



Inversiones Ensenada Real Estate Business

► April 2024



Chile Portfolio

Description	m2	Consideration/status
Multifamilies in Santiago		
Borgetto Building, Radal 1227, Quinta Normal	16.689	Fully owned building with 297 apartments for rent, in operation since 2019
Antonia Building, Fresia 6955, La Florida	5.090	Fully owned building with 73 apartments for rent, in operation since 2022
Residential & Commercial Projects/Land in Santiago		
Avda. El Parque 4250, Ciudad Empresarial	15.636	Undergoing project, it considers 1 residential building with 104 apartments, and 2 commercial buildings. Master Plan awarded, after an architectural competition process.
Zañartu 2441	935	Land for a residential building to be developed
Residential Land & Estates		
Hijuelas Chin Chin - Puerto Montt	1.167.842	210 units of +/- 5.000 m2 to be developed, including some industrial/commercial units
Ensenada, Puerto Varas	255.674	30 units of +/- 5.000 m2 to be developed with direct access to Llanquihue Lake's shore
Apartments Downtown for rent	1.478	Apartments upgraded and modernised in classic building facing Parque Forestal
Offices Santiago Downtown	1.081	2 full floors, could be rented separately by floor or up to 8 different offices
Industrial & Commercial Project/Land		
La Vilana PC 24 ML B1 C & D Valle Grande-Lampa	46.003	Distribution Center (storage and offices), project presented to authorities for future development.
Lote ML- B 23 & 24 - Lampa	373.518	Distribution Center (storage and offices), project presented to authorities for future development (40% stake)
Others		
Agustinas 1883-1889	1.316	Historic building has been used for educational purposes , for a professional institute and as a university headquarter

Chilean Real Estate Assets & Projects Basic Description

Multi Families

Multi Families: Basic specifications

Borgetto

Location: Radal 1227 Quinta Normal

Typology	#	%	m ² used	m ² terrace	m ² avge.	m ² total
1R1B	35	11,8%	32,7	4,6	35,0	1.225
2R1B (3 beds)	139	46,8%	48,4	5,5	51,2	7.110
3R1B (4 beds)	123	41,4%	54,8	6	57,8	7.109
Total	297		49,2	5,6	52,0	15.444
Car parking lots	67					
Motorbike lots	16					
Storage rooms	29					

Land used	3,181.65 m ²
Constructed	16,689 m ²
Floors	20
Lifts	3

Antonia

Location: Radal 6955 La Florida

Typology	#	%	m ² avge.	m ² total
1R1B	37	50,7%	33,4	1.237
2R1B (3 beds)	8	11,0%	42,7	341
2R1B (4 beds)	21	28,8%	47,9	1.007
3R2B	7	9,6%	62,4	437
Total	73		41,4	3.022
Parking lots	63			
Bike lockers	20			
Storage rooms	34			

Land used	1,717 m ²
Constructed	5,090 m ²
Floors	8
Lifts	2 Kone

Multi families: Amenities & Improvements

Borgetto

Amenities

Event/gourmet room
Games/children's room: on the 1st floor (3D1B)
Work/multipurpose room: on the 1st floor (2D1B)
Laundry room
Fully equipped Gym
3 fully equipped barbecue areas
Bike rack

Additional facilities

Casino/Personal dressing room
Administration office
Delivery Room

Furniture and equipments in each department

TV wall mount
Blackout roller blinds in bedrooms and living room
Spotlights on light points
Non Frost Refrigerator
Kitchen and range hood

Improvements

Access control and community rooms with fingerprint
Vehicle access with TTLock app and jet-type gate
Indoor and outdoor CCTV
Agreements with internet and laundry provider
Boiler saving clock
Water softening system

Antonia

Amenities

Fully equipped barbecue area
Bike room fully equipped
Playground for kids

Furniture and equipments in each department

TV wall mount
Blackout roller blinds in bedrooms and living room
Ceiling luminaire or LED spotlights in light points
Non Frost Refrigerator
Glass ceramic countertop
Microwave
2 seater sofa bed
Kitchen and range hood

