

Consolidated Financial Statements

TECNO FAST S.A. AND SUBSIDIARIES

Santiago, Chile

As of December 31, 2022 and 2021



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Report of the Independent Auditor

(Translation of the opinion originally issued in Spanish)

To the Shareholders and Directors of
Tecno Fast S.A.

We have audited the accompanying consolidated financial statements of Tecno Fast S.A. and Subsidiaries, which include the consolidated statements of financial position as of December 31, 2022 and 2021, and the corresponding consolidated statements of comprehensive income, of changes in net equity and of cash flows for the years ended as of such dates and the corresponding notes to the consolidated financial statements.

Management's responsibility for the consolidated financial statements

Management is responsible for the preparation and fair presentation of these consolidated financial statements in conformity with International Financial Reporting Standards. This responsibility includes the design, implementation and maintenance of an adequate internal control for the preparation and fair presentation of consolidated financial statements that are free of material misstatements, whether due to fraud or error.

Auditor's responsibility

Our responsibility is to express an opinion on these consolidated financial statements based on our audits. We conducted our audits in accordance with auditing standards generally accepted in Chile. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the consolidated financial statements are free of material misstatements.

An audit includes performing procedures to obtain audit evidence on the amounts and disclosures in the consolidated financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatements of the consolidated financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the reasonable preparation and presentation of the Entity's consolidated financial statements in order to design audit procedures that are appropriate in the circumstances but not for the purpose of expressing an opinion on the effectiveness of the Entity's internal control. Accordingly, we express no such opinion. An audit also includes assessing the adequateness of the accounting principles used and the sufficiency of the significant estimates made by Management, as well as evaluating the overall presentation of the consolidated financial statements.



We believe that the audit evidence that we have obtained is sufficient and appropriate to provide a reasonable basis for our audit opinion.

Auditor's Opinion

In our opinion, the aforementioned consolidated financial statements present fairly, in all material respects, the financial position of Tecno Fast S.A. and Subsidiaries as of December 31, 2022 and 2021, and the results of their operations and their cash flows for the years then ended in conformity with International Financial Reporting Standards.

A handwritten signature in blue ink, appearing to read 'Emir Rahil A.', with a stylized flourish at the end.

Emir Rahil A.
EY Audit Ltda.
Santiago, Chile
March 31, 2023

Consolidated Financial Statements

TECNO FAST S.A. AND SUBSIDIARIES

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(Translation of Consolidated Financial Statements originally issued in Spanish, see Note 2)

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Ch\$, CLP	:	Chilean pesos
ThCh\$:	:	Thousands of Chilean pesos
US\$:	United States dollars
UF	:	Unidades de Fomento
PEN	:	Peruvian nuevos soles
ARG PESOS	:	Argentina pesos
COL PESOS	:	Colombian pesos
REAL	:	Brazilian reals
EUR	:	Euros

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(Translation of Consolidated Financial Statements originally issued
in Spanish, see Note 2)

TECNO FAST S.A. AND SUBSIDIARIES

Consolidated Statements of Financial Position

As of December 31, 2022 and 2021

(Translation of Consolidated Financial Statements originally issued in Spanish, see Note 2)

(Figures expressed in thousands of Chilean pesos ThCh\$)

ASSETS	Note	12.31.2022 ThCh\$	12.31.2021 ThCh\$
Current Assets			
Cash and cash equivalents	(6)	21,197,213	23,892,010
Other current financial assets	(8)	8,278,602	3,990,806
Other current non-financial assets	(8)	1,758,153	1,845,358
Trade and other current accounts receivable	(9)	57,389,110	29,965,506
Current accounts receivable from related entities	(10)	1,714,451	3,503,270
Inventory	(11)	20,609,415	22,859,443
Current tax assets	(12)	4,546,601	2,834,513
Total current assets		<u>115,493,545</u>	<u>88,890,906</u>
Non-current Assets			
Trade and other non-current accounts receivable	(9)	1,282,414	1,750,293
Investments recorded through the equity method	(13)	233,646	219,593
Other non-current non-financial assets	(8)	188,752	228,458
Intangible assets other than goodwill	(14)	21,270,432	15,640,203
Goodwill	(15)	67,053,895	64,239,628
Property, plant and equipment	(16)	200,274,704	152,759,848
Right-of-use assets	(17)	16,440,249	9,913,644
Non-current tax assets	(12)	267,766	273,706
Deferred tax assets	(18)	12,411,759	2,495,985
Total non-current assets		<u>319,423,617</u>	<u>247,521,358</u>
Total Assets		<u>434,917,162</u>	<u>336,412,264</u>

The accompanying notes 1 to 35 are an integral part of these consolidated financial statements.

TECNO FAST S.A. AND SUBSIDIARIES

Consolidated Statements of Financial Position

As of December 31, 2022 and 2021

(Translation of Consolidated Financial Statements originally issued in Spanish, see Note 2)

(Figures expressed in thousands of Chilean pesos ThCh\$)

LIABILITIES AND EQUITY	Note	12.31.2022 ThCh\$	12.31.2021 ThCh\$
Liabilities			
Current Liabilities			
Other current financial liabilities	(19)	57,635,889	77,766,790
Current lease liabilities	(17)	4,407,439	1,493,528
Trade and other current accounts payable	(21)	48,362,760	60,595,242
Current accounts payable to related entities	(10)	2,427,196	5,934,491
Other current provisions	(22)	379,822	547,292
Current tax liabilities	(12)	7,382,867	3,517,867
Current provisions for employee benefits	(23)	2,762,574	2,451,812
Other current non-financial liabilities	(20)	24,457,256	1,669,215
Total current liabilities		<u>147,815,803</u>	<u>153,976,237</u>
Non-current Liabilities			
Other non-current financial liabilities	(19)	126,626,027	65,754,118
Non-current lease liabilities	(17)	10,800,204	5,416,053
Trade and other non-current accounts payable	(21)	686,963	-
Non-current accounts payable to related entities	(10)	830,929	1,067,794
Non-current tax liabilities	(12)	112,000	123,387
Deferred tax liabilities	(18)	35,258,171	21,191,591
Total non-current liabilities		<u>174,314,294</u>	<u>93,552,943</u>
Total liabilities		<u>322,130,097</u>	<u>247,529,180</u>
Equity			
Issued capital	(24)	63,796,181	63,796,181
Retained earnings (Accumulated losses)		49,689,271	29,336,226
Other reserves	(24)	<u>(1,779,616)</u>	<u>(4,273,069)</u>
Equity attributable to the owners of the parent company	(24)	<u>111,705,836</u>	<u>88,859,338</u>
Non-controlling interests		<u>1,081,229</u>	<u>23,746</u>
Total equity		<u>112,787,065</u>	<u>88,883,084</u>
Total Liabilities and Equity		<u>434,917,162</u>	<u>336,412,264</u>

The accompanying notes 1 to 35 are an integral part of these consolidated financial statements.

TECNO FAST S.A. AND SUBSIDIARIES

Consolidated Statements of Comprehensive Income

For the years ended December 31, 2022 and 2021
(Translation of Consolidated Financial Statements originally issued in Spanish, see Note 2)

(Figures expressed in thousands of Chilean pesos ThCh\$)

STATEMENT OF INCOME BY FUNCTION	Note	01.01.2022 12.31.2022 ThCh\$	01.01.2021 12.31.2021 ThCh\$
Revenue from ordinary activities	(25)	219,591,156	146,106,585
Cost of sales	(26)	<u>(140,298,128)</u>	<u>(101,813,961)</u>
Gross profit		<u>79,293,028</u>	<u>44,292,624</u>
Administrative expenses	(26)	(28,282,668)	(15,407,189)
Other profits (losses)	(26)	(903,496)	(4,316,491)
Financial revenue	(26)	7,742,628	2,765,500
Financial costs	(26)	(7,219,772)	(2,807,361)
Impairment of profits and reversal of losses determined according to IFRS 9		(674,422)	(283,013)
Share in profits (losses) of associates and joint ventures recorded through the equity method	(13)	14,054	109,526
Exchange rate difference	(26)	(527,197)	269,109
Income (loss) by indexation units	(26)	<u>(8,955,682)</u>	<u>(4,128,888)</u>
Profit (loss) before taxes		40,486,473	20,493,817
Profit (loss) from income tax	(27)	<u>(11,308,792)</u>	<u>(5,785,604)</u>
Profit (loss) from continuing operations		29,177,681	14,708,213
Profit (loss) from discontinued operations		-	-
Profit (loss)		<u>29,177,681</u>	<u>14,708,213</u>
Profit (loss) attributable to			
Profit (loss) attributable to the owners of the parent company		29,075,779	14,693,105
Profit (loss) attributable to non-controlling interests	(24)	<u>101,902</u>	<u>15,108</u>
Profit (loss)		<u>29,177,681</u>	<u>14,708,213</u>
Earnings per share		ThCh\$	ThCh\$
Basic earnings per share			
From continuing operations	(24)	0.0365	0.0184
From discontinued operations	(24)	<u>-</u>	<u>-</u>
Basic earnings (loss) per share		<u>0.0365</u>	<u>0.0184</u>
Diluted earnings per share			
From continuing operations	(24)	0.0365	0.0184
From discontinued operations	(24)	<u>-</u>	<u>-</u>
Diluted earnings (loss) per share		<u>0.0365</u>	<u>0.0184</u>

The accompanying notes 1 to 35 are an integral part of these consolidated financial statements.

TECNO FAST S.A. AND SUBSIDIARIES

Consolidated Statements of Comprehensive Income

For the years ended December 31, 2022 and 2021
(Translation of Consolidated Financial Statements originally issued in Spanish, see Note 2)

(Figures expressed in thousands of Chilean pesos ThCh\$)

CONSOLIDATED STATEMENTS OF COMPREHENSIVE INCOME	Note	01.01.2022 12.31.2022 ThCh\$	01.01.2021 12.31.2021 ThCh\$
Profit		<u>29,177,681</u>	<u>14,708,213</u>
Components of other comprehensive income to be reclassified to the income of the period, before taxes			
Profits (losses) for cash flow hedges		(1,038,900)	1,038,900
Profit (losses) from conversion exchange rate differences	(24)	<u>3,011,411</u>	<u>302,906</u>
Total other components of other comprehensive income, before taxes		<u>1,972,511</u>	<u>1,341,806</u>
Income taxes related to components of other comprehensive income to be reclassified to the income for the period			
Income tax related to cash flow hedges of other comprehensive income		520,942	(520,942)
Income tax related to conversion exchange rate differences of other comprehensive income		<u>-</u>	<u>-</u>
Total income taxes related to components of other comprehensive income that will be reclassified to the income of the period		<u>520,942</u>	<u>(520,942)</u>
Other comprehensive income		<u>2,493,453</u>	<u>820,864</u>
Total comprehensive income		<u>31,671,134</u>	<u>15,529,077</u>
Comprehensive income attributable to			
Income (loss) attributable to the owners of the parent company		31,569,232	15,513,969
Comprehensive income attributable to non-controlling interests	(24)	<u>101,902</u>	<u>15,108</u>
Total comprehensive income		<u>31,671,134</u>	<u>15,529,077</u>

The accompanying notes 1 to 35 are an integral part of these consolidated financial statements.

TECNO FAST S.A. AND SUBSIDIARIES

Consolidated Statements of Changes in Net Equity

For the years ended December 31, 2022 and 2021

(Translation of Consolidated Financial Statements originally issued in Spanish, see Note 2)

(Figures expressed in thousands of Chilean pesos ThCh\$)

	Issued capital	Retained earnings (Accumulated losses)	Reserve of cash flow hedges	Reserve of exchange rate differences	Total other reserves	Equity Attributable to the Owners of the Parent Company	Non-controlling interests	Total equity
	ThCh\$	ThCh\$	ThCh\$	ThCh\$	ThCh\$	ThCh\$	ThCh\$	ThCh\$
Opening balance as of 01.01.2022	63,796,181	29,336,226	517,958	(4,791,027)	(4,273,069)	88,859,338	23,746	88,883,084
Comprehensive income from business combinations	-	-	-	-	-	-	955,581	955,581
Profit	-	29,075,779	-	-	-	29,075,779	101,902	29,177,681
Other comprehensive income	-	-	(517,958)	3,011,411	2,493,453	2,493,453	-	2,493,453
(Interim) dividends	-	(8,722,734)	-	-	-	(8,722,734)	-	(8,722,734)
Total changes in equity	-	20,353,045	(517,958)	3,011,411	2,493,453	22,846,498	1,057,483	23,903,981
Final balance as of 12.31.2022	63,796,181	49,689,271	-	(1,779,616)	(1,779,616)	111,705,836	1,081,229	112,787,065
Opening balance as 01.01.2021	63,796,181	21,032,959	-	(5,093,933)	(5,093,933)	79,735,207	8,638	79,743,845
Profit	-	14,693,105	-	-	-	14,693,105	15,108	14,708,213
(Final) dividends (Note 24)	-	(1,981,906)	-	-	-	(1,981,906)	-	(1,981,906)
(Interim) dividends	-	(4,407,932)	-	-	-	(4,407,932)	-	(4,407,932)
Other comprehensive income	-	-	517,958	302,906	820,864	820,864	-	820,864
Total changes in equity	-	8,303,267	517,958	302,906	820,864	9,124,131	15,108	9,139,239
Final balance as 12.31.2021	63,796,181	29,336,226	517,958	(4,791,027)	(4,273,069)	88,859,338	23,746	88,883,084

The accompanying notes 1 to 35 are an integral part of these consolidated financial statements.

TECNO FAST S.A. AND SUBSIDIARIES

Consolidated Statements of Cash Flows

For the years ended December 31, 2022 and 2021

(Translation of Consolidated Financial Statements originally issued in Spanish, see Note 2)

(Figures expressed in thousands of Chilean pesos ThCh\$)

CONSOLIDATED STATEMENTS OF CASH FLOWS, DIRECT METHOD	01.01.2022	01.01.2021
Note	12.31.2022	12.31.2021
	ThCh\$	ThCh\$
Net cash flows provided by (used in) operating activities		
Types of collections by operating activities		
Collections from the sales of goods and the provision of services	236,146,570	175,366,238
Types of Payments		
Payments to suppliers for the supply of goods and the provision of services	(152,639,061)	(104,524,101)
Payments to and on behalf of employees	(24,579,380)	(13,871,892)
Payments for premiums and benefits, annuities and other obligations arising from the policies entered into	(1,049,769)	(563,900)
Income taxes paid (reimbursed)	<u>(4,303,338)</u>	<u>(2,455,822)</u>
Net cash flows provided by (used in) operating activities	<u>53,575,022</u>	<u>53,950,523</u>
Net cash flows provided by (used in) investing activities		
Cash flows used to obtain the control of subsidiaries or other businesses	(15)	(15,087,870)
Purchase of property, plant and equipment	(62,927,527)	(48,410,874)
Purchase of intangible assets	(566,629)	(250,137)
Interests received	386,213	90,814
Net cash flows provided by (used in) investing activities	<u>(78,195,813)</u>	<u>(102,292,007)</u>

The accompanying notes 1 to 35 are an integral part of these consolidated financial statements.

TECNO FAST S.A. AND SUBSIDIARIES

Consolidated Statements of Cash Flows

For the years ended December 31, 2022 and 2021

(Translation of Consolidated Financial Statements originally issued in Spanish, see Note 2)

(Figures expressed in thousands of Chilean pesos ThCh\$)

	Note	01.01.2022 12.31.2022 ThCh\$	01.01.2021 12.31.2021 ThCh\$
Net cash flows provided by (used in) financing activities			
Bank loans obtained		82,573,915	78,118,711
Repayments of bank loans		(48,310,241)	(17,505,751)
Bank interest paid		(4,017,377)	(2,203,565)
Lease payments		(2,623,018)	(1,943,743)
Dividends paid		(4,407,932)	(6,936,670)
Other cash outflows (*)		(775,291)	-
Net cash flows provided by (used in) financing activities		<u>22,440,056</u>	<u>49,528,982</u>
Net increase (decrease) of cash and cash equivalents before the effect of changes in the exchange rate		(2,180,735)	1,187,498
Effects of the variation of the exchange rate on cash and cash equivalents			
Effects of the variation of the exchange rate on cash and cash equivalents		<u>(514,062)</u>	<u>242,429</u>
Net increase (decrease) of cash and cash equivalents		<u>(2,694,797)</u>	<u>1,429,927</u>
Cash and cash equivalents at the beginning of the period		<u>23,892,010</u>	<u>22,462,083</u>
Cash and cash equivalents at the end of the period		<u>21,197,213</u>	<u>23,892,010</u>

(*) Corresponds to prepayment costs, stamp taxes and other costs associated with bank financing.

TECNO FAST S.A. AND SUBSIDIARIES

Notes to the Consolidated Financial Statements

As of December 31, 2022 and 2021

(Translation of Consolidated Financial Statements originally issued in Spanish, see Note 2)

(Figures expressed in thousands of Chilean pesos ThCh\$)

Note 1 - General Information

Tecno Fast S.A. (hereinafter "the Company" or "the Group") was incorporated by public deed on August 23, 2013, granted in the Notary Public of Santiago, Chile, of Mr. Raúl Perry Pefaur.

The corporate purpose of the Company is a) the manufacture, production, preparation, integration, assembly and commercialization, on its own account or on behalf of others, of products, articles, parts, pieces, and elements for any purpose, application or use; b) the construction and disposal of any type of building, whether for housing or industrial, agricultural or commercial purposes; c) the provision of professional and technical services of any kind and the export of such services abroad; d) the use, purchase, sale, disposal, lease, export, import and, in general, the commercialization for its own account and on behalf of others of all types of movable and immovable, tangible and intangible assets; and e) investment in all kinds of assets and property, movable or immovable, tangible or intangible, including, but not limited to, shares, rights or any other type of corporate interest in Chilean or foreign companies whose line of business includes the above.

