosed but to which they have access by virtue of their position. Likewise, directors may not use for their own benefit or that of related third parties, and to the detriment of the Company, any commercial opportunities of which they may become aware by virtue of their position.

Without prejudice to the rules of the Corporations Act concerning transactions with related parties, a director shall abstain from voting on transactions in which he/she has an interest. In principle, the identification of a conflict of interest is the responsibility of the director in question, unless there is a public record from which the conflict of interest arises.

3.6. Onboarding

The purpose of the onboarding process for a new director is to ensure that he/she knows and understands the Company's business, its risks—including sustainability risks—policies, procedures, main accounting criteria, and the most pertinent current laws and regulations.

At a minimum, this process consists of providing a briefing folder, holding orientation talks, interviews and, eventually, visiting the facilities.

The person in charge of carrying out this process is the General Manager. For this purpose, he/she must coordinate with the personnel under his/her direct supervision to provide information on the specific and relevant aspects referred to above. The briefing folder should contain at least:

- Act No. 18,046 (Corporations Act)
- Regulations of the Corporations Act
- Act No. 20,393 (Criminal Liability of Legal Entities Act)
- Decree No. 211 (Promotion and Defense of Free Competition)
- Corporate bylaws
- Code of Ethics and Conduct
- Crime Prevention Model and Policy (once implemented)
- Summary of policies and procedures approved by the Board of Directors
- Sustainability Report, Annual Financial Statements

The new director, through the secretary of the Board, will have access to the minutes of the Shareholders' Meetings and Board meetings held prior to his or her appointment.

The General Manager, with the possible support of the senior executives, shall give a presentation to the new director, which shall include the following information about the Company:

- History/Description of the Company
- Mission, vision, and strategic objectives
- Ownership structure
- Organizational chart of the company, including key job descriptions
- Code of Ethics and Conduct
- Conflicts of interest and resolution method
- Business environment: markets, competition, trends, etc.
- Relevant stakeholders and mechanisms to understand their expectations
- Review of balance sheet, income statements, and cash flows
- Main investment projects
- Main accounting criteria
- Risk Management Policy
- Applicable legal and regulatory framework, including the duties of due care, confidentiality, loyalty, diligence and information that, in accordance with current legislation, are incumbent upon each member of the Board of Directors, with examples of the most relevant rulings, sanctions, or

pronouncements that have occurred in the last year at the local level in connection with these duties.

In addition, the General Manager will coordinate interviews with senior executives at the request of the new director. Likewise, he/she may arrange visits to facilities as deemed appropriate for the new Board member to gain an adequate understanding of the business.

3.7. Trainings

The Chief Executive Officer shall periodically submit a list of training themes or topics to be covered, including the interests expressed by the directors and those he deems relevant, in consideration of international trends and current regulations. The Board shall select those subjects it considers most relevant for the exercise of its work. It should always be borne in mind to provide facilities for directors to attend any training that may be planned.

3.8. Consulting

The Board of Directors may retain consultants to advise on accounting, tax, financial, legal or other matters on which it deems advisable to obtain the opinion of an expert.

The fact that the Company's management already has consulting services in this regard does not limit this power of the Board of Directors. In any case, the Board of Directors shall rely on the specialized knowledge and experience of its members, ensuring that the specific skills of its own members contribute to the performance of the Company's activities.

Notwithstanding the foregoing, it should be noted that it is the Company's executives who, within their authority, usually request consulting on specific issues where the opinion of an expert is required. The results of such consulting are available to the directors upon request.

It is the Company's policy that consultants are chosen from among entities or individuals with recognized prestige and experience in the matters to be consulted, in order to obtain an optimum level of service. Consultants must be independent in rendering their opinion. Therefore, preference will be given to hiring consultants who do not have any conflicts of interest and who have the necessary independence to issue their opinion autonomously.

In selecting the consulting services provider, technical aspects and suitability will be prioritized over economic aspects. The cost of the consultant must be in line with market values and the deliverables associated with the work commissioned must be properly documented.