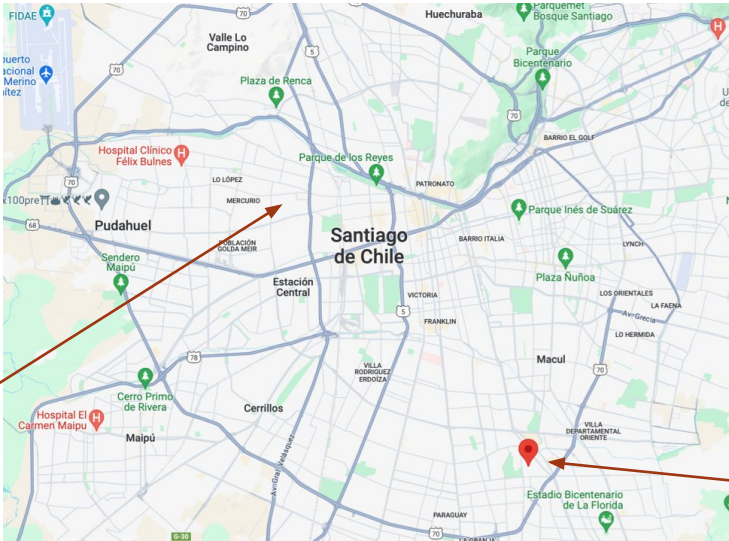
Additional facilities

Casino/Personal dressing room
Administration office
Delivery Room

Improvements

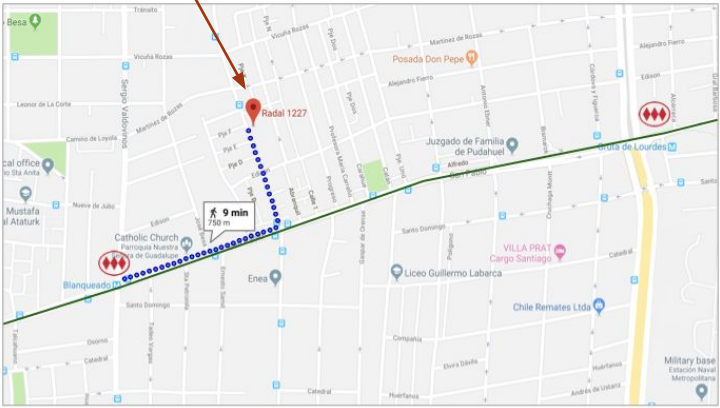
Fingerprint access control
Vehicle access with TTLock app and jet-type gate
Indoor and outdoor CCTV
Agreements with internet and laundry provider
Boiler saving clock
Water softening system

Multi families: Locations



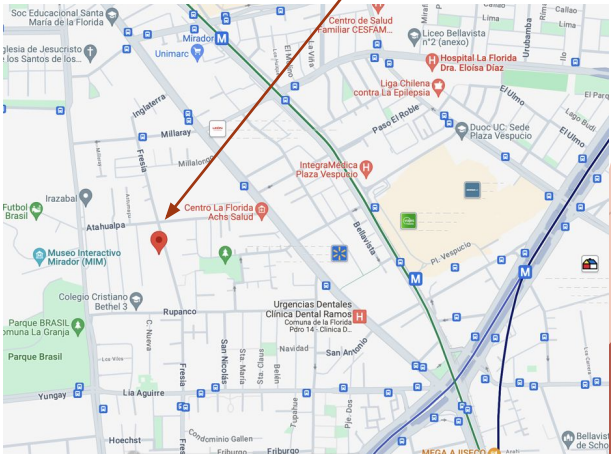
Borgetto

Radal 1227

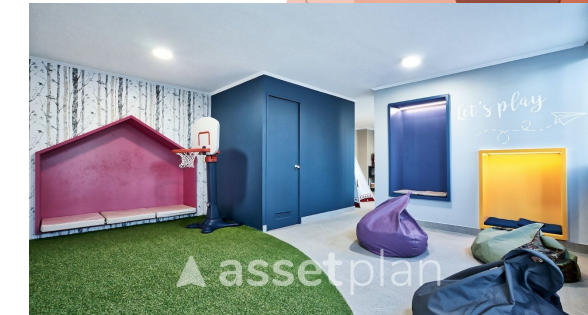
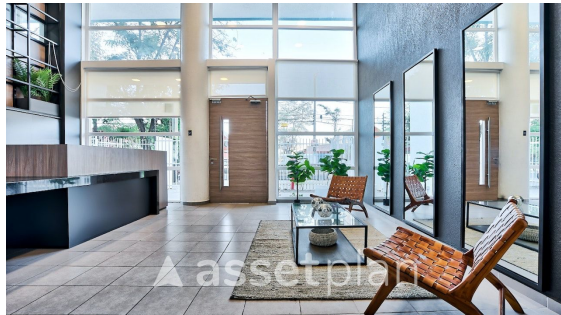


Antonia

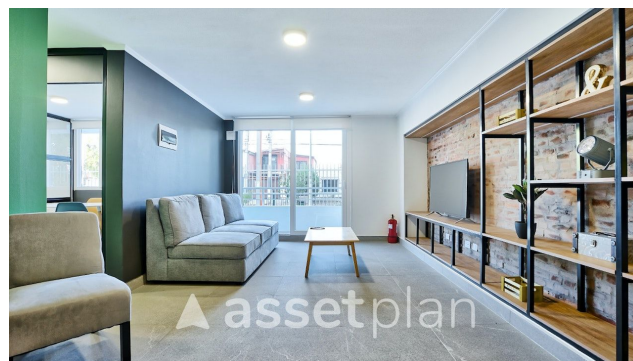
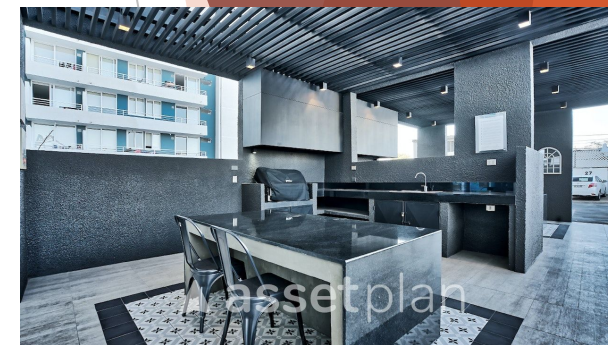
Fresia 6955