Tecno Fast S.A. has developed its businesses integrated into the industry of the design of space solutions based on modular construction. This technology has allowed the Company to participate in tenders related to the development, assembly and dismantling of camps, rental of modules according to different needs and hotels open to the public.

The Company has direct and indirect subsidiaries in Chile, Peru, Argentina, Colombia, Brazil and the United States (the "Group") and its Head Quarters are located in Chile, at Av. La Montaña 692, Lampa, Metropolitan Region.

On December 27, 2013, Tecno Fast Op S.A. was merged into Tecno Fast S.A. through a take-over by public deed granted at the Public Notary of Mr. Pedro Aylwin Valenzuela. Tecno Fast S.A. subsisted and became the legal successor and holder of all the rights and obligations of Tecno Fast Op S.A. (formerly Tecno Fast Atco S.A.), which was dissolved by operation of law as a result of the aforementioned take-over merger. An extract of the deed declaring the dissolution of the aforementioned Company was recorded on numbered page 2,131, under number 1,459 of the Commercial Registry of Santiago of 2014. It was recorded to the margin of the corporate registry sheet of the Company on numbered page 864, under number 684 of the Commercial Registry of Santiago of 1996. The referred extract was published in the Official Gazette number 40,755, dated January 13, 2014.

On December 28, 2018, the Company was modified and divided by public deed granted in the Notary Public of Mr. Jorge Reyes Bessone. The extract was registered on numbered page 15611, under number 8042 of 2019, giving rise to a new company called Inmobiliaria Lamco S.A. The capital was reduced to Ch\$63,796,180,506 divided into 528,000 shares. As a result of this division, assets (owned and leased land), liabilities associated with these assets and equity were allocated to the new company.

TECNO FAST S.A. AND SUBSIDIARIES

Notes to the Consolidated Financial Statements

As of December 31, 2022 and 2021

(Translation of Consolidated Financial Statements originally issued in Spanish, see Note 2)

Note 1 - General Information (continued)

On October 9, 2019, the Parent Company Tecno Fast S.A. acquired 150,887 ordinary shares, without par value and of the same series, of Tecno Truss S.A., equivalent to 94% of its shareholding. The main line of business is the development and manufacture of construction systems and prefabricated components for the real estate market in Chile.

On January 8, 2020, the Parent Company Tecno Fast S.A. completed its registration process in the Securities Registry of the Financial Market Commission (from the Spanish Comisión para el Mercado Financiero, "CMF"). Tecno Fast S.A. was registered under Number 1172, as indicated in Certificate Number 11 issued by the CMF.

On February 6, 2020, the Santiago Stock Exchange officially began the listing, transaction and settlement of Dematerialized Corporate Bearer Bonds, issued by Tecno Fast S.A. with the mnemonic BTECN-A, which corresponds to the first placement of bonds under Line 998, for an amount of U.F. 2,000,000, with a term of 21 years and an annual placement rate of 1.85%.

On July 7, 2020, the subsidiary Tecno Fast Montajes SpA, domiciled in Santiago, Chile, was legally incorporated, and its share capital amounts to ThCh\$10,000, which was subscribed and paid in full by the parent company Tecno Fast S.A. The purpose of the new subsidiary is the execution in Chile and abroad of all kinds of civil and assembly works, especially in the industrial, commercial, agricultural, mining, port, airport and road areas.

On August 31, 2021, the subsidiary Tecno Fast Inc., based in the State of Delaware in the United States of America, was legally incorporated. Its share capital amounts to US\$10, which was subscribed and paid in full by the direct parent company TF Filiales SpA. The purpose of the new subsidiary is to perform any legal activity for which corporations may be organized under the General Corporations Law of the State of Delaware.

On September 14, 2021, the subsidiary Tecno Fast Inc. purchased 330 common shares, without par value and of the same series, of Triumph Modular Incorporated, based in Massachusetts in the United States of America, equivalent to 100% of its shareholding. Its main business is the development of customized modular solutions for customers in industries and government organizations, as well as the leasing and sale of office trailers, containers and modular buildings for customers in the northeast of the United States.

On January 11, 2022, the subsidiary TF Filiales SpA. acquired 3,000 shares, cumulative and indivisible, of the company Tecno Fast España S.L.U. domiciled in Barcelona, Spain, equivalent to 100% of its shareholding. Subsequently, on January 18, 2022, a capital increase was carried out in said company for 2,854,143 Euros, of which TF Filiales SpA. participated in 2,654,143, lowering its percentage of shareholding to 93%. The purpose of the new subsidiary is the incorporation and participation in the management and control of other companies, the acquisition, disposal, holding and operation of real estate, among other activities.

TECNO FAST S.A. AND SUBSIDIARIES



Notes to the Consolidated Financial Statements

As of December 31, 2022 and 2021

(Translation of Consolidated Financial Statements originally issued in Spanish, see Note 2)

Note 1 - General Information (continued)

On January 18, 2022, the subsidiary Tecno Fast España S.L.U. acquired 700,000 shares, cumulative and indivisible, of the Company Alco Rental Services S.L.U. based in Barcelona, Spain, equivalent to 100% of its shareholding, whose main line of business is the representation, distribution, marketing and rental of all types of machines, accessories and equipment for construction and industry in general, as well as and the purchase, sale and rental of all types of movable and immovable property, such as prefabricated modules. The subsidiary Alco Rental Services S.L.U. also owns a 100% shareholding in the subsidiary Alco Chile SpA, which in turn owns a 50% shareholding in the subsidiary ATF Rental S.A., both companies are domiciled in Santiago, Chile.

Note 2 - Basis of Preparation

The main accounting policies adopted in the preparation of these consolidated financial statements are detailed as follows.

2.1) Consolidated financial statements

The consolidated financial statements of Tecno Fast S.A. and Subsidiaries as of December 31, 2022 and 2021, and for the years then ended, with their corresponding explanatory notes, were

prepared and presented in accordance with International Financial Reporting Standards (IFRS), issued by the International Accounting Standards Board (IASB) and interpretations issued by the IFRS Interpretations Committee (IFRIC) considering additional reporting requirements of the Financial Market Commission ("CMF") which do not contradict IFRS standards.

These consolidated financial statements were approved at the Ordinary Session of the Board of Directors held on March 31, 2023.

For the convenience of the reader, the consolidated financial statements and their accompanying notes have been translated from Spanish to English.

2.2) Basis of measurement

The consolidated financial statements were prepared based on the historical cost, except for the valuation of certain financial assets and liabilities (including derivative financial instruments) valued at fair value.

The preparation of the consolidated financial statements in conformity with IFRS requires the use of some critical accounting estimates. It also requires Management to exercise judgment in the process of applying the accounting policies of the Group. Note 5 of estimates and judgments or critical criteria by Management, the areas involving a higher degree of judgment or complexity or the areas where assumptions and estimates are significant to the consolidated financial statements are disclosed.

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Notes to the Consolidated Financial Statements

As of December 31, 2022 and 2021

(Translation of Consolidated Financial Statements originally issued in Spanish, see Note 2)

Note 2 - Basis of Preparation (continued)

2.3) Functional and presentation currency

These consolidated financial statements are presented in Chilean pesos, which is the functional and presentation currency of the Parent Company.

The functional currency for each Subsidiary is detailed as follows:

Taxpayer ID Number	Company Name	Country of Origin	Functional Currency
204117573705	Tecno Fast S.A.C. Peru	Peru	Peruvian nuevos soles
30707574026	Tecno Fast Argentina	Argentina	Argentine peso
13.492.169/0001-58	Tecno Fast Módulos Do Brasil	Brazil	Brazilian real
900461488 - 2	Tecno Fast Colombia SAS	Colombia	Colombian peso
96.949.410-8	TF Filiales SpA	Chile	US dollar
96.756.160-6	Tecno Truss S.A.	Chile	Chilean pesos
77.197.647-6	TF Montajes SpA	Chile	Chilean pesos
30 - 1281153	Tecno Fast Inc. (*)	United States	US dollar
04 - 2962045	Triumph Modular Incorporated (**)	United States	US dollar
B66971276	Alco Rental Services S.L.U. (***)	Spain	Euros
B67784728	Tecno Fast España S.L.U. (****)	Spain	Euros
76.161.681-1	ATF Rental S.A. (***)	Chile	Chilean pesos
76.157.429-9	Alco Chile SpA. (***)	Chile	Chilean pesos

(*) On August 13, 2021, the subsidiary Tecno Fast Inc., based in the State of Delaware in the United States of America, was legally incorporated. Its share capital amounts to US\$100, which was subscribed and paid in full by the direct parent company TF Filiales SpA. The purpose of the new subsidiary is to perform any legal activity for which corporations may be organized under the General Corporations Law of the State of Delaware.

(**) On September 14, 2021, the subsidiary Tecno Fast Inc. purchased 330 common shares, without par value and of the same series, of Triumph Modular Incorporated, based in Massachusetts in the United States of America, equivalent to 100% of its shareholding. Its main business is the development of customized modular solutions for customers in industries and government organizations, as well as the leasing and sale of office trailers, containers and modular buildings for customers in the northeast of the United States.

(***) On January 18, 2022, the subsidiary Tecno Fast España S.L.U. acquired 700,000 shares, cumulative and indivisible, of the Company Alco Rental Services S.L.U. based in Barcelona, Spain, equivalent to 100% of its shareholding, whose main line of business is the representation, distribution, marketing and rental of all types of machines, accessories and equipment for construction and industry in general, as well as and the purchase, sale and rental of all types of movable and immovable property, such as prefabricated modules. The subsidiary Alco Rental Services S.L.U. also owns a 100% shareholding in the subsidiary Alco Chile SpA, which in turn owns a 50% shareholding in the subsidiary ATF Rental S.A., both companies are domiciled in Santiago, Chile.

(****) On January 11, 2022, the subsidiary TF Filiales SpA. acquired 3,000 shares, cumulative and indivisible, of the company Tecno Fast España S.L.U. domiciled in Barcelona, Spain, equivalent to 100% of its shareholding. Subsequently, on January 18, 2022, a capital increase was carried out in said company for 2,854,143 Euros, of which TF Filiales SpA in 2,654,143, lowering its percentage of shareholding to 93%. The purpose of the new subsidiary is the incorporation and participation in the management and control of other companies, the acquisition, disposal, holding and operation of real estate, among other activities.

All information presented in thousands of Chilean pesos has been rounded to the nearest unit unless otherwise stated.

TECNO FAST S.A. AND SUBSIDIARIES



Notes to the Consolidated Financial Statements

As of December 31, 2022 and 2021

(Translation of Consolidated Financial Statements originally issued in Spanish, see Note 2)

Note 2 - Basis of Preparation (continued)

2.3) Functional and presentation currency (continued)

Exchange differences and adjustments are charged or credited to income, as appropriate, in conformity with IFRS, except for the conversion of the financial statements of the foreign subsidiaries and the Chilean subsidiary TF Filiales SpA, which have functional currencies other than the Chilean peso, which are recorded in other reserves, within the equity of the Parent Company. For the translation of the results and financial position of each relevant Subsidiary whose functional currency does not correspond to a hyperinflationary economy, assets and liabilities will be translated at the closing exchange rate of the reporting period, and results at the average exchange rate of the period; in the case of Subsidiaries participating in hyperinflationary economies, they will translate assets, liabilities and results at the closing exchange rate of the reporting period.

2.4) Changes in the accounting policy and disclosures

There have been no changes in accounting policies in the periods reported in these consolidated financial statements.

2.5) New accounting pronouncements

New Standards, Interpretations and Amendments for annual periods starting on or after January 1, 2022

The Group applied certain standards, interpretations and amendments for the first time, which are effective for annual periods starting on or after January 1, 2022. The Group has not opted for the early adoption of any standard, interpretation or amendment that has been issued but not yet gone into effect.

The standards, interpretations and amendments to IFRS that came into effect as of the date of these consolidated financial statements, as well as their nature and impact, are detailed as follows:

	Amendments	Date of Mandatory Application
IFRS 3	Reference to the Conceptual Framework	January 1, 2022
IAS 16	Property, plant and equipment: proceeds before intended use	January 1, 2022
IAS 37	Onerous contracts – cost of fulfilling a contract	January 1, 2022
IFRS 1, IFRS 9, IFRS 16, IAS 41	Annual improvements to IFRS 2018-2020	January 1, 2022

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Notes to the Consolidated Financial Statements

As of December 31, 2022 and 2021

(Translation of Consolidated Financial Statements originally issued in Spanish, see Note 2)

Note 2 - Basis of Preparation (continued)**2.5) New accounting pronouncements (continued)****IFRS 3 Reference to the Conceptual Framework**

In May 2020, the IASB issued amendments to NIIF 3 *Business Combinations* – Reference to the Conceptual Framework. In May 2020, the IASB issued amendments to IFRS 3 Business Combinations – Reference to the Conceptual Framework. These amendments will replace reference to a previous version of the IASB Conceptual Framework (1989 Framework) with a reference to the current version issued in March 2018, however, requirements have not substantially changed. The amendments will be effective for periods beginning on or after January 1, 2022 and must be applied retrospectively. Early application is permitted if at the same time or earlier an entity also applies all the amendments contained in the amendments to the Reference to the Conceptual Framework of IFRS issued in March 2018. The exception requires entities to apply the criteria in IAS 37 or IFRIC 21 respectively, instead of the Conceptual Framework, to determine whether a present obligation exists at acquisition date. The amendments added a new paragraph to IFRS 3 to clarify that contingent assets do not qualify for recognition at the acquisition date. The amendments must be applied retrospectively.

The amendment is applicable for the first time in 2022; however, it had no impact on the consolidated financial statements of the Group.

IAS 16 Property, plant and equipment: Proceeds before Intended Use

The amendment prohibits deducting from the cost of an item of property, plant and equipment (PP&E) any proceeds from the sale of items produced while bringing such asset to the location and condition necessary for it to operate as intended by management. Instead, an entity recognizes the proceeds arising from the sale of such elements and the production costs of those items in profit or loss for the year. The amendment must be applied retroactively only to items of PP&E ready to use or after the beginning of the earliest reporting period in which the entity first applies the amendment.

The amendment is applicable for the first time in 2022; however, it had no impact on the consolidated financial statements of the Group.

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Notes to the Consolidated Financial Statements

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(Translation of Consolidated Financial Statements originally issued in Spanish, see Note 2)

Note 2 - Basis of Preparation (continued)**2.5) New accounting pronouncements (continued)****IAS 37 Onerous contracts – cost of fulfilling a contract**

In May 2020, the IASB issued amendments to IAS 37 *Provisions, Contingent Liabilities and Contingent Assets* to specify the costs that an entity should include when assessing whether a contract is onerous or triggers losses. The amendments are intended to provide clarity and help to ensure the standard is applied consistently. Entities that have previously applied the incremental cost approach, will see an increase in provisions to reflect the inclusion of costs directly related to the contract activities, while entities that have previously recognized allowances for contractual losses based on the previous standard guidance, IAS 11 *Construction Contracts*, shall exclude the indirect cost allocation from their provisions. Judgement shall be applied in determining which costs “relate directly to the contract”, however, we believe guidance in IFRS 15 will be relevant. The amendments must be applied prospectively to contracts for which an entity has not yet fulfilled all its obligations at the beginning of the annual reporting period in which the entity applies the amendment for the first time (initial application). Earlier application is permitted and must be disclosed.

The amendment is applicable for the first time in 2022; however, it had no impact on the consolidated financial statements of the Group.

IFRS 1, IFRS 9, IFRS 16 and IAS 41 Annual improvements to IFRS standards 2018-2020

The IASB has issued “Annual improvements to IFRS Standards 2018–2020 cycle.” As part of the IASB’s annual improvement project, four International Financial Reporting Standards (IFRS) were amended.

IFRS 1: Subsidiary as a first-time adopter. The amendment permits a subsidiary that elects to apply paragraph D16(a) of IFRS 1 to measure cumulative translation differences using the amounts reported in the financial statements of the parent company based on the latter’s transition date if no adjustments were made for purposes of consolidation and of the business combination in which the parent acquired the subsidiary. This amendment also applies to an associate or joint business that elects to apply paragraph D16(a) of IFRS 1.

IFRS 9: Fees in the “10 per cent” test for the derecognition of financial liabilities. The amendment clarifies that fees an entity includes in assessing whether the terms of a financial liability, either new or modified, differ substantially from the terms of the original financial liability. Fees include only fees paid or received between the borrower and the lender, including fees paid or received by the borrower or the lender on behalf of the other. No similar amendment to IAS 39 has been proposed.

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Note 2 - Basis of Preparation (continued)

2.5) New accounting pronouncements (continued)

IFRS 1, IFRS 9, IFRS 16 and IAS 41 Annual improvements to IFRS 2018– 2020 (continued)

An entity applies an amendment to financial liabilities that are amended or exchanged from the beginning of the annual reporting period in which the entity first applies the amendment.

Illustrative examples accompanying IFRS 16: Lease incentives. The amendment to Illustrative Example 13 accompanying IFRS 16 eliminates the illustration of a lessee’s payments regarding leasehold improvements. This eliminates potential confusion with regard to the treatment of lease incentives in applying IFRS 16.

IAS 41: Taxation in fair value measurements. The amendment eliminates the requirement in paragraph 22 of IAS 41 so that entities may exclude taxation cash flows when measuring the fair value of assets within the scope of IAS 41.

The amendment is applicable for the first time in 2022; however, it had no impact on the consolidated financial statements of the Group.

New Standards, Amendments and Interpretations with effective date of application as of January 1, 2023, and following:

The standards and interpretations, as well as amendments to IFRS, that have been issued but are not yet effective as of the date of these financial statements are detailed below. The Company has not applied these standards early:

Standards and Interpretations		Date of Mandatory Application
IFRS 17	Insurance contracts	January 1, 2023

IFRS 17 Insurance Contracts

In May 2017, the IASB issued IFRS 17 *Insurance Contracts*, a new standard for comprehensive accounting for insurance contracts that covers recognition, measurement, presentation and disclosure. Once it goes into effect, it will replace IFRS 4 *Insurance Contracts* issued in 2005. The new standard applies to all types of insurance contracts, regardless of the type of entity that issues them and to some guarantees and financial instruments with specific discretionary participation features.