3.9. Self-evaluation

Each year the Board of Directors shall conduct a self-evaluation of its performance, which shall be conducted according to the parameters and methods previously defined by the Board of Directors.

4. Compensation, Severances, and Incentives for Managers and Senior Executives

The income of the General Manager and senior executives should be governed primarily by market criteria. It may also have a fixed component and a variable component, as well as integrating ESG criteria.

Fixed compensation should correspond to a performance that translates into reasonably satisfactory achievements of the Company's profitability and sustainability in the long term, while variable compensation should be associated with the accomplishment of significant benefits above the expected basic performance.

When determining the compensation of key executives, the general interests of the Company should be taken into account, as well as specific goals and incentives for their respective areas.

The performance of senior executives should, as far as possible, be evaluated by objective measurable performance factors based on the guidelines of the Board.

When establishing variable income, special care should be taken not to encourage executives to report large profits, or to jeopardize the financial health or sustainability of the company. Therefore, it is the Company's policy not to establish incentives or severances based on the achievement of accrued but unrealized profits or benefits, the final status of which could change in the future.

Likewise, incentives based on the measurement of partial elements, the achievement of which could imply the deterioration of other aspects that are also necessary for the company, should be avoided. An illustrative example is the incentive to increase sales without an adequate pricing policy, or in the credit quality of the portfolio, or meeting project completion deadlines without regard to the quality of the design and construction.

Severance payments to senior executives upon termination of employment contracts should be subject to market conditions for executives of a similar level in equivalent companies.

5. Replacement of General Manager and Senior Executives

In the event of unforeseen absence, need for replacement, resignation, or any other case or circumstance that implies the removal of the General Manager or one or more of the Company's senior executives, the following procedure shall apply:

The General Manager will propose in advance to the Board of Directors a potential replacement for his/her position and for the senior executives. The person may be different from the person who usually replaces him/her in temporary situations, such as vacations or medical leaves. The Board will approve or deny this proposal. In the event of it being denied, other alternatives must be presented.

Nevertheless, it shall be the responsibility of the General Manager or the corresponding senior executive to duly train and inform the person who usually replaces him/her in situations of frequent

occurrence, such as vacations or illness, of his/her duties. In any event, he/she must not violate the confidentiality obligations inherent to the position.

In the event that the absence, resignation, or other circumstances imply the permanent and unexpected departure of the General Manager or one or more of the principal executives from their functions in the Company, the person designated for such purpose as indicated in this paragraph shall assume such functions on an interim basis.

For the definitive appointment of the General Manager, the Board of Directors will either ratify the interim appointee or initiate a search process for other candidates, either internal or external, with or without the assistance of professional executive search firms.

In the case of senior executives, having heard the General Manager, the Board will either ratify the interim appointee or request the initiation of a search process for other candidates, either internal or external, with or without the assistance of professional executive search firms.

Lastly, without prejudice to the above, replacement processes that are foreseeable or that can be arranged in advance will be carried out through normal selection processes, which will be conducted by the Board of Directors in the case of the General Manager, and by the latter in the case of senior executives.

6. Related party transactions of regular frequency

Without prejudice to the application of the legal provisions on related party transactions contained in the Corporations Act, the Board of Directors shall define the operations that are considered ordinary in accordance with its corporate objective, and therefore, are not subject to compliance with the requirements of Act No. 18,046 on Corporations.

7. Donations for social and charitable purposes

All charitable donations shall be made to entities that are not linked to organizations of questionable reputation and do not have a negative track record, whether for links to money laundering, fraud, or other illicit activities.

There must be processes to ensure that there is adequate knowledge about the beneficiary and its representatives in order to ensure these safeguards.

Donations must avoid the existence of possible conflicts of interest, whether with clients, investors, suppliers, or employees of the Company.

The Board of Directors must be informed on a quarterly basis of all cases in which the recipient entity employs within its administration or Board of Directors a member of the Company's Board of Directors, his/her spouse or relatives up to the second degree of consanguinity or affinity, as well as if the recipient entity is related by ownership to a director of the Company or its related natural

persons. The same formality shall apply in the case of a manager or principal executive of the Company. In the case of subsidiaries that make donations, they must proceed with the same criteria.