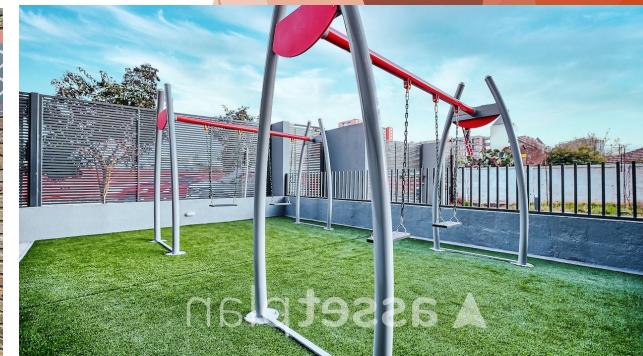
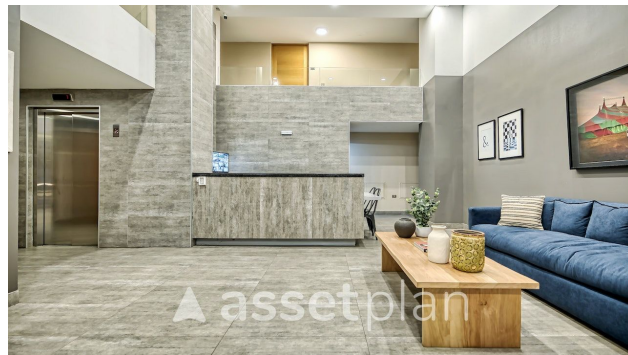
Borgetto Multi Family



Borgetto Multi Family



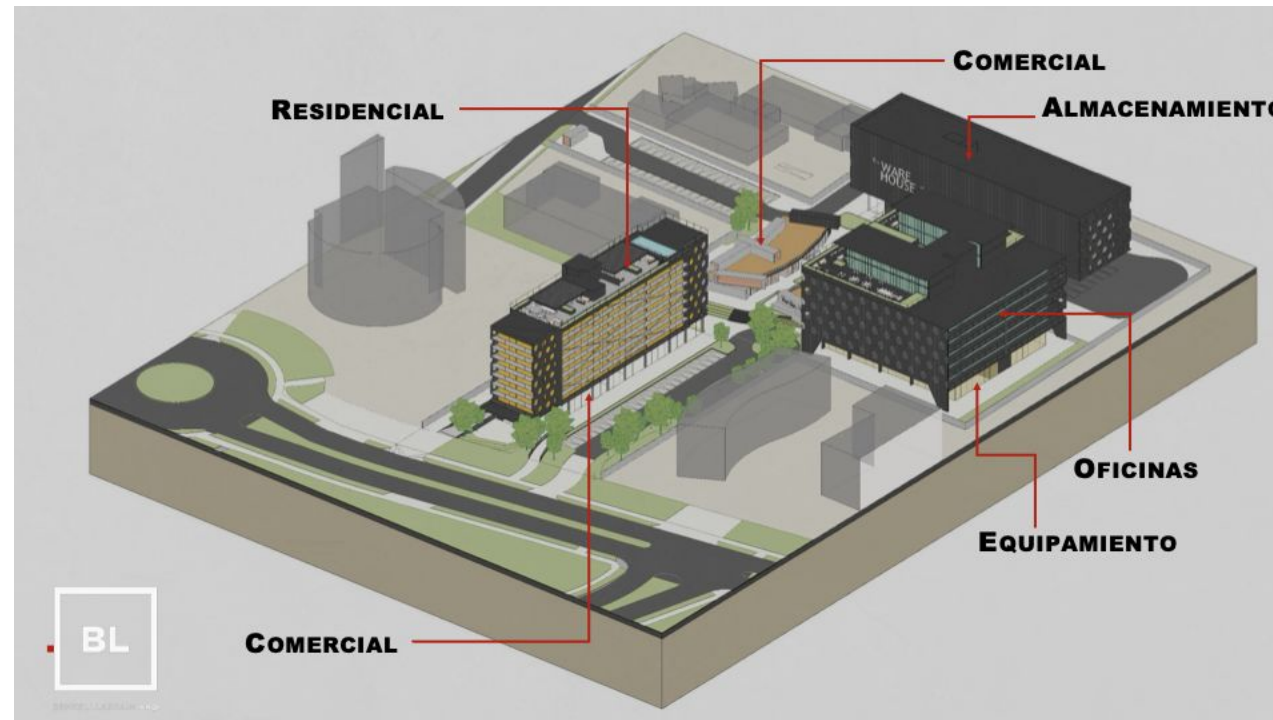
Antonia Multi Family



Residential and Commercial Projects

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Ciudad Empresarial - Master Plan