Note 2 - Basis of Preparation (continued)

2.5) New accounting pronouncements (continued)

New Standards, Amendments and Interpretations with effective date of application as of January 1, 2023, and following (continued)

IFRS 17 Insurance Contracts (continued)

Application of exceptions within the scope will be permitted. In December 2021, the IASB amended IFRS 17 to add a transition option, the “classification overlay”, to address potential accounting mismatches between financial assets and insurance contract liabilities in the comparative information presented on the initial application of IFRS 17. If an entity elects to apply the classification overlay, it can only do so for comparative periods to which IFRS 17 has been applied (i.e. from transition date to the initial application of IFRS 17). IFRS 17 is effective for periods beginning on or after January 1, 2023 Comparative figures are required. Earlier application is permitted if the entity applies IFRS 9 *Financial Instruments* on or before the first-time application of IFRS 17.

The Group will conduct an impact assessment of the standard once it becomes effective.

	New Amendments	Date of Mandatory Application
IAS 1	Classification of liabilities as current or non-current	January 1, 2023
IAS 8	Definition of accounting estimates	January 1, 2023
IAS 1	Disclosure of accounting policies	January 1, 2023
IAS 12	Deferred tax related to assets and liabilities arising from a single transaction	January 1, 2023
IFRS 16	Lease liabilities related to sales with leaseback	January 1, 2024
IFRS 10 and IAS 28	Consolidated financial statements– sale or contribution of assets between an investor and its associate or joint venture	To be determined

IAS 1 Presentation of Financial Statements – Classification of liabilities as current or non-current

In June 2020, the IASB issued amendments to paragraphs 69 to 76 of IAS 1 that set out the requirements for the classification of liabilities as current or non-current. Entities should carefully consider whether there are any aspects of the amendments that suggest that the terms of their existing loan agreements should be renegotiated. In this context, it is important to note that the amendments should be applied retrospectively.

The Group will conduct an impact assessment of the amendment once it becomes effective.

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(Translation of Consolidated Financial Statements originally issued in Spanish, see Note 2)

Note 2 - Basis of Preparation (continued)**2.5) New accounting pronouncements (continued)****New Standards, Amendments and Interpretations with effective date of application as of January 1, 2023, and following (continued)****IAS 8 Accounting Policies, Changes in Accounting Estimates and Errors - Definition of Accounting Estimates**

In February 2021, the IASB issued amendments to IAS 8 to introduce a new definition of “accounting estimates”. The amendments clarify the distinction between changes in accounting estimates and changes in accounting policies and the correction of errors. Additionally, the amendments clarify how entities apply measurement technique or inputs to develop the accounting estimates.

The amended standard clarifies that the effects on an accounting estimate that results from a change in an input or a change in a measurement technique are changes in accounting estimates provided they do not result from new information or new developments. This definition of changes in accounting estimates specified that changes in accounting estimates could result from new information or new developments. Therefore, those changes are not corrections of errors.

The Group will conduct an impact assessment of the amendment once it becomes effective.

IAS 1 Presentation of Financial Statements – Disclosure of Accounting Policies

In February 2021, the IASB issued amendments to IAS 1 and to IFRS Practice Statement 2 Making materiality judgements. The amendment provides guidance and examples that help entities to apply relatively significant judgments regarding the disclosure of accounting policies.

The amendments aim at helping entities to provide disclosures on accounting policies that are more useful by:

- Replacing the requirement that entities disclose their “material” accounting policies instead of their “significant” accounting policies.
- Including guidance on how the entities apply the concept of materiality in a decision-making process on accounting policy disclosures.

The Group will conduct an impact assessment of the amendment once it becomes effective.

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(Translation of Consolidated Financial Statements originally issued in Spanish, see Note 2)

Note 2 - Basis of Preparation (continued)

2.5) New accounting pronouncements (continued)

New Standards, Amendments and Interpretations with effective date of application as of January 1, 2023, and following (continued)

IAS 12 Deferred tax related to assets and liabilities arising from a single transaction

In May 2021, the IASB issued amendments to IAS 12 that narrow the scope of the initial recognition exemption in IAS 12 so that it no longer applies to transactions that give rise to equal taxable and deductible temporary differences.

The amendments clarify that in such cases where payments settle a liability are deductible for tax purposes, it is a matter of judgement (having considered the applicable tax law) whether such deductions are attributable for tax purposes to the liability recognized in the financial statements (and interest expenses) or to the associated asset component (and interest expenses). This judgement is important to determine whether temporary differences exist on initial recognition of the asset and liability.

Likewise, under the amendments issued by the IASB the initial recognition exception does not apply to transactions that, on initial recognition, give rise to equal taxable and deductible temporary differences. It only applies if recognition of a lease asset and of a lease liability (or a decommissioning liability and a decommissioning asset component) give rise to unequal taxable and deductible temporary differences. Nevertheless, it is possible that resulting deferred tax assets and liabilities are not equal (e.g. if the entity cannot benefit from tax deductions or if different tax rates are imposed on taxable and deductible temporary differences).

In such cases, an entity needs to account for the difference between the deferred tax asset and the deferred tax liability in profit or loss.

The amendment is effective for annual periods beginning on January 1, 2023.

The Group will conduct an impact assessment of the amendment once it becomes effective.

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Note 2 - Basis of Preparation (continued)**2.5) New accounting pronouncements (continued)****New Standards, Amendments and Interpretations with effective date of application as of January 1, 2023, and following (continued)****IAS 1 Presentation of Financial Statements – Classification of liabilities as current or non-current**

In 2020 and 2022 the IASB issued amendments to IAS 1 that set out the requirements for the classification of liabilities as current or non-current. The amendments clarify the following:

- 1) Right to defer settlement.
- 2) Right to defer settlement must exist at the end of the reporting period.
- 3) This classification is unaffected by the probability that an entity exercises its right to defer settlement.
- 4) Only where a derivative embedded in a convertible liability is in itself an equity instrument, the terms of a liability would not affect its classification.

Amendments are effective for periods beginning on or after January 1, 2024. The amendments must be applied retrospectively. Earlier application is permitted and must be disclosed. However, entities that have early-applied 2020 amendments must also apply the 2022 amendments and vice versa.

The Group will conduct an impact assessment of the amendment once it becomes effective.

IFRS 16 Lease liabilities related to sales with leaseback

The amendment addresses the requirements that a seller-lessee uses to measure the lease liability arising in a sale and leaseback transaction.

The amendment states that after the commencement date of a sale and leaseback transaction, the seller-lessee applies paragraphs 29-35 of IFRS 16 to the right-of-use asset arising from the leaseback and paragraphs 36-46 of IFRS 16 to the lease liability arising from the leaseback. In applying paragraphs 36 to 46 of IFRS 16, the seller-lessee determines the "lease payments" or "revised lease payments" in such a way that the seller-lessee would not recognize any amount of gain or loss related to the right-of-use asset that it retains. The application of these requirements does not preclude the seller-lessee from recognizing, in profit or loss, any gain or loss related to the partial or total termination of a lease, as required by paragraph 46(a) of IFRS 16.

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Note 2 - Basis of Preparation (continued)

2.5) New accounting pronouncements (continued)

New Standards, Amendments and Interpretations with effective date of application as of January 1, 2023, and following (continued)

IFRS 16 Lease liabilities related to sales with leaseback (continued)

The amendment does not prescribe specific measurement requirements for lease liabilities arising from a leaseback. The initial measurement of lease liabilities arising from a leaseback may result in the seller-lessee determining "lease payments" that are different from the general definition of lease payments in Appendix A of IFRS 16. The seller-lessee shall develop and apply an accounting policy that results in information that is relevant and reliable in accordance with IAS 8.

A seller-lessee applies the amendment for annual reporting periods beginning on or after January 1, 2024. Earlier application is permitted and that fact must be disclosed. A seller-lessee applies the amendment retrospectively in accordance with IAS 8 to sale and leaseback transactions entered into after the date of initial application (i.e. the amendment does not apply to sale and leaseback transactions entered into before the date of initial application). The date of initial application is the beginning of the annual reporting period in which an entity first applied IFRS 16.

An entity shall assess the impact of the amendment when it becomes effective.

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Notes to the Consolidated Financial Statements

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(Translation of Consolidated Financial Statements originally issued in Spanish, see Note 2)

Note 2 - Basis of Preparation (continued)

2.5) New accounting pronouncements (continued)

New Standards, Amendments and Interpretations with effective date of application as of January 1, 2023, and following (continued)

IFRS 10 Consolidated Financial Statements and IAS 28 Investments in Associates and Joint Ventures– sale or contribution of assets between an investor and its associate or joint venture

The amendments to NIIF 10 *Consolidated Financial Statements* and NIC 28 *Investments in Associates and Joint Ventures* (2011) address an inconsistency between the requirements of NIIF 10 and those of NIC 28 (2011) in the treatment and sale or contribution of assets between an investor and its associate or joint venture. The amendments issued in September 2014 establish that when the transaction involves a business (found in a subsidiary or not), a complete profit or loss is recognized. A partial profit or loss is recognized when the transaction involves assets that do not constitute a business, even when the assets are found in a subsidiary. The effective date of these amendments is yet to be determined as the IASB is waiting for the results of its research project on the accounting according to the equity method. The amendments must be applied retrospectively, earlier adoption is permitted and must be disclosed.

The Group will conduct an impact assessment of the amendment once it becomes effective.

2.6) Period covered

The consolidated financial statements of Tecno Fast S.A. and Subsidiaries include the consolidated statements of financial position as of December 31, 2022 and 2021, and the consolidated statements of comprehensive income, the consolidated statements of changes in equity and the consolidated statements of direct cash flows for the years then ended and the corresponding notes to the consolidated financial statements.

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(Translation of Consolidated Financial Statements originally issued in Spanish, see Note 2)

Note 3 - Summary of the Main Accounting Criteria

The accounting policies established below have been consistently applied to the consolidated financial statements and to the financial statements of all the companies of the Group:

3.1) Basis of consolidation

3.1.1) Subsidiaries

Subsidiaries are all entities over which Tecno Fast S.A. has direct or indirect control. According to IFRS 10, control is exercised if and only if the following elements are present: i) control over the subsidiary, ii) exposure, or right, to variable returns from participation in the subsidiary, and iii) ability to affect returns through control over the subsidiary.

When assessing whether the Company controls another entity, the existence and effect of potential voting rights that are currently exercisable or convertible are considered. Subsidiaries are consolidated from the date on which control is transferred and are excluded from consolidation on the date on which control ends.

The acquisition method is used to record the purchase of subsidiaries. The acquisition cost is the fair value of assets delivered, equity instruments issued and liabilities incurred or undertaken at the date of exchange. Identifiable assets acquired and identifiable liabilities and contingencies undertaken in a business combination are initially measured at their fair value at the acquisition date, regardless of the extent of minority interests. The excess of the acquisition cost over the fair value of the interest of the Company in the identifiable net assets acquired is recognized as purchased goodwill. If the acquisition cost is lower than the fair value of the net assets of the subsidiary acquired, the difference is recognized directly in the statement of income.

Balances of intercompany transactions and unrealized expenses and revenue from transactions between related entities are eliminated. Losses arising on a transaction between related parties are also eliminated, unless the transaction provides evidence of an impairment loss on the transferred asset. The disposal or purchase of non-controlling interests, which do not result in a change of control, is an equity transaction with no

recognized effect in the statement of income. When necessary, to ensure consistency with the policies adopted by the Group, the accounting policies of the subsidiaries are modified.

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(Translation of Consolidated Financial Statements originally issued in Spanish, see Note 2)

Note 3 - Summary of the Main Accounting Criteria (continued)

3.1) Basis of consolidation (continued)

3.1.2) Non-controlling interests

Non-controlling interests (minority interest) represent the portion of profits and losses and net assets of subsidiaries, of which, directly or indirectly, the Group is not the owner. These participations are presented in the consolidated statement of financial position and in the consolidated statement of changes in equity as “non-controlling interest.” The profit or loss attributable to non-controlling interest is recorded in the consolidated statement of income as “profit (loss) attributable to non-controlling interest.” In case the losses applicable to the minority interest exceed their balance in the equity of the Subsidiary, the excess will be allocated as a decrease in the items of the parent company, unless the minority shareholders have the obligation to hedge such losses.

3.2) Subsidiary entities

The subsidiaries included in the consolidation, over which the Company has control, are the detailed as follows:

Taxpayer ID Number	Company Name	Interest Percentage (%)					
		2022			2021		
		Direct %	Indirect %	Total %	Direct %	Indirect %	Total %
30707574026	Tecno Fast Argentina	0.00	100.00	100.00	0.00	100.00	100.00
96,949,410 - 8	TF Filiales SpA	100.00	0.00	100.00	100.00	0.00	100.00
204118000000	Tecno Fast S.A.C. Peru	0.00	100.00	100.00	0.00	100.00	100.00
13.492.169/0001-58	Tecno Fast Módulos Do Brasil	0.00	100.00	100.00	0.00	100.00	100.00
900461488 - 2	Tecno Fast Colombia SAS	0.00	100.00	100.00	0.00	100.00	100.00
96.756.160 - 6	Tecno Truss S.A.	94.00	0.00	94.00	94.00	0.00	94.00
77.197.647 - 6	TF Montajes SpA.	100.00	0.00	100.00	100.00	0.00	100.00
30 - 1281153	Tecno Fast Inc. (*)	0.00	100.00	100.00	0.00	100.00	100.00
04 - 2962045	Triumph Modular Incorporated (**)	0.00	100.00	100.00	0.00	100.00	100.00
B67784728	Tecno Fast España S.L.U. (***)	0.00	93.00	93.00	0.00	0.00	0.00
B66971276	Alco Rental Services S.L.U. (****)	0.00	100.00	100.00	0.00	0.00	0.00
76.161.681-1	ATF Rental S.A. (****)	0.00	50.00	50.00	0.00	0.00	0.00
76.157.429-9	Alco Chile SpA. (****)	0.00	100.00	100.00	0.00	0.00	0.00

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Note 3 - Summary of the Main Accounting Criteria (continued)

3.2) Subsidiary entities (continued)

- (*) On August 13, 2021, the subsidiary Tecno Fast Inc., based in the State of Delaware in the United States of America, was legally incorporated. Its share capital amounts to US\$100, which was subscribed and paid in full by the direct parent company TF Filiales SpA. The consolidated financial statements as of December 31, 2021 are the first to include the subsidiary TF Montajes SpA in the consolidation.
- (**) On September 14, 2021, the subsidiary Tecno Fast Inc. purchased 330 common shares, without par value and of the same series, of Triumph Modular Incorporated, based in Massachusetts in the United States of America, equivalent to 100% of its shareholding. The consolidated financial statements as of December 31, 2021 are the first to include the subsidiary Triumph Modular Incorporated in their consolidation.
- (***) On January 11, 2022, the subsidiary TF Filiales SpA. acquired 3,000 shares, cumulative and indivisible, of the company Tecno Fast España S.L.U. domiciled in Barcelona, Spain, equivalent to 100% of its shareholding. Subsequently, on January 18, 2022, a capital increase was carried out in said company for 2,854,143 Euros, of which TF Filiales SpA in 2,654,143, lowering its percentage of shareholding to 93%.
- (***) On January 18, 2022, the subsidiary Tecno Fast España S.L.U. acquired 700,000 shares, cumulative and indivisible, of Alco Rental Services S.L.U. domiciled in Barcelona, Spain, equivalent to 100% of its shareholding. The subsidiary Alco Rental Services S.L.U. also owns a 100% shareholding in the subsidiary Alco Chile SpA, which in turn owns a 50% shareholding in the subsidiary ATF Rental S.A., both companies are domiciled in Santiago, Chile.

3.3) Income (loss) on foreign currency exchange and indexation units

Assets and liabilities denominated in foreign currencies and those indexation units agreed in Unidades de Fomento (Chilean monetary unit indexed to the inflation index) are presented in relation to the Chilean peso at the following exchange rates and closing values, respectively:

Date	CLP / USD Ch\$	CLP / EURO Ch\$	CLP / SOLES Ch\$	CLP / REAL Ch\$	CLP / ARG PESOS Ch\$	CLP / COL PESOS Ch\$	CLP / UF Ch\$
12.31.2022	855.86	915.95	224.38	161.96	4.83	0.18	35,110.98
12.31.2021	844.69	955.64	211.88	151.68	8.22	0.21	30,996.73

3.4) Foreign currency transactions

a) Transactions and balances

Transactions in foreign currency are converted into the functional currency by using the valid exchange rates on the transaction dates. Losses and profits in foreign currency resulting from the settlement of these transactions and the conversion at the closing exchange rates of monetary assets and liabilities denominated in foreign currency are recognized in the consolidated statement of comprehensive income.

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Note 3 - Summary of the Main Accounting Criteria (continued)

3.4) Foreign currency transactions (continued)

b) Entities of the group

The income and financial position of all the entities of the Group with a functional currency different from the presentation currency are converted into the presentation currency as follows:

- i) Assets, liabilities and equity of each consolidated statement of financial position presented are converted into the closing exchange rate at the date of the consolidated statement of financial position;
- ii) Revenue, cost and expenses for each income account are converted into the average monthly exchange rates existing at the dates of the transaction; and
- iii) All resulting net exchange rate differences are recognized in other consolidated comprehensive income.

On consolidation, exchange rate differences arising from the conversion of a net investment in foreign entities (or domestic entities with a functional currency other than the parent company), and of loans and other foreign currency instruments designated as hedges of those investments, are recognized in net equity. When the investment is sold, these exchange rate differences are recognized in the consolidated statement of income as part of the profit or loss on the sale.

Goodwill and fair value adjustments arising on the acquisition of a foreign entity are treated as assets and liabilities of the foreign entity and are converted at the closing exchange rate of the financial year.

