SMU SIGNS LEASE AGREEMENT TO FINANCE PURCHASE OF CORPORATE OFFICE BUILDING

Santiago, September 24, 2026.– SMU S.A. ("**SMU**" or the "Company") (Santiago Stock Exchange: SMU) has entered into a lease agreement to finance the purchase of a corporate office building. The value of the building amounts to UF 760,000 (approximately USD 31 million). As part of the lease agreement, SMU paid UF 160,000 as a contribution to the option to purchase the building at the end of the lease term. The agreement also includes financing for the remaining UF 600,000, with a 30-year term and a three-year principal grace period. Therefore, for the first three years, only interest payments will be made, and beginning in the fourth year, principal and interest will be paid in equal installments until the end of the contract. The annual interest rate is 4.54%, and the lease will be recognized under "Right-of-use liabilities with purchase options" in the Company's financial statements.

The purchase of the building is a cost-saving initiative that will allow SMU to secure a lower rental cost for the next 30 years, compared to what it pays to rent its current corporate offices, thereby improving earnings and cash flow in the future.

About SMU

SMU is a leading food retailer in Chile, satisfying the needs of its B2C and B2B customers with multiple formats (*Unimarc, Alvi* and *Super10*) and broad geographic coverage, with operations in all 16 regions of the country. SMU also has a growing presence in Peru, through the brands *Mayorsa* and *Maxiahorro*.

Caution Regarding Forward-Looking Statements

This press release may contain forward-looking statements. We have based any such forward-looking statements largely on our current beliefs, expectations and projections about future events and financial trends affecting our business. Although management considers these projections to be reasonable based on information currently available to it, many important factors could cause our actual results to differ substantially from those anticipated in our forward-looking statements. The words “believe,” “may,” “will,” “aim,” “estimate,” “continue,” “anticipate,” “intend,” “expect,” “forecast” and similar words are intended to identify forward-looking statements. Forward-looking statements include information concerning our possible or assumed future results of operations, business strategies, financing plans, competitive position, industry environment, potential growth opportunities and the effects of future regulation and competition. By their very nature, forward-looking statements involve inherent risks and uncertainties, both general and specific, and risks that predictions, forecasts, projections and other forward-looking statements will not be achieved. In light of the risks and uncertainties described above, the forward-looking events and circumstances discussed in this press release might not occur and are not guarantees of future performance. Therefore, we caution readers not to place undue reliance on these statements. Forward-looking statements speak only as of the date they were made, and we undertake no obligation to update or revise any forward-looking statements included in this press release because of new information, future events or other factors.

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