Ciudad Empresarial - Master Plan



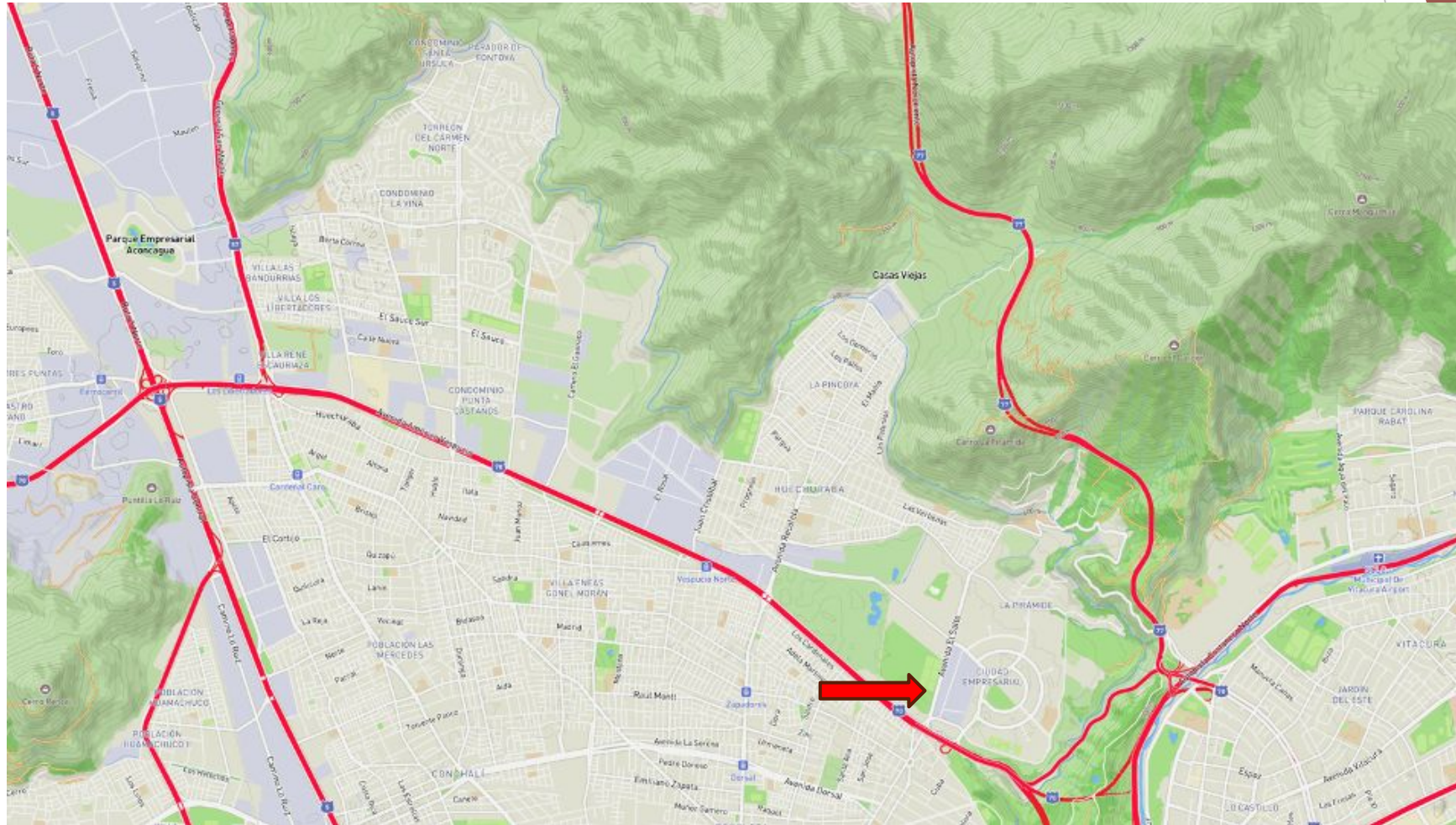
PLANTA DE EMPLAZAMIENTO



Ciudad Empresarial - Location

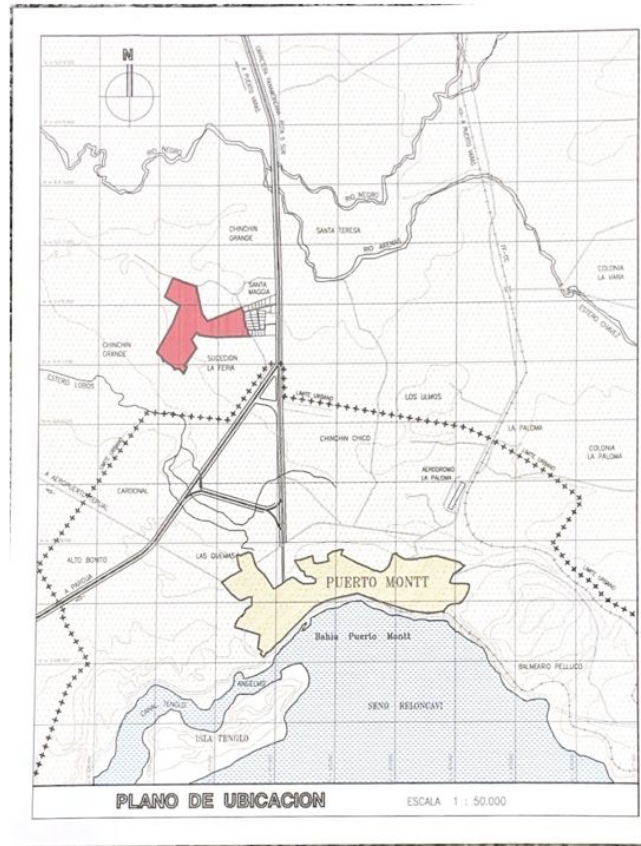


Ciudad Empresarial - Location



Residential Land and Estates

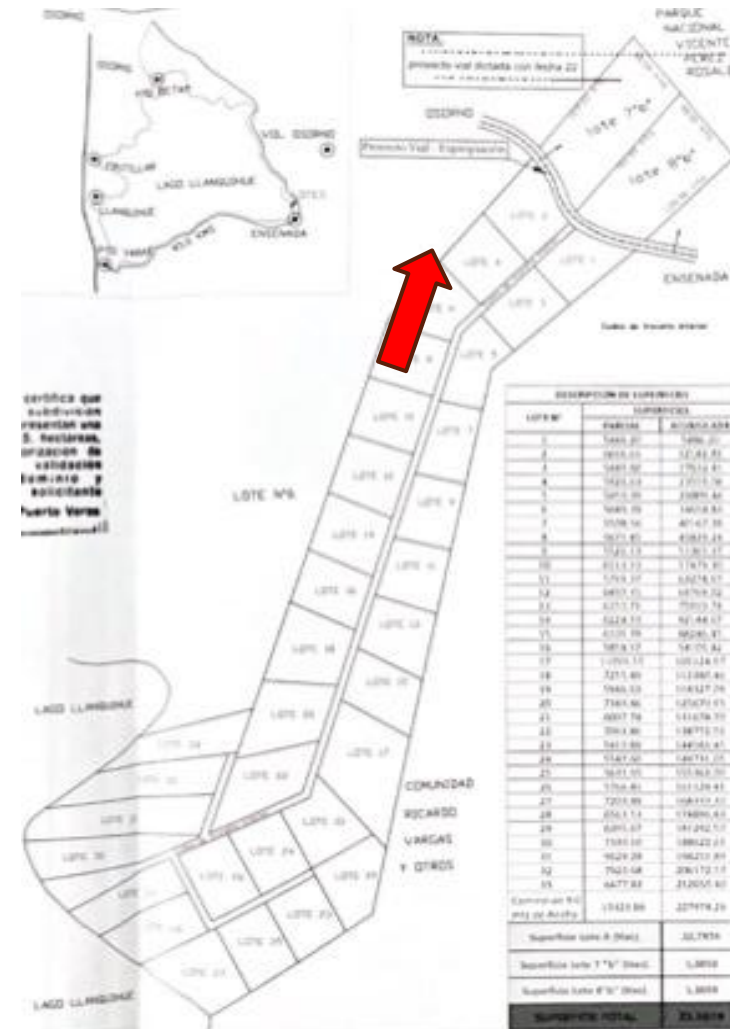
Chin Chin Project - Master Plan