3.5) Property, plant and equipment

Property, plant and equipment are recorded at cost, and are presented net of their accumulated depreciation and accumulated impairment, except for land, which is not subject to depreciation.

The cost includes the acquisition price plus all costs directly related to the location of the asset and conditions necessary for the asset to be capable of operating as intended by Management.

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Note 3 - Summary of the Main Accounting Criteria (continued)

3.5) Property, plant and equipment (continued)

Construction or work in progress include, among others, the following items incurred during the construction period:

- Financial expenses related to external financing that are directly attributable to constructions. Capitalized financial expenses are obtained by applying the weighted average cost of long-term financing to the accumulated average investment subject to capitalization that is not specifically financed.
- Personnel expenses directly related and other expenses of an operating nature, attributable to construction.

Costs of expansion, modernization or improvements that represent an increase in productivity, capacity or efficiency and, therefore, an extension of the useful lives of the assets, are capitalized as an increase in the cost of the corresponding assets. Regular maintenance, conservation and repair expenses are charged to income as a cost for the financial year in which they are incurred. An item of property, plant and equipment is derecognized upon the transaction or when no future economic benefits are expected from its use or transaction.

Any profit or loss arising from derecognition of the asset (calculated as the difference between the net transaction value and the carrying amount of the asset) is included in the statement of income by function in the financial year in which the asset is derecognized.

In this item, assets under operating leases have been classified under the heading Fleet for Lease, which consist of modular buildings, motorized machinery and other construction elements. In particular, modules in the process of being manufactured are presented under Construction in Progress.

Depreciation is calculated at the depreciable amount, which corresponds to the cost of an asset minus its residual value. Depreciation is recognized in income based on the straight-line method over the estimated useful lives of each part of an item of property, plant and equipment, as these more accurately reflect the expected consumption pattern of the future economic benefits associated with the asset.

When parts of an item of property, plant and equipment have different useful lives, they are recorded as separate items (major components) of property, plant and equipment. Depreciation methods, useful lives and residual values are reviewed at each financial year and adjusted, if necessary, as a change in the estimates on a prospective basis. Estimates for certain items of property, plant and equipment are reviewed periodically.

When the value of an asset exceeds its estimated recoverable amount, its value is immediately reduced to its recoverable amount through the application of impairment tests.

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Note 3 - Summary of the Main Accounting Criteria (continued)

3.5) Property, plant and equipment (continued)

Profits or losses from the sale of property and equipment are calculated by comparing the revenue obtained from the sale with the carrying amount and are included in the statement of income by function.

3.6) Intangible assets

Intangible assets acquired separately are measured at cost on initial recognition. The cost of intangible assets acquired in a business combination is their fair value at the acquisition date.

After initial recognition, intangible assets are recorded at cost, minus any accumulated amortization and any accumulated impairment losses. Internally generated intangible assets are capitalized if they meet the conditions of identifiability, control over the resource and existence of future economic benefits and are realized during the development phase, according to the provisions of IAS 38 "*Intangible Assets*". If the above conditions are not met, the expense is recorded in the consolidated statement of comprehensive income in the financial year in which the expense is incurred. Intangible assets with finite useful lives are amortized on a straight-line basis over the economic useful life. Their value is assessed when there is any indication that the intangible asset may be impaired. The amortization period and the amortization method of an intangible asset with a finite useful life are reviewed at least at the closing of each financial year. Expected changes in the useful life or future economic benefits included in the asset are treated as changes in accounting estimates.

Intangible assets with indefinite useful lives are not amortized but are assessed for impairment annually, either individually or by a cash-generating unit. The useful life of an intangible asset with an indefinite life is reviewed annually to determine whether the indefinite life assessment continues to be sustainable. If not, the change in the useful life assessment from indefinite to definite is made on a prospective basis.

Profits or losses when an intangible asset is derecognized are measured as the difference between the net transaction proceeds and the carrying amount of the asset and are recognized in the consolidated statement of comprehensive income for the period when the item is derecognized.

The main intangible assets identified by the Group correspond to software licenses acquired are capitalized based on the costs incurred to acquire and prepare them for use of the specific software minus accumulated amortization and accumulated impairment losses. Amortization is calculated on a straight-line basis.

Expenses related to the development or maintenance of computer software are recognized as an expense when incurred.

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Note 3 - Summary of the Main Accounting Criteria (continued)

3.7) Goodwill

Goodwill generated in business combinations and reflected in the consolidation represents the excess of the value of the consideration transferred plus the amount of any non-controlling interest over the net identifiable assets acquired and liabilities assumed, measured at fair value at the date of the acquisition of the subsidiary.

After initial recognition, goodwill is not amortized, but at the end of each accounting period, or when there are signs of impairment, an estimate is made to determine whether impairment has occurred that reduces its recoverable amount to an amount lower than the net cost recorded. If this is the case, the impairment is recorded in the income for the period. For impairment testing purposes, goodwill generated in a business combination is allocated, from the acquisition date, to each cash-generating unit of the Group that is expected to benefit from the combination, regardless of whether there are other assets or liabilities of the acquiree allocated to those units.

When goodwill is part of a cash-generating unit and a part of the operations of this unit are derecognized, the goodwill associated with such disposed operations is included in the carrying amount of the operation when determining the profit or loss on disposal. Under these circumstances, the derecognized goodwill is valued based on the relative values of the disposed operation and the part of the cash-generating unit that is held.

Profits and losses from the sale of an entity include the carrying amount of goodwill related to the entity sold.

3.8) Financing costs

Interest costs incurred for the construction of any asset that necessarily takes a substantial period of time before it is ready for internal use, lease or sale are capitalized over the period of time necessary for the acquisition, construction and production of the asset for its intended use. Other interest costs are recorded in income (expenses).

3.9) Impairment of non-financial assets

On each closing date, the Group evaluates whether there is any sign that the asset may be impaired. In the case of any sign of impairment, or when the annual impairment test is required, the Group estimates the recoverable amount of the asset, being the higher value between (i) the fair value of the asset or cash-generating units minus the costs sale or disposal and (ii) its value in use. The recoverable amount is determined separately for each asset, unless it does not generate cash flows that are independent of other assets or groups of assets. In that case, the recoverable amount is determined for the cash-generating unit to which it belongs.

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Note 3 - Summary of the Main Accounting Criteria (continued)

3.9) Impairment of non-financial assets (continued)

To determine the fair value of the asset minus costs of disposal, recent market transactions are taken into account. If such transactions cannot be identified, a more appropriate valuation model is used. These calculations are supported by multiple valuations, listed prices of companies or other available fair value indicators.

To determine value in use, estimated future cash flows are discounted at their present value using a discount rate before taxes that reflects the current market assessments of the time value of money and the specific risks that the asset might have. The Group bases its impairment calculations on detailed budgets and forecasted projections, which are individually prepared for each cash-generating unit to which the asset is allocated. These budgets and projections normally cover a five-year period. From the fifth year on, a long-term growth rate is calculated to estimate future cash flows. Cash flows do not include restructuring activities to which the Group has not yet committed, or significant future investments that will increase the return on assets of the cash-generating units being analyzed.

When the carrying amount of an asset or a group of assets exceeds its recoverable amount, this will be considered to be impaired and its carrying amount will be reduced up to its recoverable amount, recognizing the loss in income.

Intangible assets with an indefinite useful life are not subject to amortization and are periodically tested for impairment.

Assets subject to depreciation or amortization, such as property, plant and equipment, are tested for impairment losses provided that any event or change in circumstances indicates that the carrying amount may not be recoverable.

For goodwill, an annual impairment test is conducted when circumstances indicate that the carrying amount may be impaired. This test is performed through an assessment of the recoverable amount of each cash-generating unit (or group of cash-generating units) associated with the goodwill. If the recoverable amount of the cash-generating units is lower than their carrying amount, an impairment loss is recorded. Impairment losses on goodwill are not reversed in subsequent financial years.

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Note 3 - Summary of the Main Accounting Criteria (continued)**3.9) Impairment of non-financial assets (continued)**

For all assets, except goodwill, an assessment is made at each reporting date to determine whether there is any indication that the impairment loss recorded in previous years no longer exists or has decreased. If there is any indication, the Group estimates the recoverable amount of the asset or cash-generating units. An impairment loss recorded in previous years is reversed only if there has been a change in the assumptions used to determine the recoverable amount of the asset since the last impairment loss was recognized. The reversal is limited so the carrying amount of the asset does not exceed its recoverable amount, or exceed the carrying amount that would have been determined, net of depreciation or amortization, if the impairment loss had not been recognized in previous financial years.

3.10) Categories of financial instruments**a) Financial assets****Initial recognition and measurement**

The Group classifies its financial assets in the initial recognition and subsequently valued at (i) at fair value through profit or loss, (ii) at amortized cost, (iii) at fair value through other comprehensive income. The classification depends on the characteristics of the financial assets from the point of view of the contractual cash flows and the business model of the Group for their management.

The Group initially measures the aforementioned assets at fair value plus transaction costs, in case the financial assets that are not measured at fair value through profit or loss.

Financial assets are not reclassified after initial recognition, except if the Group changes its business model. In that case, all affected assets are reclassified on the first day of the first reporting period after the change.

Purchases or sales of financial assets that require the delivery of the assets within a period established by regulation or by an agreement in the corresponding market (conventional purchases or sales) are recognized on the trade date. For example, the date on which the Group commits to purchase or sell the asset.

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Note 3 - Summary of the Main Accounting Criteria (continued)

3.10) Categories of financial instruments (continued)

a) Financial assets (continued)

Subsequent measurement

For their subsequent valuation, the financial assets held by the Group are classified in the following categories:

3.10.1) Financial assets at amortized cost

The Group values financial assets at amortized cost if the following two conditions are met:

- The financial asset is held under a business model whose objective is to hold them to obtain contractual cash flows, and
- The contractual terms of the financial asset give rise, at specified dates, to cash flows that are solely payments of principal and interest on the outstanding principal amount.

These financial assets are subsequently measured using the effective interest rate method, minus any impairment losses according to an expected loss methodology. Profits and losses are recognized in income when the asset is derecognized, modified or impaired.

These assets mainly include trade and other accounts receivable and accounts receivable from related entities.

3.10.2) Financial assets at fair value through profit or loss

This category includes the financial assets held for trading, the financial assets designated in their initial recognition at fair value through profit or loss or financial assets that mandatorily require to be measured at fair value. These assets are classified as held for trading if they are acquired with the purpose of being sold or repurchased in a near future.

Financial assets with cash flows that are not sole payments of principal and interest are classified and valued at fair value through profit or loss, regardless of the business model. Despite the criteria for debt instruments classified at amortized cost or at fair value through other comprehensive income, as described above, debt instruments may be measured at fair value through profit or loss if this would eliminate or significantly reduce an accounting mismatch.

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Note 3 - Summary of the Main Accounting Criteria (continued)**3.10) Categories of non-derivative financial instruments (continued)****a) Financial assets (continued)****Subsequent measurement (continued)****3.10.2) Financial assets at fair value through profit or loss (continued)**

These assets are recorded in the statement of financial position at fair value and net changes in fair value are recognized in the statement of income.

Derecognition

A financial asset (or when applicable, a part of a financial asset or a part of a group of similar financial assets) is initially recognized when:

- The rights to receive the cash flows derived from the asset expire, or
- the Group has transferred the rights to receive the cash flows from the asset or has undertaken the obligation to pay the total cash flows received to a third-party under a transfer agreement, and the Group (a) has substantially transferred all the risks and benefits of the asset, or the Group (b) has not substantially transferred or held all risks and benefits of the asset, but it has transferred its control.

When the Group has not substantially transferred or held all risks and benefits of the asset nor has it transferred its control, the Group keeps recognizing the transferred asset based on its continuous involvement and also recognizes the associated liability. The transferred asset and the associated liability are valued according to a criterion that reflects the rights and obligations that the Group has held.

When the continuous involvement is due to a guarantee on the transferred assets, it is valued at the lowest value between the original carrying amount of the asset and the maximum amount of the consideration that the Group could be required to pay for the guarantee.

Impairment

The treatment of the impairment of financial assets is detailed in Note 3.12).

b) Financial liabilities**Initial recognition and measurement**

Financial liabilities are classified at the date of their initial recognition, as applicable, as (i) financial liabilities at fair value through profit or loss (ii) loans or credits, (iii) accounts payable to related entities, or (iv) derivative instruments designated as hedging instruments in an effective hedge.

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Note 3 - Summary of the Main Accounting Criteria (continued)

3.10) Categories of non-derivative financial instruments (continued)

b) Financial liabilities (continued)

Initial recognition and measurement (continued)

All financial liabilities are initially recognized at fair value and in the case of loans or credits and accounts payable the transaction costs directly attributable are netted.

The financial liabilities of the Group include other financial liabilities, trade and other accounts payable, accounts payable to related entities, and derivative financial instruments.

Subsequent measurement

The Group classifies all financial liabilities as subsequently measured at amortized cost, except for those measured at fair value:

3.10.3) Financial liabilities measured at amortized cost

After initial recognition, they are measured at amortized cost through the effective interest rate method. Losses and profits are recognized in the statement of income when the liabilities are derecognized, as well as the accrued interest according to the effective interest rate method.

The amortized cost is calculated, taking into account any discount or acquisition premium and costs that are an integral part of the effective interest rate method. Interest accrued in conformity with the effective interest rate is included in the statement of income.

3.10.4) Financial liabilities at fair value through profit or loss

This category includes financial liabilities held for trading and financial liabilities designated at initial recognition at fair value through profit or loss that meet the criteria established in IFRS 9.

These liabilities are classified as held for trading if they are incurred for the purpose of being repurchased in the short term. This category includes derivative financial instruments held by the Group that have not been designated as hedging instruments in hedging relationships as defined by IFRS 9. Embedded derivatives that have been separated are also classified as held for trading, unless they are designated as effective hedging instruments.

Losses or profits of liabilities held for trading are recognized in the statement of income.

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Note 3 - Summary of the Main Accounting Criteria (continued)

3.10) Categories of non-derivative financial instruments (continued)

b) Financial liabilities (continued)

Derecognition

A financial liability is derecognized when the obligation is terminated, cancelled or expired. When an existing financial liability is replaced by another from the same lender on substantially different terms, or when the terms of an existing liability are substantially modified, such exchange or modification is treated as a derecognition of the original liability and a recognition of the new obligation. The difference in the respective carrying amounts is recognized in the statement of income.

c) Offsetting of financial instruments

Financial assets and liabilities are offset and the corresponding net amount is presented in the statement of financial position if:

- There is currently a legally enforceable right to offset the recognized amounts.
- There is an intention to settle them on a net basis or to realize the assets and settle the liabilities simultaneously.

3.11) Derivative financial instruments and hedge accounting

The Group uses derivative financial instruments, such as forward contracts and swaps, to hedge risks associated with fluctuations in exchange rates and interest rates. These financial instruments are initially recorded at fair value on the date the derivative contract is subscribed and are subsequently measured at fair value on each closing date. Derivatives are recorded as financial assets ("Other financial assets") when the fair value is positive and as financial liabilities ("Other financial liabilities") when the fair value is negative.

Changes in fair value are recorded directly in income unless the derivative has been designated for accounting purposes as a hedging instrument and all the conditions established by IFRS for the application of hedge accounting are met. In that case, the Group records the changes in fair value as follows:

Cash flow hedges: Changes in the fair value of derivatives are recorded, to the extent that the hedges are effective, in reserve in Total Equity called "Cash flow hedges." The aforementioned reserve is adjusted to equal the lowest of the accumulated profit or loss of the hedging instrument and the accumulated change in the fair value of the hedged item.

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Note 3 - Summary of the Main Accounting Criteria (continued)

3.11) Derivative financial instruments and hedge accounting (continued)

The accumulated profit or loss in this title is transferred to the statement of comprehensive income to the extent that the underlying has an impact on the statement of comprehensive income for the hedged risk, netting such effect in the same title of the statement of comprehensive income. The income corresponding to the ineffective portion of the hedges is recorded directly in the statement of comprehensive income.

Cash flow hedge accounting is discontinued (interrupted) only when the hedging relationship (or a portion of it) no longer meets the required criteria after any rebalancing of the hedging relationship, if applicable. If it is no longer possible to continue the hedging relationship, including when the hedging instrument expires, is sold, terminated or executed, any accumulated profit or loss in equity at that date remains in equity if the hedged future cash flows are still expected to occur. Otherwise, the accumulated profit or loss in equity is immediately transferred to the statement of income as a reclassification adjustment.

3.12) Impairment of financial assets

On each closing date, the Group assesses whether a financial asset or group of financial assets are impaired. The main financial assets subject to impairment as a result of contractual noncompliance by the counterpart are assets recorded at amortized cost.

IFRS 9 requires that expected credit losses of financial assets or groups of financial assets are recorded either on a twelve-month basis or over the total remaining months of the life of the financial asset. In this regard, the Group applies the simplified model established in IFRS 9 to record the allowance for expected losses. This model does not track changes in credit risk, but rather recognizes at each reporting date an adjustment for expected credit losses over the life of the asset, based on the circumstances and existing forecasts at each reporting date. Accordingly, the Group has established a provision matrix based on its history of credit losses, which is adjusted for specific prospective factors for trade and other accounts receivable, and the economic environment in which it conducts its normal operations.

When a specific inability of the customer to meet its financial obligations to the Group is known, a specific allowance for doubtful accounts is estimated and recorded, reducing the amount receivable to the estimated balance expected to be collected. Apart from identifying potential doubtful accounts from customers, doubtful accounts charges (impairment loss) are recorded, based on a value adjustment for expected credit losses in accordance with IFRS 9 as mentioned above.

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Note 3 - Summary of the Main Accounting Criteria (continued)

3.12) Impairment of financial assets (continued)

If, in a subsequent period, the amount of the impairment loss decreases and this fact can be objectively related to an event occurring after the recognition of the impairment, the previously recognized loss is then reversed. Any subsequent reversal of this loss is recognized in income, to the extent that the carrying amount of the asset does not exceed its amortized cost at the date of reversal.