8. Prevention of money laundering and terrorist financing

It is the duty of the Board of Directors to define procedures aimed at preventing money laundering and the financing of terrorism in its relations with investors, suppliers, and customers. These procedures should follow international best practices and should be subject to periodic external evaluation.

9. Crime Prevention Model and prevention of unethical practices

Pursuant to Act No. 20,393 on the Criminal Liability of Legal Entities, the Company has adopted and implemented a model of organization, administration, and supervision aimed at preventing the crimes of money laundering, financing of terrorism, bribery of national or foreign public officials, political donations, possession of stolen goods, corruption among private individuals, inappropriate business dealings, misappropriation, disloyal administration, fraudulently obtaining unemployment insurance complements, allowances and/or benefits, and failure to comply with isolation or any other preventive measure ordered by the health authority in case of epidemic or pandemic, as well as any other offense that may be incorporated to the model in the future.

The purpose of the Crime Prevention Model¹ is to outline the methodology, corporate institutions, and main elements established to prevent the commission of the crimes contained therein, as well as to determine the behavioral standards to be followed by the members of the Company in order to comply with the provisions of the aforementioned standard.

The aforementioned model applies to all employees of the Company, including all members of the Board of Directors and management.

This model is based on the regulations in force on criminal matters and the provisions of the Code of Ethics and Conduct.

10. Information security

The Executive Team or respective Committee shall define an Information Security Policy regarding the preventive and reactive management of those risks and events that may compromise the confidentiality, integrity, and availability of the information held by the Company. This document must define the overall framework for information security management in the Company, which will contain the guidelines for the protection and preservation of the confidentiality, integrity and availability of the information of the Company, its customers, suppliers, and all those who interact with it.

This Policy shall be aligned with the Company's risk policy and shall be reviewed periodically.

¹ *Forthcoming.*

d. Implementation

This document must be implemented in accordance with current legislation, national regulations and standards, as well as international standards and those of each country where an asset is located, as applicable. This includes all provisions related to current labor, environmental, non-discrimination, and inclusion regulations, among others.

In the event of a conflict between the principles and rules defined in this Policy and any of these regulations, the provisions of the latter shall always prevail.

The monitoring and control of compliance with the Policy shall be the responsibility of the responsible area.

The Manager in charge of the Policy will report on the progress of its implementation to the Executive Team or respective Committee on an annual basis, as well as any situations of non-compliance detected and the corrective measures adopted as a result.

Plans, procedures, and/or implementation or improvement actions shall be periodically disclosed by the Company to its stakeholders via appropriate channels.

e. Complaints and claims

Anyone who believes that any of the principles or rules contained in this document have been violated may report the matter confidentially and anonymously through the following channels:

- Email csilberberg@territoria.cl
- Reporting channel: <http://denuncias.mut.cl/>

Complaints will be heard by the Crime Prevention Officer, when appointed, who will implement the procedure established in the Company's Code of Ethics and Conduct, thus safeguarding the anonymity and confidentiality of the complainant, as well as the principles and rules of due process.

f. Revision

The Policy will be revised periodically to ensure its suitability and effective implementation. All revisions shall be subject to approval by the Executive Team or respective Committee.

g. Dissemination

The General Manager shall be responsible for taking all the measures he/she deems appropriate to make the Policy known and train the different stakeholders, with special concern for the Company's employees, investors, tenants, and suppliers as well as regulatory bodies, local authorities, and the general public.

The content associated with this Policy must be disseminated in a way that guarantees non-discriminatory and respectful access by different cultures, without negatively affecting the most vulnerable groups, such as children, the elderly, and immigrants.

In addition, contracts and communications must be clear and simple, written in language as close as possible to that normally used by the people to whom the message is addressed. They must also abide by statutory legislation, without using evasive or improper practices; be exhaustive and not omit any relevant elements that may affect decision-making; be made available on the Company's websites; and establish mechanisms to respond to the needs of people with disabilities.

h. Validity

This policy has been in force since it was approved and has not been modified to date.