Chin Chin- Stage 1 under development



Ensenada Project



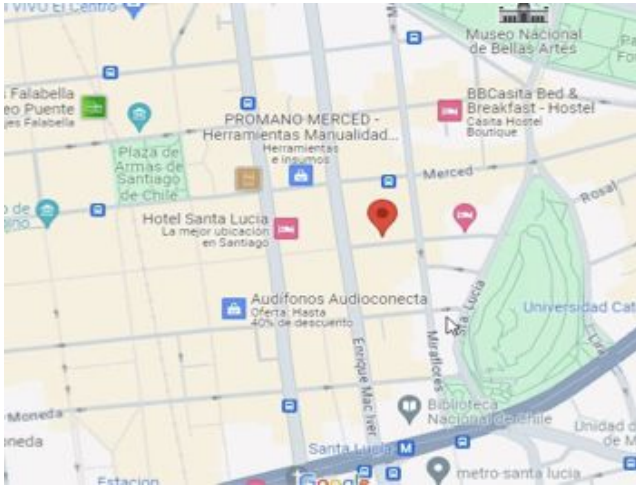
Apartments - Santiago's Downtown

Apartments at Santiago's Downtown - 1.478 m2 total



Offices - Santiago's Downtown

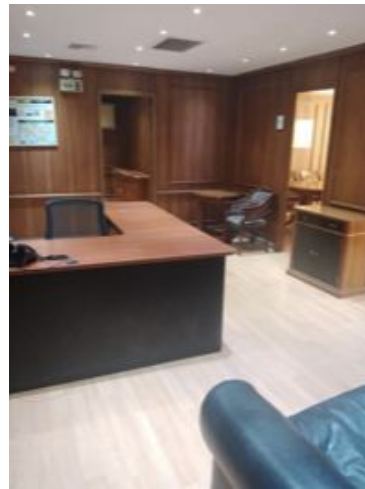
2 Floors (1.081 m2) at Opera's Building at Santiago's Downtown