3.13) Inventory

The inventory is valued at the acquisition cost or at its net realizable value, whichever is lower, net of impairment due to obsolescence. The cost is determined through the weighted average price method.

The net realizable value is the price of sale estimated in the regular course of the operation, minus applicable costs of sale.

Also, the inventory includes the balance of unaccrued costs (through WIP methodology) of the projects in progress.

Costs include the purchase price plus costs incurred necessary to bring them to their present condition and location, net of trade discounts and other rebates.

3.14) Investments in joint ventures

A joint venture is the right to the net assets of an entity on which two or more parties share control and therefore require unanimous consent to make decisions about the significant activities of that entity. The joint ventures held by Tecno Fast S.A. are recorded through the equity method.

The equity method (EV) consists of recording the interest in the Statement of Financial Position at the proportion of its equity represented by the interest of Tecno Fast S.A. in its capital, after adjusting, if applicable, the effect of the transactions carried out by the entire Group, plus the goodwill generated in the acquisition of the joint venture.

After the application of the equity method (EV), it is determined whether it is necessary to recognize an additional impairment loss on the investment in the joint venture. The Company determines in each accounting period whether there is any objective evidence that the investment in the associate has been impaired. If this is the case, the Company calculates impairment amounts as the difference between the recoverable amount of the associate and the carrying amount and recognizes the amount in the Statement of Income.

Note 3 - Summary of the Main Accounting Criteria (continued)

3.15) Cash and cash equivalents

Cash and cash equivalents include cash on hand and in banks, investments in installments of fixed-rate mutual funds and term deposits with high liquidity and low risk of change in value originally maturing in three months or less. In the statement of financial position, overdrafts, if any, are classified as financial liabilities in the current liability at amortized cost.

Movements in cash and cash equivalents during the period are presented in the statement of cash flows, classified based on the nature of their activity:

Operating Activities: These are the activities that constitute the main source of the Group's ordinary income and expenses, as well as activities that cannot be classified as investing or financing activities.

Investing Activities: Correspond mainly to disbursements for assets that will produce income and cash flows in the future.

Financing Activities: These are activities that produce changes in the size and composition of equity and liabilities of a financial nature.

3.16) Share capital

The share capital is represented by ordinary, single class shares.

Incremental costs directly attributable to the issue of new shares or options are presented in net equity as a deduction, net of taxes.

3.17) Income and deferred taxes

Income tax is recorded in the statement of income by function of the financial year and includes current and deferred income taxes.

Income tax is recognized directly in the statement of income by function, except for those items that are recognized directly in equity.

The current income tax is the tax expected to be recoverable or payable to the tax authorities of each country for the financial year. It is calculated using tax rates and tax laws effective at the balance sheet date and also considers any adjustment to the tax payable related to previous years.

Deferred tax is calculated considering the differences between the carrying amounts of assets and liabilities reported for financial purposes and the amounts used for tax purposes.

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Note 3 - Summary of the Main Accounting Criteria (continued)

3.17) Income and deferred taxes (continued)

Deferred taxes are measured at the tax rates that are expected to apply to temporary differences when they are reversed, based on the laws that have been enacted or substantively enacted at the balance sheet date. Deferred tax assets and liabilities are adjusted if there is a legally enforceable right to adjust current tax liabilities and assets, and they relate to income taxes levied by the same tax authority on the same taxable entity, or on different taxable entities, but are intended to settle current tax liabilities and assets on a net basis, or their tax assets and liabilities will be realized at the same time.

The Company does not record deferred taxes on temporary differences arising on investments in subsidiaries and associates, as it controls the date on which they will be reversed and it is probable that they will not be reversed in the foreseeable future.

A deferred tax asset is recognized for unused tax losses, tax credits and deductible temporary differences to the extent that it is probable that future taxable profits will be available for use. Deferred tax assets are reviewed at each balance sheet date and are reduced to the extent that it is not probable that the related tax benefits will be realized.

3.18) Employee benefits

The Company provides a series of compensations intended to meet the needs of the employees of the Company. These compensations and benefits are defined in the individual employment contracts or are granted on a regular basis to the employees when they meet certain pre-established requirements. In general terms, we can mention:

3.18.1) Personnel vacations

The Group recognizes a personnel vacation expense through the accrual method, which is recognized at nominal value. In some subsidiaries, an expense is recognized for holiday bonuses because there is a contractual obligation with the non-managerial personnel and which is equivalent to a fixed amount according to the engagement contract.

3.18.2) Personnel benefits

The Group recognizes a provision when it is contractually obliged or when past practice has created a constructive obligation, and when a reliable estimate of the obligation can be made. This bonus is recorded at its nominal value.

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Note 3 - Summary of the Main Accounting Criteria (continued)

3.18) Employee Benefits (continued)

3.18.3) Bonuses

Tecno Fast S.A. has an annual bonus plan for its executives based on the fulfillment of objectives and the individual contribution to the income of the Company. This plan includes a bonus range definition according to the hierarchical level of the executives as defined by their leadership. The bonuses that may be given to the executives consist of a certain number or fraction of gross monthly salaries. This is included in the item Other current provisions.

3.18.4) Personnel compensation for length of service (Tecno Fast S.A.C. - Peru)

Personnel compensation for length of service (CTS) is calculated in conformity with the current Peruvian legislation, for the full amount of the compensation rights of the employees and must be paid through deposits in the financial institutions chosen by them. It is included in the item provisions.

3.19) Provisions

Provisions are recognized when the Group has a present (legal or implicit) obligation as a result of past events and it is probable that an outflow of resources will be required to settle the obligation and the amount of this obligation can be estimated reliably. When the Group expects that part or the entire provision will be reimbursed, for example, under an insurance contract, the reimbursement is recognized as a separate asset, but only when the reimbursement is virtually assured. The expense related to any provision is presented in the statement of income net of any reimbursement.

Management determines that for those provisions classified as current, disbursements will be made within twelve months after the issue of the consolidated financial statements; while for those classified as non-current, disbursements will be made in a longer period.

3.20) Revenue from ordinary activities

Revenue is recognized at an amount that reflects the consideration received or receivable to which the Group is entitled in exchange for transferring goods or services to a customer. The Group analyzes and considers all relevant facts and circumstances when applying each step of the model established in IFRS 15 to contracts with its customers, which are detailed as follows: (i) identifying the contract, (ii) identifying performance obligations, (iii) determining the transaction price, (iv) allocating the price and (v) recognizing revenue.

Note 3 - Summary of the Main Accounting Criteria (continued)

3.20) Revenue from ordinary activities (continued)

Revenue is measured at the fair value of the payment received, excluding (if applicable) discounts, rebates and other taxes involved in the sale. The following specific criteria associated with the businesses of the Group must be met before the revenue from ordinary activities is recognized:

- **Sales revenues**

The Group generates ordinary revenues mainly from (i) sales of large modular construction projects that include preparation, transportation and assembly of modular spaces mainly for companies in the mining and energy sectors, (ii) sales of medium-sized modular solutions for different sectors of the economy such as health, commerce, education, etc., and (iii) other revenues from sales of modular or panelized installations for the housing sector, as well as sales of other assets belonging to the fleet for lease.

In relation to revenues from large projects and modular solutions, to the extent of compliance with the conditions agreed in contracts with customers (considering the agreed degrees of progress, measurements and partial deliveries), the Group allows the transfer of control to customers, obtaining with such event the right of collection, thus satisfying the obligation of performance over time. The presentation in the statement of financial position is related to the recording of invoiced accounts receivable, revenues provided for by degrees of progress and sometimes to the obtaining of advances from customers.

With respect to sales of housing facilities or other fleet assets for lease, significant aspects associated with the customer are physical possession, delivery of legal rights, control, use and benefits over the assets, and indicate that the satisfaction of the performance obligation is established at a specific point in time. The presentation in the statement of financial position relates primarily to the recording of accounts receivable and sometimes to the receipt of advances from customers.

- **Rental income**

The Group generates revenues mainly from (i) commercial and industrial rental of modular space solutions and complementary value-added elements such as furniture, motorized machinery, construction elements, etc., (ii) provision of services associated with leasing such as transportation, assembly, damage protection coverage, etc., and (iii) rental of beds and rooms in hotel services and operation of mining camps. Rental income is outside the scope of IFRS 15 and is recognized in accordance with the guidelines of IFRS 16 (see Note 3.21).

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Note 3 - Summary of the Main Accounting Criteria (continued)

3.20) Revenue from ordinary activities (continued)

- Rental income (continued)

Revenues from services associated with rentals are recognized on a straight-line basis over the period to which the service relates. The presentation in the statement of financial position is mainly due to the recording of accounts receivable billed and accrued revenues to be billed.

3.21) Leases

a) The Group as a lessee

Rights-of-use assets

The Group recognizes right-of-use assets on the initial date of the lease (i.e., the date on which the underlying asset is available for use). Rights-of-use assets are measured at cost, less any accumulated depreciation and impairment losses, and are adjusted for any remeasurement of lease liabilities. The cost of right-of-use assets includes the amount of lease liabilities recognized, initial direct costs incurred and lease payments made on or before the initial date, minus lease incentives received.

Unless the Group is reasonably certain of obtaining ownership of the leased asset at the end of the lease term, rights-of-use assets are depreciated on a straight-line basis over the shortest period of their estimated useful lives and the lease term. Rights-of-use assets are subject to impairment in conformity with IAS 36 *Impairment of Assets*.

For the financial year 2021, the Company reviewed the useful life of its modular hotels (Hotel Chillepín and Hotel Calama), which are under finance leasing, as part of the process of reviewing the useful life of the entire modular fleet initiated in 2019, as the first capitalized modules reached 20 years of age. As a result of this evaluation, the useful life of these hotels increased to 30 years.

Lease liabilities

At the initial date of the lease, the Group recognizes lease liabilities measured at the present value of the lease payments to be made during the lease term (which have not been paid at that date). Lease payments include fixed payments (including fixed payments in substance) minus lease incentives receivable, variable lease payments that depend on an index or rate, and amounts expected to be paid as residual value guarantees.

Note 3 - Summary of the Main Accounting Criteria (continued)

3.21) Leases (continued)

a) The Group as a lessee (continued)

Lease liabilities (continued)

Lease payments also include the price of exercising a purchase option if the Group is reasonably certain to exercise it and incur in penalty payments for terminating a lease contract if the lease term reflects that the Group will exercise the option to terminate. Variable lease payments that are not dependent on an index or rate are recognized as an expense in the period in which the event or condition that triggers the payment occurs.

When calculating the present value of lease payments, the Group uses the incremental debt rate at the initial date of the lease if the interest rate implicit in the lease cannot be easily determined. After the initial date, the balance of lease liabilities will be increased to reflect the accrual of interest and reduced by the lease payments made. In addition, the carrying amount of lease liabilities is remeasured if there is a modification, a change in the lease term, a change in the fixed lease payments in substance or a change in the assessment to purchase the underlying asset.

Short-term leases and leases of low-value assets

The Group applies the short-term lease recognition exemption to leases with a lease term of 12 months or less from the initial date and does not include a purchase option. Leasing of low-value asset recognition exemptions (i.e., when the underlying asset is below ThCh\$4,500) is also applicable. Lease payments on short-term leases and leases of low-value assets are recognized as expenses on a straight-line basis over the lease term.

Significant judgments in determining the lease term of contracts with renewal options

The Group determines the lease term as the non-cancelable period of the lease, together with any periods covered by an option to extend the lease if it is reasonably certain that it will be exercised, or any period covered by an option to terminate the lease if it is reasonably certain that it will not be exercised.

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Note 3 - Summary of the Main Accounting Criteria (continued)

3.21) Leases (continued)

a) The Group as a lessee (continued)

Significant judgments in determining the lease term of contracts with renewal options (continued)

For some of its leases, the Group has the option to lease the assets for additional terms. The Group applies its judgment in assessing whether it is reasonably safe to exercise the renewal option. That is to say, it considers all the relevant factors that create an economic incentive to exercise the renewal. After the initial date, the Group reassesses the lease term if there is a significant event or change in the circumstances that are within its control and affect its ability to exercise (or not) the renewal option.

b) The Group as a lessor

When assets are leased under finance leases, the Group will recognize in its statement of financial position the assets held under finance leases and present them as a receivable item for an amount equal to the net investment in the lease. Assets leased to third parties under operating lease contracts are included in property, plant and equipment title.

Finance revenue from finance leases is recognized over the lease term, based on a pattern that reflects a constant return rate on the net financial investment that the lessor has realized in the lease. Revenues from operating leases are recognized on a straight-line basis over the lease term.

3.22) Distribution of dividends

The minimum legal dividends on common shares are determined in accordance with the provisions of Law No. 18,046 "On Corporations" and are recognized as a reduction in equity against an account payable in the statement of financial position at the end of each year.

The final dividends paid to the Company's Shareholders are proposed by the Board of Directors and approved by the Shareholders' Meeting, which may differ from the dividends provided for at the end of the previous year.

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Note 3 - Summary of the Main Accounting Criteria (continued)**3.23) Other non-financial assets**

Deferred charges are recorded related to prepaid expenses and insurance as a result of the different operations of the companies of the Group. The aforementioned prepaid expenses are recorded at historical cost and amortized over the term of the respective contracts.

3.24) Revenue and financial costs

Financial revenue is comprised of revenue from interest on invested funds and changes in the fair value of financial assets at fair value through profit or loss. Revenue from interest is recognized in income using the effective interest rate method.

Financial costs consist of interest expense on bank loans, leases, both operating and finance leases, changes in the fair value of financial assets at fair value through profit or loss and impairment losses recognized on financial assets. Borrowing or leasing costs that are not directly attributable to the acquisition, construction or production of a qualifying asset are recognized in income using the effective interest rate method.

3.25) Fair value of assets and liabilities

In some instances, IFRS require assets and liabilities to be recorded at fair value. The fair value is the amount at which an asset could be bought or sold, or the amount at which a liability could be incurred or settled in a current transaction between duly informed parties on an arm's-length basis, other than a forced liquidation. The basis for measuring assets and liabilities at fair value is the effective prices in active markets. In their absence, the Company estimates such values based on the best information available, including the use of models or other valuation techniques.

Financial assets and liabilities recorded at fair value in the statement of financial position are classified as follows, based on the way their fair value was obtained:

Level 1: Fair value obtained through direct reference to quoted prices, without any adjustment.

Level 2: Fair value obtained by using valuation models accepted in the market and based on prices other than those indicated in level 1, that are directly or indirectly observable at the measurement date (adjusted prices).

Level 3: Fair value obtained through internally developed models or methodologies that use information that is not observable or not very net.

In cases where it is not possible to determine the fair value of a financial asset or liability, it is measured at amortized cost.

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Note 3 - Summary of the Main Accounting Criteria (continued)

3.26) Reclassifications

Certain items in the Consolidated Financial Statements as of December 31, 2021 have been reclassified or modified in order to ensure comparability with the current year's presentation. The reclassifications made are as follows:

Item	Ref	Previous Balance ThCh\$	Reclassification ThCh\$	Current Balance ThCh\$
Trade and other current accounts payable	a)	(62,264,457)	1,669,215	(60,595,242)
Other current non-financial liabilities	a)	-	(1,669,215)	(1,669,215)
Other current non-financial assets	b)	747,253	1,098,105	1,845,358
Trade and other current accounts receivable	b)	31,063,611	(1,098,105)	29,965,506
Goodwill	c)	65,318,948	(1,079,320)	64,239,628
Intangible assets other than goodwill	c)	17,601,273	(1,961,070)	15,640,203
Property, plant and equipment	c)	148,191,322	4,568,526	152,759,848
Deferred tax assets	c)	1,501,466	994,519	2,495,985
Deferred tax liabilities	c)	(18,668,936)	(2,522,655)	(21,191,591)

The nature of the reclassifications is detailed below:

- a) Corresponds to VAT tax debit that was in trade and other accounts payable, current.
- b) Corresponds to VAT tax credit that was in trade and other accounts receivable, current.
- c) Corresponds to changes related to the identification of assets and liabilities in the acquisition of the subsidiary Triumph Modular Incorporated on September 14, 2021.

Note 4 - Risk Management Policy

In its daily operations, Tecno Fast S.A. is exposed to risks or vulnerability factors that may hinder the achievement of its strategic objectives and profitability goals, as well as its forecasted financial sustainability and future cash flows and income. For this reason, risk variables are constantly reviewed, measured and managed in order to minimize the effects they may have on the operations and position of the Company, both from an internal and market point of view.

Accordingly, Tecno Fast S.A. defines six types of relevant financial risks that may affect its operations: credit, liquidity and market.

TECNO FAST S.A. AND SUBSIDIARIES

Notes to the Consolidated Financial Statements

As of December 31, 2022 and 2021

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Note 4 - Risk Management Policy (continued)

4.1) Credit risk

The concept of credit risk is used by the Group to refer to the financial uncertainty, at different time horizons, related to the compliance of the obligations subscribed by counterparts, at the moment of exercising contractual rights to receive cash or other financial assets from them.

4.1.1) Credit and collection policy

Credit policies

The Group uses risk classification processes to accept customers and determine their credit limits. It has credit quality review processes to identify potential changes in their payment capacity in advance, taking timely corrective measures to determine current and potential losses.

Lease and sale transactions involving a possible credit risk are subject to a preliminary assessment stage. This assessment focuses mainly on minimizing the aforementioned risk as well as improving the recovery period of accounts receivable. The evaluation procedure considers the stratification of clients by size, payment behavior in previous contracts, amount of assets involved, obtaining external information, among other legal and documentary background.

Collection policy

This process is carried out from the issue of the documents that will be part of the accounting classification "Trade and other accounts receivable" to obtain an effective and efficient collection management. Accordingly, the Group has defined the following collection model, which ranges from proactive aspects to judicial collection.

Accounts receivable issuance and management: Considers the legal period in which the customer can accept or reject collection documents and the period in which proactive collection is performed.