Floor 4th



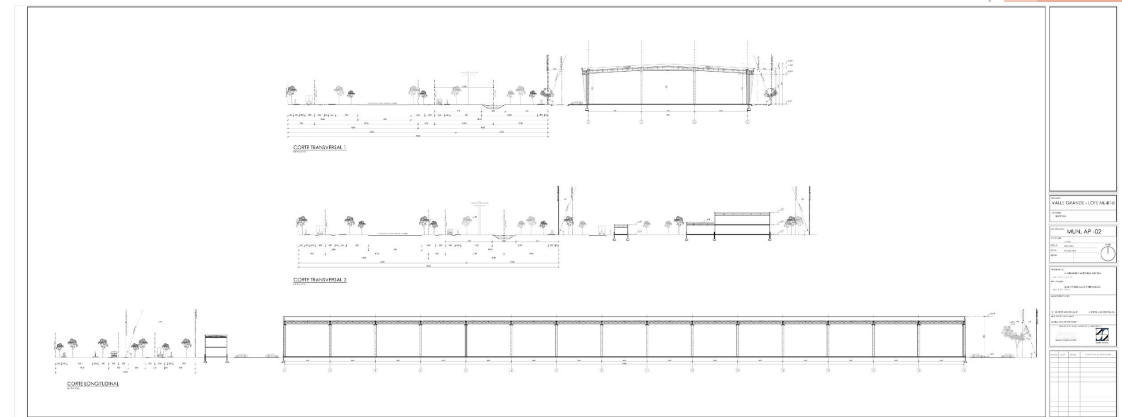
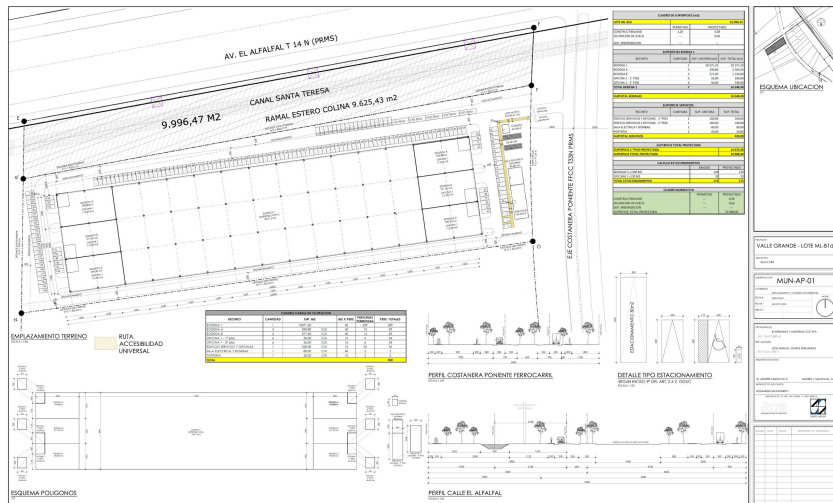
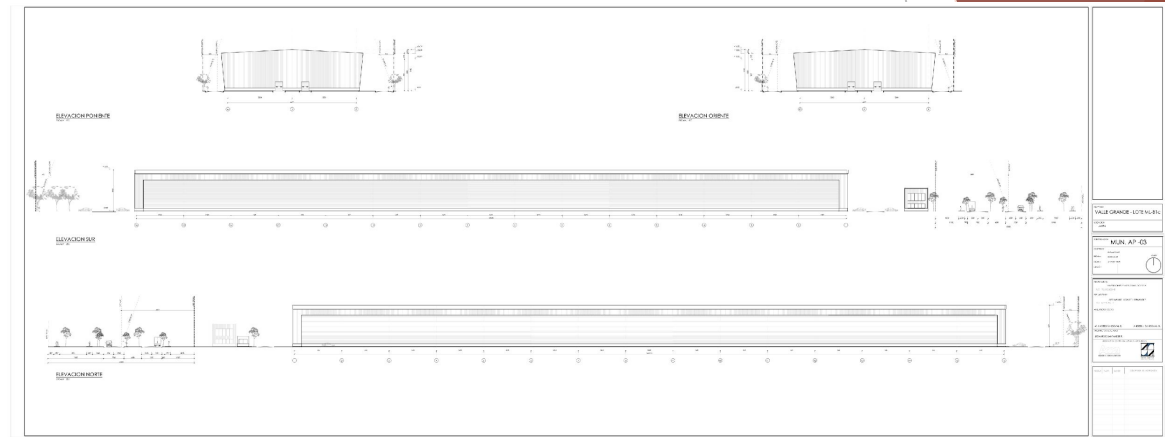
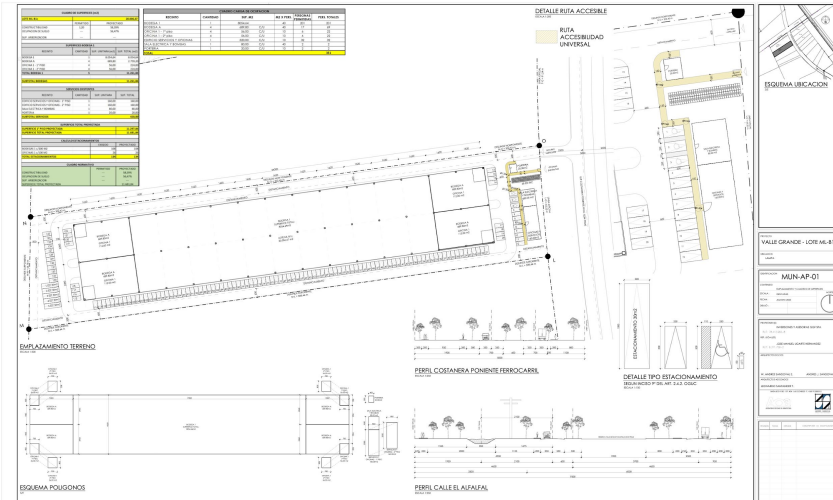
Floor 15th



Both floors fully furnished

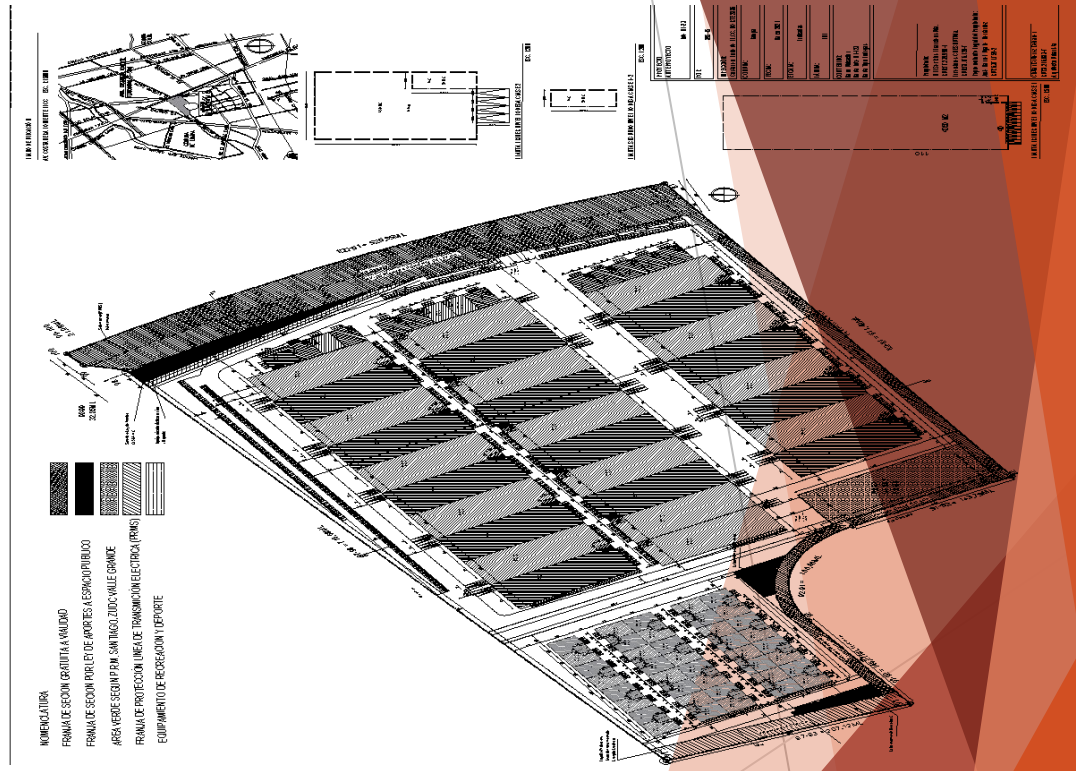
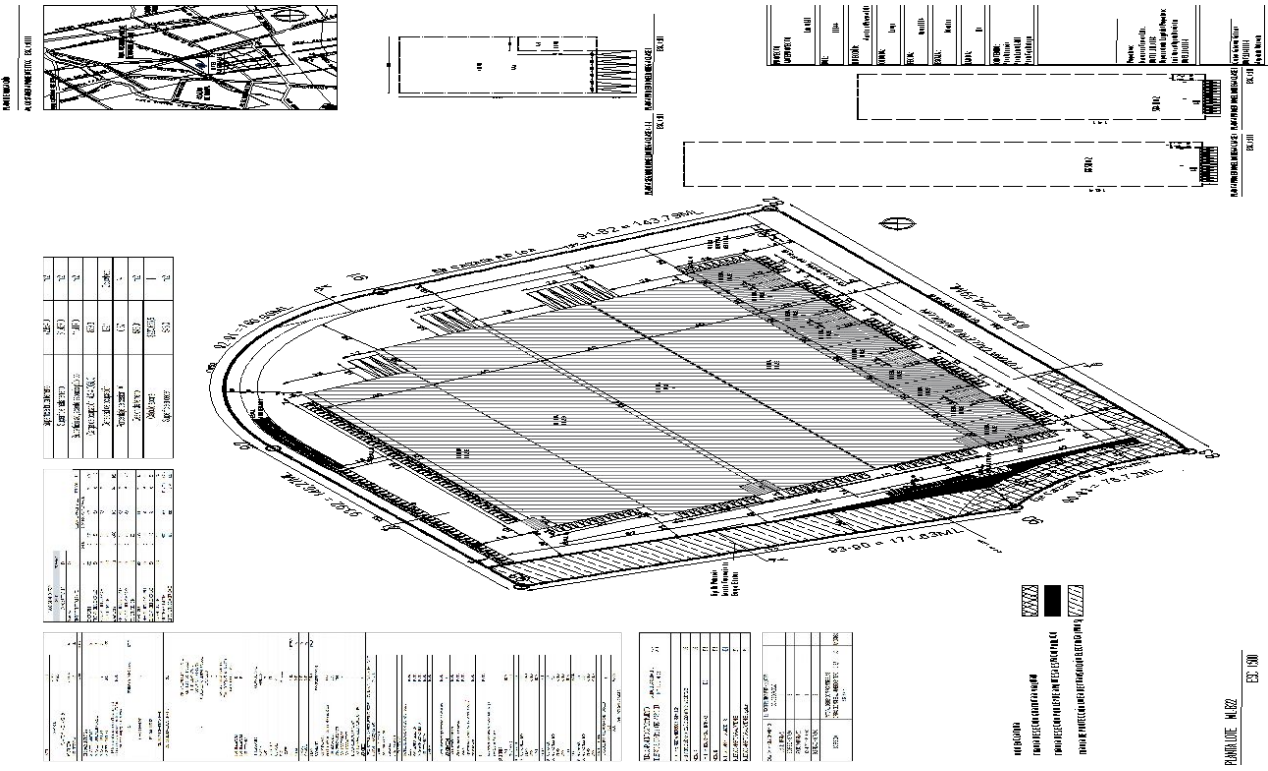
Industrial & Commercial Project/Land

Project La Vilana, Lampa - Distribution/Storage Center



46 hectares - 100% owned
Project presented to authorities, under approval process

Project Lote ML B 23&24, Lampa - Distribution/Storage Center



375 hectares - 40% stake
 Project presented to authorities, under approval process

Others - Ex university headquarter

Santiago's Downtown - Historic building

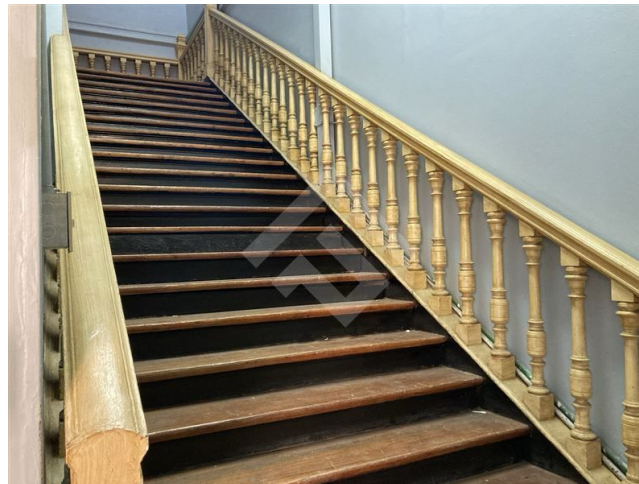
Agustinas/ Cienfuegos:
Two-story property, historically
preserved, specially enabled for
a university educational
destination, but with
residential and/or commercial
use as well.