Management of overdue accounts receivable: Includes active collection management, negotiation of payment plans, publication of delinquent collection documents, notice by letter of possible early termination of contracts and pre-judicial collection management.

Judicial collection: Once all instances of collection have been exhausted, the judicial stage of collection begins, which considers contract termination and withdrawal of assets in the case of lease contracts.

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Notes to the Consolidated Financial Statements

As of December 31, 2022 and 2021

(Translation of Consolidated Financial Statements originally issued in Spanish, see Note 2)

Note 4 - Risk Management Policy (continued)**4.1) Credit risk (continued)****4.1.2) Provision for credit risk - Expected losses**

As mentioned above, this refers to the risk that a financial asset may have credit impairment, which occurs when a customer or any counterpart do not comply with their contractual obligations to itself, associated with the timely payment of their invoices or there is a history of bankruptcy proceedings against said customer or counterpart. The main credit risk to which it is exposed is related to operations with trade receivables (included in Note 9). Accordingly, the Group assesses at each balance sheet date whether such assets are impaired, applying for such purpose a simplified model for recording the provision for expected losses, based on historical experience of credit losses, as well as the application of specific prospective factors affecting the debtors and the economic environment. As of December 31, 2022 (December 31, 2021), the total amount of the aforementioned debtors reached ThCh\$30,522,527 (ThCh\$16.895.988) whose risk rate was around 6.50% (6.71%).

Regarding the derivative operations of the Group, these are carried out with counterparts with a low-risk rating, which are subject to credit analyses before they are hired.

The Group limits its exposure to credit risk by investing in products with high liquidity and credit ratings, as described below.

Provision for expected credit losses on Trade and other accounts receivable

At each reporting date, the Group assesses whether financial assets recorded at (i) amortized cost and those (ii) debt instruments measured at fair value through other comprehensive income, show credit impairment. Such assets show "credit impairment" when one or more events have occurred that have a detrimental impact on the estimated future cash flows of the assets. It may not be possible to identify a single event for such impairment, with the combined effect of several events being the cause of this impairment. The evidence of the impairment is related to observable data such as (non-exhaustive list): (i) significant financial difficulties of the issuer or borrower, (ii) breaches of contract, such as events of default or arrears, (iii) potential bankruptcy or another form of financial reorganization scenarios by the borrower, etc.

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Notes to the Consolidated Financial Statements

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Note 4 - Risk Management Policy (continued)

4.1) Credit risk (continued)

4.1.2) Provision for credit risk - Expected losses (continued)

Provision for expected credit losses on Trade and other accounts receivable (continued)

The Group uses a provision matrix to calculate expected credit losses for trade and other accounts receivable to measure their expected losses over the life of the accounts according to a simplified approach since these accounts correspond to financial assets subject to credit impairment. The calculation will reflect the weighted probability of uncollectibility, the time value of money and reasonable and supportable information

about past events and estimates about the future available at the closing date, current conditions and forecasts of future economic conditions.

Provisions are based on past due days, according to Note 4 section 4.1.1) Credit and collection policy, for groups of customers with similar loss patterns (mainly due to the effect of aspects such as type, rating and segment to which the customer belongs, geographic region and type of product).

The basis for the input data, assumptions and estimation techniques used for the provision matrix is initially based on the historically observed default rates for the Group. The way in which forward-looking information has been included in the determination of such losses comprises the use of macroeconomic information such as estimates of gross domestic product, exchange rates, commodity prices and other factors, thus calibrating, where appropriate, the matrix to adjust the historical experience of credit losses with forward-looking information. In this regard and as an example, if the expected economic conditions are expected to be impaired during the next year or period (which may result in a higher number of defaults in the main sectors that are counterparts of the Group) the historical default rates are adjusted.

The observed historical default rates are updated at each closing date, and changes in forward-looking estimates are analyzed, adjusting the expected loss pattern when necessary.

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Note 4 - Risk Management Policy (continued)

4.1) Credit risk (continued)

4.1.2) Provision for credit risk - Expected losses (continued)

Provision for expected credit losses on Trade and other accounts receivable (continued)

The assessment of the correlation between observed historical default rates, expected economic conditions and expected credit losses correspond to non-significant estimates in the case of the Group, evidenced by historically experienced and prospectively expected loss levels. As per the previously stated, at each closing, the Group analyzes these correlations to determine any necessary adjustments. The historical credit loss experience of the Group and the forecast of economic conditions may also not represent the actual default of the customer in the future.

In general, trade and other accounts receivable are settled in an average period of 30 days. The maximum risk exposure of these financial assets corresponds to the carrying value, broken down by counterpart type, as described in Note 4 section 4.1.3) Maximum exposure to Credit Risk. The Group does not have collateral and other credit enhancements obtained. During the periods presented in these financial statements, it has not obtained financial and non-financial assets by taking collateral possession to secure collection or executing other credit enhancements such as guarantees.

With regard to the changes shown by the aforementioned financial assets, the Group notes that the gross movements of these assets generally result in proportional movements in the corresponding credit risk provisions (see Note 9 - Trade and other current and non-current accounts receivable).

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As of December 31, 2022 and 2021

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Note 4 - Risk Management Policy (continued)

4.1) Credit risk (continued)

4.1.3) Maximum credit risk exposure

The distribution by the main financial assets of the maximum exposure to credit risk and the concentration of the Group as of December 31, 2022 and 2021, for the various components of the statement of financial position, without considering guarantees and other credit enhancements received:

Classifications	Group	Note	Type	Counterpart	12.31.2022 Exposure ThCh\$	12.31.2021 Exposure ThCh\$
Negotiation	Cash and cash equivalents	(6)	Cash on hand	-	110,072	64,518
			Cash in banks	Banks	11,810,466	11,730,235
			Mutual funds	Banks	2,178,277	10,608,523
			Time deposits	Banks	7,098,398	1,488,734
Loans and accounts receivable	Other financial assets	(8)	Time deposits	Banks	8,235,397	-
			Trade and other accounts receivable	(9)	Trade debtors	Domestic customers
					Foreign customers	24,193,382
Accounts receivable from related entities	Related entities	(10)	Accounts receivable from related entities	-	1,714,451	3,503,270
Derivative instruments	Other financial assets	(8)	Derivative	-	43,205	3,990,806
Total Exposure					89,861,790	63,101,885

As of the date of these consolidated financial statements, the Group does not have collateral guarantees and other credit enhancements obtained.

The credit risk of cash and cash equivalents is reduced by investing the company's cash surpluses only in short-term mutual funds, with a duration (average investment term) of less than 90 days, managed by accredited financial institutions.

The credit risk of accounts receivable is managed basically according to the lines of business of the company. In the case of large projects, the high level of our customers, multinational mining companies with recognized prestige, makes it unlikely that the invoices will not be collected within a reasonable period of time (30 days). In the case of Rental, the large customer base and the diversification of its customers in different sectors of the economy reduces the impact of the risk of the complete portfolio.

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Note 4 - Risk Management Policy (continued)

4.2) Liquidity risk

Tecno Fast S.A. uses the concept of liquidity risk to refer to the financial uncertainty, at different time horizons, related to its capacity to meet the cash requirements that support its operations, both under normal and exceptional conditions. In this regard, the operating cash flow of the Company provides a substantial portion of the cash requirements of the Company.

Considering timely compliance with our financial liabilities, the policy of the Company is to seek the most appropriate short and long-term financing structure to meet the operations of the Group.

As of December 31, 2022 and 2021, the analysis of financial liabilities is detailed as follows:

Classifications	Group	Note	Type	Current				Non-current			
				Maturity			Total Current	Maturity			Total non-current
				Up to 30 Days	31 to 90 Days	91 Days Jp to 1 Year		2nd and 3rd Year	4th and 5th Year	More than 5 Years	
				ThCh\$	ThCh\$	ThCh\$	12.31.2022 ThCh\$	ThCh\$	ThCh\$	ThCh\$	12.31.2022 ThCh\$
Non-derivative financial liabilities	Trade and other current accounts payable	(20)	Trade and other current accounts payable	21,835,107	17,331,655	9,195,998	48,362,760	686,963	-	-	686,963
			Unsecured bank loans	13,890,898	38,251,812	990,166	53,132,876	18,335,214	18,739,462	29,613,292	66,687,968
	Other financial liabilities	(19)	Obligations to the public	-	563,597	646,604	1,210,201	2,586,415	2,586,415	80,404,953	85,577,783
			Used credit lines	6,124,192	-	-	6,124,192	-	-	-	-
	Lease liabilities	(17)	Lease liabilities	384,211	1,079,363	3,227,303	4,690,877	7,677,546	2,164,044	1,231,607	11,073,197
Derivative instruments	Other financial liabilities	(19)	Accounts payable to related entities	1,325,513	152,496	949,187	2,427,196	349,871	306,138	174,920	830,929
			Swap derivatives	-	-	-	-	-	-	-	-
Total				43,559,921	57,378,923	15,009,258	115,948,102	29,636,009	23,796,059	111,424,772	164,856,840

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Note 4 - Risk Management Policy (continued)

4.2) Liquidity risk (continued)

As of December 31, 2022 and 2021, the analysis of financial liabilities is detailed as follows:
(continued)

Classifications	Group	Note	Type	Current			Non-current			Total non-current	
				Maturity			Total Current	Maturity			
				Up to 30 Days	31 to 90 Days	91 days Up to 1 Year		2nd and 3rd Year	4th and 5th Year		More than 5 Years
ThCh\$	ThCh\$	ThCh\$	12.31.2021 ThCh\$	ThCh\$	ThCh\$	ThCh\$	ThCh\$	12.31.2021 ThCh\$			
Non-derivative financial liabilities	Trade and other current accounts payable	(20)	Trade and other current accounts payable	19,007,793	12,793,492	28,793,957	60,595,242	-	-	-	-
	Other financial liabilities	(19)	Unsecured bank loans	6,980,159	3,688,518	66,482,548	77,151,225	1,601,903	973,653	1,711,346	4,286,902
			Obligations to the public	493,918	-	570,744	1,064,662	2,282,976	2,282,976	72,025,978	76,591,930
	Lease liabilities	(17)	Lease liabilities	130,134	366,695	996,699	1,493,528	3,165,615	2,162,687	87,751	5,416,053
Accounts payable to related entities	(10)	Accounts payable to related entities	4,970,998	26,636	936,857	5,934,491	549,675	276,336	241,783	1,067,794	
Derivative instruments	Other financial liabilities	(19)	Forward derivatives	-	-	121,647	121,647	-	-	-	-
Total				31,583,002	16,875,341	97,902,452	146,360,795	7,600,169	5,695,652	74,066,858	87,362,679

4.3) Market risk

Tecno Fast S.A. uses the concept of market risk to refer to the financial uncertainty, at different time horizons, related to the future trajectory of those market variables relevant to the financial performance of the Company.

With this in mind, the Company identified the following market risk components that could affect its operations.

4.3.1) Exchange rate and indexation units

Tecno Fast S.A. defined the Chilean Peso as its functional currency given the nature of its business and its importance in its portfolio. Exchange rate fluctuations, almost entirely linked to the CLP-USD and CLP-UF parities, may affect the operations and cash flows of the Company, which becomes a threat to its income. This risk is significantly reduced when considering that a great part of the revenue of the Company is inflation-indexed. Especially in Chile, revenue arises from contracts denominated in UF, at the value of the UF on the date of issue of the invoice.

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Note 4 - Risk Management Policy (continued)

4.3) Market risk (continued)

4.3.1) Exchange rate and indexation units (continued)

Apart from that, a large part of the debt in the Company corresponds to a Corporate Bond for UF 2,000,000 issued in February 2020, which is also indexed to inflation. Therefore, the Company has a natural hedge for this factor since the adjustment of its debt is offset with its revenue, most of which is also indexed to the UF. It is important to mention that costs are mainly denominated in Chilean pesos or in the local currency of each subsidiary.

In addition, the Group uses financial instruments to hedge specific risks that could affect the income for the period, focusing on the use of Cross Currency Swaps to manage exposure to inflation risks, mainly related to the Corporate Bond.

In the case of the Subsidiaries, Tecno Fast S.A.C. (Peru) participates in a highly dollarized economy. For this reason, revenue and costs tend to be indexed to this currency. In the case of TF Brazil, there is an exposure to the Brazilian Real since its revenue and costs are denominated in this currency, with potentially non-significant effects at the consolidated level. The subsidiary in Colombia is in a similar condition.

A part of the costs of Tecno Fast S.A. is related to imports of inputs from abroad. There is a Company policy by which at the moment a request is made abroad and the amount in dollars committed is known, and the dollars are purchased forward, eliminating the impact on costs of any fluctuation that may occur in the exchange rate of such request.

4.3.2) Interest rates

This risk corresponds to the variability that the flows of a financial instrument may have in the future, caused by specific changes in the market interest rate. The policy of Tecno Fast S.A. is to analyze the financial market and quote with the different agents to minimize the volatility of this risk. As mentioned above, the Company has debt in Chilean pesos and Unidades de Fomento, which by their nature reduce the interest rate risk since they accrue at a fixed rate. Also, the portion of its debt subject to variable rates is practically zero, so it is considered irrelevant given its relative importance.

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Note 4 - Risk Management Policy (continued)

4.3) Market risk (continued)

4.3.3) Capital risk management

Regarding the objectives of capital management, Tecno Fast S.A. focuses its management on achieving a risk profile consistent with the guidelines provided by the Board of Directors. It also seeks to maintain an adequate level of its debt/capital ratios and favorable solvency indicators, to facilitate its access to financing through banks and other financial institutions, always considering the maximization of the return of its Shareholders.

The Company estimates that the currency exposure associated with the income of its Subsidiaries is significantly lower. From an operating point of view, +-10% variation in local exchange rates would have an effect of around ThCh\$50,000 on the consolidated income as of December 31, 2022 and 2021.

It is important to mention that the Group has established policies to address other risks, such as politics, pandemic, asset protection, personnel protection, regulatory changes, environmental impacts, information security, among others.

Note 5 - Estimates and Application of Professional Criteria

The information included in these consolidated financial statements is the responsibility of the Board of Directors of the Company, which expressly states that the principles and criteria included in IFRS have been applied in their entirety.

In the preparation of the consolidated financial statements, certain critical accounting estimates were used to quantify some assets, liabilities, revenue and expenses. Management is also required to exercise judgment in the process of applying the accounting policies of Tecno Fast S.A. and Subsidiaries. Some of the items that involve a higher degree of judgment, complexity or where assumptions and estimates are significant to the consolidated financial statements include (among others):

- The fair value of financial instruments that are not traded in an active market is determined by using valuation techniques. The Company applies its judgment in selecting a variety of methods and applies assumptions, which are based primarily on market conditions existing at the date of each statement of financial position.
- The useful lives and residual values of the assets comprising property, plant and equipment are reviewed at least at the end of each annual period and if expectations differ from previous expectations, they are adjusted as a change in estimates prospectively.

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Note 5 - Estimates and Application of Professional Criteria (continued)

- The amounts of property, plant and equipment and intangible assets are reviewed when the events or changes in circumstances indicate that the carrying amount of an asset may be affected. The recoverable amount of an asset is estimated as the highest value between fair value minus costs of sale and value in use, with an impairment charge to be recognized provided that the amount exceeds the recoverable amount. The value in use is calculated using a discounted cash flow model that is more sensitive to the discount rate as well as expected future cash flows.
- Tax assets and liabilities are reviewed periodically and balances are adjusted accordingly. The Company believes that adequate provision has been made for future tax effects based on current facts, circumstances and tax laws. However, the tax position could change, resulting in different incomes with an impact on the amounts reported in the consolidated financial statements.
- The recognition of deferred tax assets is based on the estimated future recoverability of such assets based on projected tax loss carryforwards.
- The Company determines if goodwill is impaired on an annual basis. This test requires an estimate of the value in use of the cash-generating units to which the goodwill is associated. The estimate of value in use requires Management to estimate the expected future cash flows of the cash-generating unit (or group of CGUs) and also to choose an appropriate discount rate to calculate the present value of those cash flows. The recoverable amount is sensitive to the discount rate used in the discounted cash flow model, the expected future inflows and the growth rate used in the extrapolation (perpetuity). The key assumptions used to determine the recoverable amount of the different cash-generating units, including their sensitivity analysis, are included in greater detail in Note 15.
- The risk of expected credit losses on accounts receivable, for which it has established, among others, allowance percentages by maturity brackets, considering the expected credit losses of each of its customers and the changes in credit risk since initial recognition.
- Inventory obsolescence risk, based on the condition and turnover of inventories and their net realizable values.
- The significant assumptions considered in determining the existence of a lease include the evaluation of the conditions if the right to control the use of the asset for a period of time in exchange for consideration is transferred, i.e., the existence of an identified asset is evaluated; the right to obtain substantially all the economic benefits from the use of the asset throughout the period of use; the right to direct how and for what purpose the asset is used throughout the period of use; the right to operate the asset throughout the period of use without changes in the operating instructions.

Tecno Fast S.A. and its Subsidiaries have legal proceedings in progress, whose future effects need to be estimated by the Management of the Company, in collaboration with the legal counsel of the Company. It applies judgment when interpreting the reports of its legal counsel, who make this estimate at each accounting closing or at each substantial modification of their causes or origins.

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Note 5 - Estimates and Application of Professional Criteria (continued)

Although these estimates have been made based on the best information available at the date of issue of these consolidated financial statements, it is possible that events that may occur in the future may make it necessary to change these estimates (upward or downward) in future periods, which would be done prospectively, recognizing the effects of the change in estimate on the corresponding future consolidated financial statements. As mentioned in note 3.21), the consolidated financial statements of the Group as of December 31, 2021, present changes in the estimated useful lives of its modular hotels as of January 1, 2021, which were acquired under finance leases and are presented as right-of-use assets.

Note 6 - Cash and Cash Equivalents

As of December 31, 2022 and 2021, this account is detailed as follows:

Types of Cash and Cash Equivalents	12.31.2022	12.31.2021
	ThCh\$	ThCh\$
Cash on hand	110,072	64,518
Cash in banks	11,810,466	11,730,235
Mutual funds (*)	2,178,277	10,608,523
Deposits	7,098,398	1,488,734
Cash and cash equivalents	<u>21,197,213</u>	<u>23,892,010</u>

The cash and cash equivalents included in the consolidated statement of financial position do not differ from those presented in the consolidated statement of cash flows.

The Group has available credit lines approved and available at December 31, 2022 amounting to ThCh\$75,356,508 (ThCh\$67,210,382 at December 31, 2021).

The carrying amount of cash and cash equivalents does not differ from their fair value, and there are no restrictions on its availability.

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Note 6 - Cash and Cash Equivalents (continued)

As of December 31, 2022 and 2021, the breakdown of this item per currency type is detailed as follows:

Currency	12.31.2022 ThCh\$	12.31.2021 ThCh\$
Chilean pesos (Ch\$ or CLP\$)	11,249,465	17,415,856
United States dollars (US\$ or USD)	6,162,302	4,025,367
Peruvian nuevos soles (PEN)	336,937	1,998,896
Argentina pesos (ARG PESOS)	35,562	1,671
Colombian pesos (COL PESOS)	38,624	428,312
Brazilian reals (REAL)	-	21,908
Euros (EUR)	3,374,323	-
Total of cash and cash equivalents	<u>21,197,213</u>	<u>23,892,010</u>

(*) As of December 31, 2022 and 2021, the breakdown of mutual funds is as follows:

Institution	Currency	12.31.2022 ThCh\$	12.31.2021 ThCh\$
Banco Santander	Chilean pesos (Ch\$ or CLP\$)	3,269	3,039
Banco Scotiabank	Chilean pesos (Ch\$ or CLP\$)	125,000	-
Banco de Chile	Chilean pesos (Ch\$ or CLP\$)	-	4,106,364
BCI	Chilean pesos (Ch\$ or CLP\$)	2,001,067	6,106,463
Banchile	United States dollars (US\$ or USD)	1,351	1,333
Banco BBVA	Colombian pesos (COL)	38,624	369,418
Banco Santander	Argentine pesos (ARG)	8,966	-
Banco Itaú	Brazilian reals (REAL)	-	21,906
Total Mutual funds		<u>2,178,277</u>	<u>10,608,523</u>

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Note 7 - Financial Instruments

7.1) Financial instruments by category

The accounting policies related to financial instruments were applied to the accounts detailed as follows:

December 31, 2022

Assets	At amortized Cost	At fair Value Through Profits and Loss	Derivatives Designated as Hedging Instruments at Fair Value	Total
	ThCh\$	ThCh\$	ThCh\$	ThCh\$
Cash and cash equivalents	7,098,398	14,098,815	-	21,197,213
Other current financial assets	8,235,397	42,831	374	8,278,602
Trade and other current accounts receivable	57,389,110	-	-	57,389,110
Trade and other non-current accounts receivable	1,282,414	-	-	1,282,414
Current accounts receivable from related entities	1,714,451	-	-	1,714,451
Total	75,719,770	14,141,646	374	89,861,790
Liabilities	At amortized Cost	At fair Value Through Profits and Loss	Derivatives Designated as Hedging Instruments at Fair Value	Total
	ThCh\$	ThCh\$	ThCh\$	ThCh\$
Other current financial liabilities	57,635,889	-	-	57,635,889
Other non-current financial liabilities	126,626,027	-	-	126,626,027
Current lease liabilities	4,407,439	-	-	4,407,439
Non-current lease liabilities	10,800,204	-	-	10,800,204
Trade and other current accounts payable	48,362,760	-	-	48,362,760
Trade and other non-current accounts payable	686,963	-	-	686,963
Current accounts payable to related entities	2,427,196	-	-	2,427,196
Non-current accounts payable to related entities	830,929	-	-	830,929
Total	251,777,407	-	-	251,777,407

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As of December 31, 2022 and 2021

(Translation of Consolidated Financial Statements originally issued in Spanish, see Note 2)

Note 7 - Financial Instruments (continued)

7.1) Financial instruments by category (continued)

The accounting policies related to financial instruments were applied to the accounts detailed as follows: (continued)

December 31, 2021

Assets	At amortized Cost	At fair Value Through Profits and Loss	Derivatives Designated as Hedging Instruments at Fair Value	Total
	ThCh\$	ThCh\$	ThCh\$	ThCh\$
Cash and cash equivalents	1,488,734	22,403,276	-	23,892,010
Other current financial assets	-	-	3,990,806	3,990,806
Trade and other current accounts receivable	29,965,506	-	-	29,965,506
Trade and other non-current accounts receivable	1,750,293	-	-	1,750,293
Current accounts receivable from related entities	3,503,270	-	-	3,503,270
Total	36,707,803	22,403,276	3,990,806	63,101,885

Liabilities	At amortized cost	Derivatives designated as hedging instruments at fair value	Total
	ThCh\$	ThCh\$	ThCh\$
Other current financial liabilities	77,645,143	121,647	77,766,790
Other non-current financial liabilities	65,754,118	-	65,754,118
Current lease liabilities	1,493,528	-	1,493,528
Non-current lease liabilities	5,416,053	-	5,416,053
Trade and other current accounts payable	60,595,242	-	60,595,242
Current accounts payable to related entities	5,934,491	-	5,934,491
Non-current accounts payable to related entities	1,067,794	-	1,067,794
Total	217,906,369	121,647	218,028,016

TECNO FAST S.A. AND SUBSIDIARIES

Notes to the Consolidated Financial Statements

As of December 31, 2022 and 2021

(Translation of Consolidated Financial Statements originally issued in Spanish, see Note 2)

Note 7 - Financial Instruments (continued)

7.2) Fair value estimate

As of December 31, 2022 and 2021, the Company held financial instruments recorded at fair value. The classification according to the level of information used in the valuation is detailed as follows:

Transaction	Note	Fair value using 12.31.2022 ThCh\$	Fair value measurements values considered as		
			Level I ThCh\$	Level II ThCh\$	Level III ThCh\$
Assets					
Short-term mutual funds	(6)	2,178,277	2,178,277	-	-
Derivatives	(8)	374	374	-	-

Transaction		Fair value using 12.31.2021 ThCh\$	Fair value measurements values considered as		
			Level I ThCh\$	Level II ThCh\$	Level III ThCh\$
Assets					
Short-term mutual funds	(6)	10,608,523	10,608,523	-	-
Derivatives	(8)	3,990,806	3,990,806	-	-
Liabilities					
Derivatives	(19)	121,647	121,647	-	-

Note 8 - Other Financial and Non-financial Assets

As of December 31, 2022 and 2021, the breakdown of this item Other financial assets is as follows:

Other Financial Assets	Current Balance as of		Non-Current Balance as of	
	12.31.2022	12.31.2021	12.31.2022	12.31.2021
	ThCh\$	ThCh\$	ThCh\$	ThCh\$
Time deposits	8,235,397	-	-	-
Cross Currency Swap Derivatives	-	3,990,806	-	-
Forward derivatives	43,205	-	-	-
Total	8,278,602	3,990,806	-	-

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Note 8 - Other Financial and Non-financial Assets (continued)

As of December 31, 2022 and 2021, the breakdown of this item Other non-financial assets is as follows:

Other non-Financial Assets	Current Balance		Non-Current Balance	
	as of		as of	
	12.31.2022	12.31.2021	12.31.2022	12.31.2021
	ThCh\$	ThCh\$	ThCh\$	ThCh\$
Prepaid insurances (*)	1,035,130	226,247	188,752	228,458
Lease guarantees	121,626	20,772	-	-
VAT fiscal credit	517,970	1,098,105	-	-
Other prepaid expenses	83,427	500,234	-	-
Total	1,758,153	1,845,358	188,752	228,458

(*) The non-current balance corresponds to prepaid insurance, which corresponds to the Representations and Guarantees insurance acquired by the subsidiary Triumph Modular Incorporated in accordance with the terms of the share purchase agreement with Tecno Fast Inc. dated September 14, 2021.

Note 9 - Trade and other Current and Non-current Accounts Receivable

Trade accounts receivable correspond to accounts receivable from customers at the domestic level in each of the countries of the Parent Company and its Subsidiaries.

As of December 31, 2022 and 2021, this account is detailed as follows:

Net Trade and Other Accounts Receivable	Current balance as of	
	12.31.2022	12.31.2021
	ThCh\$	ThCh\$
Trade receivables	30,522,527	16,895,988
Unbilled accrued revenue (*)	18,449,214	5,259,188
Withholdings of payment status (**)	6,977,116	3,598,826
Miscellaneous debtors (**)	3,424,612	5,345,671
Bad debt allowance	(1,984,359)	(1,134,167)
Total	57,389,110	29,965,506

(*) As of December 31, 2022 and 2021, the unbilled accrued revenue corresponds to the degree of completion of the projects in progress, which do not have any provision for impairment and whose average invoicing and collection is made in 60 days. The increase in unbilled accrued income as of December 31, 2022 is explained by the progress of large mining projects in Chile and Peru.

The different sales methods of the Group imply being subject, on certain occasions, to performing through the transfer of goods or services to the customer before the consideration is paid or the payment is enforceable. In this case, these contracts are recorded as an asset, showing them separately from trade receivables, but emphasizing that the Group is entitled to the consideration in exchange for them.

(**) Corresponds mainly to withholdings from customers in payment status, advances to foreign suppliers for imports of materials and other guarantees to be recovered, which do not present provision for impairment.

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Note 9 - Trade and other Current and Non-current Accounts Receivable (continued)

Net Trade and other Accounts Receivable	Non-Current Balance as of	
	12.31.2022	12.31.2021
	ThCh\$	ThCh\$
Trade receivables (*)	819,911	963,003
Unbilled accrued revenue (*)	462,503	777,858
Miscellaneous debtors	-	9,432
Total	1,282,414	1,750,293

(*) As of December 31, 2022 and 2021, the Company holds past due accounts receivable and in arbitration with the Peruvian Ministry of Education (MINEDU), in the subsidiary Tecno Fast Peru for ThCh\$911,046 and ThCh\$1,300,539, respectively. These balances comprise both invoices and income provisioned for additional charges to MINEDU. As of December 31, 2022 and 2021, based on the progress of the legal process carried out as of those dates, ThCh\$ 480,840 and ThCh\$1,648,793, respectively, were recognized as an allowance for impairment due to the effect of the first and second arbitration awards.

The changes in the allowance for doubtful accounts are as follows:

Provision for Past due and Unpaid Trade and other Accounts Receivable with Impairment	01.01.2022	01.01.2021
	12.31.2022	12.31.2021
	ThCh\$	ThCh\$
Beginning balance	(1,134,167)	(901,911)
Write-offs of the period	378,223	289,233
Constitution of the period	(896,054)	(433,660)
Release of the period	221,632	150,647
Business combination (**)	(662,728)	(203,342)
Conversion adjustment (*)	108,735	(35,134)
Final balance	(1,984,359)	(1,134,167)

(*) Corresponds to the effects of translating the functional currency of the subsidiaries from Brazil, Peru, Colombia, Spain and the United States.

(**) As of December 31, 2022, corresponds to the effect contributed by the subsidiary Alco Rental Services S.LU. in the business combination that occurred on January 18, 2022. As of December 31, 2021, this corresponds to the effect contributed by the subsidiary Triumph Modular Incorporated in the business combination occurred on September 14, 2021.

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Note 9 - Trade and other Current and Non-current Accounts Receivable (continued)

As of December 31, 2022, the composition of the trade receivables portfolio is detailed as follows:

Arrears Period	Non-Securitized Portfolio				
	No. of Customers Non-Renegotiated Portfolio	Gross Amount Of Non-Renegotiated Portfolio ThCh\$	No. of Customers Renegotiated Portfolio	Gross Amount Portfolio ThCh\$	Expected Loss Percentage
Up to date	6,950	22,529,625	-	-	0.07%
From 1 to 30 days	2,477	3,169,912	-	-	0.50%
From 31 to 60 days	1,307	1,011,367	-	-	22.99%
From 61 to 90 days	562	768,415	-	-	6.97%
From 91 to 120 days	437	772,086	-	-	25.73%
From 121 to 360 days	1,194	1,000,121	-	-	61.11%
361+ days	1,680	1,271,001	-	-	67.47%
Total	14,607	30,522,527	-	-	

	Non-Securitized Portfolio	
	No. of Customers	Gross Amount ThCh\$
Customers receivable in judicial collection	136	947,459

As of 31 2021, the composition of the trade receivables portfolio is detailed as follows:

Arrears Period	Non-Securitized Portfolio				
	No. of Customers Non-Renegotiated Portfolio	Gross Amount Of Non-Renegotiated Portfolio ThCh\$	No. of Customers Renegotiated Portfolio	Expected Loss Portfolio ThCh\$	Expected Loss Percentage
Up to date	3,969	12,522,335	-	-	0.09%
From 1 to 30 days	1,916	1,689,819	-	-	0.22%
From 31 to 60 days	886	527,517	-	-	0.79%
From 61 to 90 days	444	340,222	-	-	17.41%
From 91 to 120 days	350	495,582	-	-	33.98%
From 121 to 360 days	966	418,501	-	-	45.62%
361+ days	2,148	902,012	-	-	77.14%
Total	10,679	16,895,988	-	-	

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Note 9 - Trade and other Current and Non-current Accounts Receivable (continued)

As of December 31, 2021, the composition of the trade receivables portfolio is detailed as follows:
(continued)

	<u>Non-Securitized Portfolio</u>	
	<u>No. of</u> <u>Customers</u>	<u>Portfolio</u> <u>Amount</u> <u>ThCh\$</u>
Customers receivable in judicial collection	<u>43</u>	<u>795,741</u>

Note 10 - Balances and Transactions with Related Parties

10.1) Balances and transactions with subsidiaries

Transactions between the Company and its subsidiaries correspond to regular operations in terms of their purpose and conditions. These transactions have been removed in the consolidation process and are not detailed in this note.

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Note 10 - Balances and Transactions with Related Parties (continued)

10.2) Accounts receivable from and payable to related entities

Taxpayer Number	ID	Accounts receivable	Currency	Nature of the relationship	Current balance as of		Non-current balance as of	
					12.31.2022 ThCh\$	12.31.2021 ThCh\$	12.31.2022 ThCh\$	12.31.2021 ThCh\$
78.739.620 - 8		Soc. de Inver y Servicios Pro Ingeniería Ltda.	CLP	Related director (*)	60,832	24,118	-	-
96.977.750 - 9		Ingeniería CG S.A.	CLP	Related director (*)	36,056	3,394	-	-
77.006.733 - 2		Inmobiliaria Lamco S.A.	CLP	Related director (*)	328,365	594,145	-	-
76.877.151--0		Consorcio QB Fase Dos SpA. (**)	CLP	Joint venture	1,064,782	2,881,613	-	-
78.160.540 - 9		Inmobiliaria e Inversiones Duatao Ltda	CLP	Minority shareholder	224,416	-	-	-
Total					1,714,451	3,503,270	-	-

(*) Director with material influence through his shareholding qualified as key personnel, as this person has authority and responsibility for planning, directing and controlling the activities of the Group.

(**) As of December 31, 2022 and 2021, the balances correspond to invoices receivable for the percentage of completion of the Quebrada Blanca Phase II project, which are collected during the first four months of the following year.

Taxpayer Number	ID	Accounts payable	Currency	Nature of the relationship	Current balance as of		Non-current balance as of	
					12.31.2022 ThCh\$	12.31.2021 ThCh\$	12.31.2022 ThCh\$	12.31.2021 ThCh\$
78.739.620 - 8		Soc. de Inver y Servicios Pro Ingeniería Ltda.	CLP	Related director (*)	28,642	52,360	-	-
76.032.544 - 9		Ingeniería CG Montaje S.A.	CLP	Related director (*)	249,657	1,738,022	-	-
96.977.750 - 9		Ingeniería CG S.A.	CLP	Related director (*)	687,467	2,015,800	-	-
77.006.733 - 2		Inmobiliaria Lamco S.A.	U.F.	Related director (*)	914,977	817,000	830,929	794,452
77.346.506 - 1		Inmobiliaria Colina S.A.	U.F.	Related director (*)	350,605	159,811	-	273,342
20523676548		Ingeniería CG Perú S.A.C.	PEN	Related director (*)	165,768	1,151,498	-	-
76.130.067 - 9		Construcciones y Montajes Modular S.A.	CLP	Key personnel	30,080	-	-	-
Total					2,427,196	5,934,491	830,929	1,067,794

(*) Director with material influence through his shareholding qualified as key personnel, as this person has authority and responsibility for planning, directing and controlling the activities of the Group.

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Note 10 - Balances and Transactions with Related Parties (continued)

10.3) Main transactions with related parties and their effects on income

As of December 31, 2022 and 2021, the amounts shown as transactions in the accompanying table correspond to commercial operations with related entities, which are carried out under market conditions in terms of price and payment terms. There are no estimates of bad debt allowance that discount balances receivable and there are no related guarantees.