First floor: Access hall, 2
classrooms, 7 private rooms,
two bathrooms, bathroom for
the disabled, bathroom for
staff.

Second floor: Hall, 10
classrooms, 4 private rooms,
auditorium, two bathrooms,
archives area.



Santiago's Downtown - Historic building





USA Portfolio

Little Caesars

Location: Edinburg, TX 78539

Tenant: Sizzling Caesars, LLC.

Acquisition Date: July 6th, 2021

Size: Building Size: 1,650 sf

+/-0.39 Acres

Lender: City National Bank of Florida



Location: San Benito, TX 78586

Tenant: Sizzling Caesars, LLC.

Acquisition Date: July 6th, 2021

Size: Building (SF): 1,650

Lot Size (Acres): +/- 0.34 Acres

Lender: City National Bank of Florida



Location: Alice, TX 78332

Tenant: Sizzling Caesars, LLC.

Acquisition Date: July 6th, 2021

Size: Building (SF): 1,300

Lot Size (Acres): +/- 0.28 Acres

Lender: City National Bank of Florida



The Sandbar & Kitchen

Location: Fernandina Beach, FL 32034

Tenants: Sandbar Amelia, LLC

Acquisition Date: August 29th, 2022.

Size: 7,400 sf, 0,22 Acres.

Lender: City National Bank of Florida.



Tijuana & Dunkin Donuts

Location: West Palm Beach, FL 33409

Tenants: Dunkin Donuts - Daves Hot Chicken

Acquisition Date: December 2016.

Size: 4,000 sf.

Lender: Synovus Bank.



Howell Branch Corners

Location: Casselberry, FL 32707

Tenants: T-Mobile South, LLC - Steelman, LLC
Bermuda Triangle Ent. - iDevide Repair, LLC
Heartland Dental Car - Starbucks Corporation

Acquisition Date: March 28th, 2017.

Size: 14,765 sf.

Lender: City National Bank of Florida.



Grove Center

Location: Miami FL 33133

Tenants: Mimi Yoga LLC. - Taruj, Inc
Pacifico Textile Services - Gables Stretch
Sela Beauty - Parakeet Communities
AKG Roofing and Specialty Inc

Acquisition Date: February 10th, 2023.

Size: 8,907 rentable sf.

Lender: Seller.



The Village Shoppes of Destin

Location: Miramar Beach FL 32550

Tenants:

The Melting Pot - Stubbs Orthodontics

Rainforest - Cloud 9

Japanese Zen - Axe house

Custom Concepts

Acquisition Date: August 8th, 2018.

Size: 28,834 sf.

Lender: City National Bank of Florida.



Prime Meridian Bank

Location: Tallahassee, FL 32312

Tenant: Prime Meridian Bank

Acquisition Date: October 19th, 2020

Size: +/- 14,727 sf., 1.24 Acres lot size

Lender: Terrabank



Everbank

Location: Coral Gables, FL 33134.

Tenant: Everbank

Acquisition Date: December 1st, 2015

Size: 4,663 sf.

Lender: Terrabank



Freeport Village

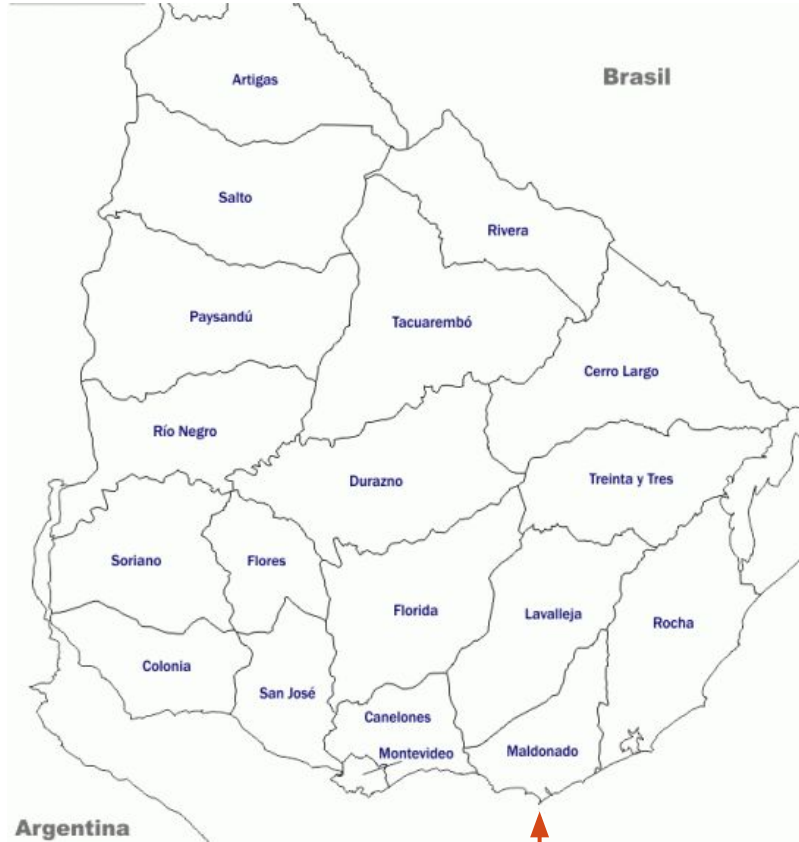
Location: Freeport, FL 32439

Tenants: 31 Units. Single Family Rental

Acquisition Date: July 20th, 2022.

Lender: City National Bank of Florida





Punta del Este

Uruguay Portfolio

Project Edificio Veriguay

Location: Punta del Este, Uruguay

Tenants: 31 Units

4.319 m2 constructed