Taxpayer ID Number	Company	Country of Origin	Nature of the Relationship	Description of Transaction	12.31.2022			12.31.2021		
					Amount Collection/ (Payments)	Amount Transaction	Effect on income (loss) (Charge)/ Credit	Amount Collection/ (Payments)	Amount Transaction	Effect on income (loss) (Charge)/ Credit
					ThCh\$	ThCh\$	ThCh\$	ThCh\$	ThCh\$	ThCh\$
78.739.620 - 8	Soc. de Inversiones y Servicios Pro Ingeniería Ltda.	Chile	Related director	Sale of materials	(36,714)	-	-	407	1,567	1,317
78.160.540-9	Inmobiliaria e Inversiones Duato Ltda.	Chile	Minority shareholder	Trade checking account	-	224,416	-	-	-	-
9.485.276-5	Ricardo Larraín Llona	Chile	Director	Advisories received	-	-	-	(60,000)	70,017	(58,838)
20523676548	Ingeniería CG Perú SAC	Peru	Related director	Procurement of WIP services	(3,734,938)	2,749,208	(2,310,259)	(2,985,404)	4,097,409	(3,443,201)
96.977.750 - 9	Ingeniería CG S.A.	Chile	Related director	Rental of modules	7,625	40,287	(33,855)	9,489	8,480	(7,126)
78.739.620 - 8	Soc. de Inversiones y Servicios Pro Ingeniería Ltda.	Chile	Related director	Procurement of WIP services	(462,521)	438,803	(368,742)	(422,880)	470,874	(395,692)
				Office lease	(96,607)	71,957	(60,468)	(85,493)	63,679	(53,512)
76.032.544 - 9	Ingeniería CG Montaje S.A.	Chile	Related director	Procurement of WIP services	(7,210,571)	5,722,206	(4,808,576)	(5,730,789)	6,894,250	(5,793,487)
96.977.750 - 9	Ingeniería CG S.A.	Chile	Related director	Procurement of WIP services	(5,875,074)	4,546,741	(3,820,791)	(3,214,359)	5,174,215	(4,348,080)
76.161.681 - 1	ATF Rental S.A.	Chile	Related director	Rental of electric equipment	-	-	-	(476)	476	(400)
77.006.733 - 2	Inmobiliaria Lamco S.A.	Chile	Related director	Reimbursement of property taxes	265,780	-	-	-	94,481	-
				Reimbursement of tax payments	-	-	-	(3,097)	175,459	-
				Real estate lease	(508,388)	642,842	(540,203)	(485,971)	1,864,106	(1,566,476)
77.346.506 - 1	Inmobiliaria Colina S.A.	Chile	Related director	Real estate lease	(180,985)	98,437	(82,720)	(511,164)	262,849	(220,882)
76.877.151--0	Consortio QB Fase Dos SpA.	Chile	Joint venture	Procurement of WIP services	2,759,443	942,612	792,111	18,764,322	19,819,567	16,655,098

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Note 10 - Balances and Transactions with Related Parties (continued)

10.4) Key personnel

The Group determined that the key personnel of Management is composed of the Directors and the Management Team. Compensation expense received by the key personnel is presented below by category:

10.4.1) Remuneration of the Board of Directors

The directors of Tecno Fast S.A. receive allowances for their participation in the Boards of Directors of the Company. During the years ended December 31, 2022 and 2021, ThCh\$297,133 and ThCh\$289,737 were paid for this concept, respectively.

The current Board of Directors was provisionally appointed at the Extraordinary Shareholders Meeting held on April 29, 2020. The current Board of Directors will have a 3-year term, and may be reelected indefinitely.

Name	Position
Cristian Goldberg	Chairman
Cristian Concha	Director
José Luis Del Río	Director
Juan José Del Río	Director
Raimundo Carvallo	Director
Ricardo Larraín	Director
Felipe Larraín	<u>Director</u>

10.4.2) Remuneration of the management team

As of December 31, 2022 and 2021, the total amount of remuneration and other payments made to members of the executive and management groups of the Parent Company and Subsidiaries is detailed as follows:

Remuneration Received by Key Management Personnel	01.01.2022 12.31.2022 ThCh\$	01.01.2021 12.31.2021 ThCh\$
Salaries	<u>8,573,255</u>	<u>5,288,979</u>
Total	<u>8,573,255</u>	<u>5,288,979</u>

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Note 10 - Balances and Transactions with Related Parties (continued)

10.4) Key personnel (continued)

10.4.2) Remuneration of the management team (continued)

The Group has established an incentive system for its executives, based on the compliance of corporate and area goals reviewed annually by the Board of Directors. Also, an individual performance evaluation for each executive is considered.

Note 11 - Inventory

As of December 31, 2022 and 2021, this account is detailed as follows:

Inventory types	Current balance as of	
	12.31.2022 ThCh\$	12.31.2021 ThCh\$
Warehouse materials	18,057,210	12,801,724
Work in progress (WIP)	1,309,026	8,118,604
Materials in transit	1,346,522	2,177,198
Allowance for obsolescence (minus)	(103,343)	(238,083)
Total	20,609,415	22,859,443

The Company analyzes the turnover of materials every quarter, provisioning for impairment as required.

As of December 31, 2022 and 2021, the Group has no inventories pledged as collateral that must be disclosed.

The movements in the allowance for obsolescence are detailed as follows:

Allowance for obsolescence (*)	Balance as of	
	12.31.2022 ThCh\$	12.31.2021 ThCh\$
Beginning balance	(238,083)	(187,560)
Constitution of the period	-	(45,763)
Release of the period	27,459	-
Write-offs of the period	111,366	-
Conversion adjustment	(4,085)	(4,760)
Final balance	(103,343)	(238,083)

(*) Mainly corresponds to provisions for low rotation in Chile and Peru.

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Note 11 - Inventory (continued)

Additional inventory information:

Inventory Disclosures	01.01.2022	01.01.2021
	12.31.2022	12.31.2021
	ThCh\$	ThCh\$
Inventory costs recognized as cost of sales during the financial year	97,006,556	75,078,467

Note 12- Current Tax Assets and Liabilities

As of December 31, 2022 and 2021, this account is detailed as follows:

Tax Assets	Current balance as of		Non-current balance as of	
	12.31.2022	12.31.2021	12.31.2022	12.31.2021
	ThCh\$	ThCh\$	ThCh\$	ThCh\$
Monthly provisional payments (*)	4,303,338	2,455,822	267,766	257,088
SENCE tax credit	93,294	79,654	-	-
Donation tax credits	10,625	42,813	-	-
Income tax recoverable (**)	139,344	256,224	-	-
Other recoverable taxes	-	-	-	16,618
Total tax assets	4,546,601	2,834,513	267,766	273,706

(*) Non-current monthly provisional payments consist of ThCh\$267,766 and ThCh\$250,771 as of December 31, 2022 and 2021, respectively, corresponding to the subsidiary in Brazil, which has shut down its operations. Therefore, the Group expects to recover these tax credits in the medium or long term.

(**) Correspond to tax credits generated in the Parent Company for dividends received and other credits applicable to income tax payable in future periods in the subsidiary in Colombia and Tecno Truss.

Tax Liabilities	Current balance as of		Non-current balance as of	
	12.31.2022	12.31.2021	12.31.2022	12.31.2021
	ThCh\$	ThCh\$	ThCh\$	ThCh\$
Income tax provision	7,382,867	3,517,867	-	-
Other taxes payable (*)	-	-	112,000	123,387
Total tax liabilities	7,382,867	3,517,867	112,000	123,387

(*) Correspond to taxes payable in the long term by the subsidiary Brazil, as a result of a special tax regularization program in that country.

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Note 13 - Investments Recorded Using the Equity Method

The account is detailed as follows:

12.31.2022

Companies	Interest	Investment as of 01.01.2022	Additions or Derecognitions	Interest in Income for the Period	Withdrawals or Dividends	Other movements	Investment as of 12.31.2022
	%	ThCh\$	ThCh\$	ThCh\$	ThCh\$	ThCh\$	ThCh\$
Consorcio QB Fase Dos SpA.	50.00	221,014	-	(32,367)	-	-	188,647
Consorcio RT SpA.	50.00	(1,421)	-	46,421	-	-	44,999
Total		219,593	-	14,054	-	-	233,646

12.31.2021

Companies	Interest	Investment as of 01.01.2021	Additions or Derecognitions	Interest in Income for the Period	Withdrawals or Dividends	Other movements	Investment as of 12.31.2021
	%	ThCh\$	ThCh\$	ThCh\$	ThCh\$	ThCh\$	ThCh\$
Consorcio QB Fase Dos SpA.	50.00	174,975	-	46,039	-	-	221,014
Consorcio RT SpA.	50.00	(65,209)	-	63,487	-	301	(1,421)
Total		109,766	-	109,526	-	301	219,593

TECNO FAST S.A. AND SUBSIDIARIES

Notes to the Consolidated Financial Statements

As of December 31, 2022 and 2021

(Translation of Consolidated Financial Statements originally issued in Spanish, see Note 2)

Note 13 - Investments Recorded Using the Equity Method (continued)

Summarized financial information

A summary of the statements of financial position, adjusted to the accounting policies of the Group, is detailed as follows:

12.31.2022

Name	Current Assets Total	Non-Current Assets Total	Liabilities Current Total	Non-Current Liabilities Total	Equity Total	Revenue Total	Net Profit (loss)
	ThCh\$	ThCh\$	ThCh\$		ThCh\$	ThCh\$	ThCh\$
Consortio QB Fase Dos SpA.	1,646,993	124,862	1,394,561	-	377,294	17,673,100	64,733
Consortio RT SpA.	671,565	5,430	588,607	-	88,388	537,839	92,841

12.31.2021

Name	Current Assets Total	Non-Current Assets Total	Liabilities Current Total	Non-Current Current Total	Equity Total	Revenue Total	Net Profit (loss)
	ThCh\$	ThCh\$	ThCh\$		ThCh\$	ThCh\$	ThCh\$
Consortio QB Fase Dos SpA.	4,297,792	241,948	4,097,712	-	442,028	32,804,016	92,077
Consortio RT SpA.	733,136	33,415	770,732	271	(4,452)	373,933	127,575

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(Translation of Consolidated Financial Statements originally issued in Spanish, see Note 2)

Note 14 - Intangible Assets**14.1) Description Intangible assets****Software**

Correspond to software and computer program licenses acquired from third parties and used in several productive and administrative activities of the Company. The operating period of these assets will be limited to the length of the license purchased (3 years). For this reason, it is considered an asset with a defined useful life and consequently is subject to amortization.

Other intangible assets

Correspond mainly to the architectural designs of certain models of modules of the fleet, intended both for sale and for lease. The operation period of these assets is between 3 and 10 years, so it is considered an asset with a defined useful life and consequently is subject to depreciation. Non-competition agreements resulting from business combinations may also be included.

Trademark

Corresponds to the identification and valuation, under the "Relief from Royalty" method, of the "Triumph" trademark in the context of a business combination due to its recognition in the market and the expected future use after the acquisition of the subsidiary Triumph Modular Incorporated. The operating period of this trademark is indefinite, therefore, it is subject to the impairment assessment according to IAS 36.

Customer-related intangible assets

Corresponds to the identification and valuation, through the "Multiperiod Excess Earnings Method (MPEEM)" method and in a business combination context, of an intangible asset for the relationship that the subsidiaries Triumph Modular Incorporated, Alco Rental Services S.L.U. and ATF Rental S.A. Have with their customers, associated mainly with the business of module leasing, machinery and other supplies and have been constant for at least 4 years. The operating period of these assets varies between 12 and 22 years, therefore, they are considered assets with a definite useful life and, consequently, are subject to amortization.

TECNO FAST S.A. AND SUBSIDIARIES

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As of December 31, 2022 and 2021

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Note 14 - Intangible Assets (continued)

14.2) Composition of Intangible assets

As of December 31, 2022 and 2021 account is detailed as follows:

Net intangible assets	12.31.2022	12.31.2021
	ThCh\$	ThCh\$
Software	661,600	296,551
Other intangible assets	382,600	234,682
Trademark	15,786,643	11,760,619
Customer-related intangible assets	4,439,589	3,348,351
Total net intangible assets	21,270,432	15,640,203
Gross intangible assets	12.31.2022	12.31.2021
	ThCh\$	ThCh\$
Software	1,934,052	1,277,632
Other intangible assets	725,784	349,163
Trademark	15,786,643	11,760,619
Customer-related intangible assets	4,728,137	3,397,641
Total gross intangible assets	23,174,616	16,785,055
Accumulated Amortization and Impairment	12.31.2022	12.31.2021
	ThCh\$	ThCh\$
Software	(1,272,452)	(981,081)
Other intangible assets	(343,184)	(114,481)
Trademark	-	-
Customer-related intangible assets	(288,548)	(49,290)
Total accumulated amortization and impairment	(1,904,184)	(1,144,852)

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Note 14 - Intangible Assets (continued)

14.3) Movement of Intangible assets

As of December 31, 2022, the movement of intangible assets is as follows:

Movements in Intangible assets	12.31.2022				
	Software	Other intangible assets	Trademark	Customer-related intangible assets	Total
	ThCh\$	ThCh\$	ThCh\$	ThCh\$	ThCh\$
Beginning balance as of 01.01.2022	296,551	234,682	11,760,619	3,348,351	15,640,203
Additions (**)	566,629	-	-	-	566,629
Amortization of the financial year	(257,195)	(250,469)	-	(288,548)	(796,212)
Business combination (*)	48,654	403,275	3,935,581	1,357,907	5,745,417
Conversion adjustment	6,961	(4,888)	90,443	21,879	114,395
Total changes	365,049	147,918	4,026,024	1,091,238	5,630,229
Final balance as of 12.31.2022	661,600	382,600	15,786,643	4,439,589	21,270,432

(*) Corresponds to the intangible assets contributed by the subsidiary Alco Rental Services S.LU. in the business combination that occurred on January 18, 2022.

(**) The additions correspond mainly to the purchase of licenses for different software used by the Parent Company in Chile and, in the case of other intangible assets, to the design and development of modular architectural models.

As of December 31, 2021, the movement of intangible assets is as follows:

Movements in Intangible assets	12.31.2021				
	Software	Other intangible assets	Trademark	Customer-related intangible assets	Total
	ThCh\$	ThCh\$	ThCh\$	ThCh\$	ThCh\$
Beginning balance as of 01.01.2021	282,390	198,563	-	-	480,953
Additions (**)	212,925	37,212	-	-	250,137
Amortization of the financial year	(207,826)	(26,714)	-	(49,549)	(284,089)
Business combination (*)	-	21,860	10,919,252	3,108,806	14,049,918
Conversion adjustment	9,062	3,761	841,367	289,094	1,143,284
Total changes	14,161	36,119	11,760,619	3,348,351	15,159,250
Final balance as of 12.31.2021	296,551	234,682	11,760,619	3,348,351	15,640,203

(*) Corresponds to other intangible assets contributed by the subsidiary Triumph Modular Incorporated in the business combination occurred on September 14, 2021.

(**) The additions correspond mainly to the purchase of licenses for different software used by the Parent Company in Chile and, in the case of other intangible assets, to the design and development of modular architectural models.

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Note 14 - Intangible Assets (continued)

14.3) Movement of Intangible assets (continued)

As of December 31, 2022 and 2021, the amortization for the financial year is recorded in the Statement of Comprehensive Income in the following items:

Amortization	01.01.2022	01.01.2021
	12.31.2022	12.31.2021
	ThCh\$	ThCh\$
Cost of sales	349,712	234,540
Administrative expenses	446,500	49,549
Total	<u>796,212</u>	<u>284,089</u>

Note 15 - Goodwill

15.1) Description of Goodwill

Goodwill	Balance as of	
	12.31.2022	12.31.2021
	ThCh\$	ThCh\$
Goodwill Tecno Fast Op S.A.	35,731,292	35,731,292
Goodwill Tecno Truss S.A.	5,024,751	5,024,751
Goodwill Triumph Modular Incorporated	23,794,126	23,483,585
Goodwill Alco Rental Services S.L.U.	2,503,726	-
Total	<u>67,053,895</u>	<u>64,239,628</u>

Tecno Fast Op S.A.

On September 12, 2013, Tecno Fast S.A. took control of 100% of the ownership of Tecno Fast Op S.A. (formerly Tecno Fast Atco S.A.) by purchasing the interest that the Canadian company Atco S.A. held in that company. After the operation, the Inder Group became a new Shareholder of Tecno Fast S.A., acquiring 40% of its ownership. The acquisition of the ownership of Tecno Fast Op S.A. involved the recognition of goodwill of ThCh\$35,731,292.

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Note 15 - Goodwill (continued)**15.1) Description of Goodwill (continued)****Tecno Fast Op S.A. (continued)**

On December 27, 2013, Tecno Fast Op S.A. was absorbed through a take-over by Tecno Fast S.A., an entity that continued to exist and became the legal successor and holder of all the rights and obligations of Tecno Fast Op S.A., an entity that was dissolved by operation of law as a result of the aforementioned take-over. This operation is considered to be a business combination between entities under common control, and because there are no cash payments or changes in control, it has no effect on the consolidated financial statements.

Tecno Truss S.A.

On October 9, 2019, Tecno Fast S.A. acquired 150,887 ordinary shares, without par value and of the same series of Tecno Truss S.A., equivalent to 94% of its shareholding, an operation which generated goodwill for ThCh\$5,024,751.

Triumph Modular Incorporated

On August 31, 2021, the subsidiary Tecno Fast Inc., based in the State of Delaware in the United States of America, was legally incorporated. Subsequently, on September 14, 2021, this subsidiary purchased 330 ordinary shares, without par value and of the same series, of Triumph Modular Incorporated, based in the State of Massachusetts in the United States of America, equivalent to 100% of its shareholding. This operation generated a goodwill of ThCh\$21,803,545 (expressed in thousands of Chilean pesos at the purchase date).

Alco Rental Services S.L.U.

On January 11, 2022, the subsidiary TF Filiales SpA. acquired 3,000 shares, cumulative and indivisible, of the company Tecno Fast España S.L.U. domiciled in Barcelona, Spain, equivalent to 100% of its shareholding. Subsequently, on January 18, 2022, a capital increase was carried out in said company for 2,854,143 Euros, of which TF Filiales SpA. participated in 2,654,143, lowering its percentage of shareholding to 93%.

Subsequently, on January 18, 2022, the subsidiary Tecno Fast España S.L.U. acquired 700,000 shares, cumulative and indivisible, of Alco Rental Services S.L.U. domiciled in Barcelona, Spain, equivalent to 100% of its shareholding. This transaction generated a capital gain of ThCh\$2,509,596 (expressed in thousands of Chilean pesos at the date of purchase), the amount of which is provisional since as of December 31, 2022, Management is still in the process of identifying and measuring the assets acquired and liabilities assumed in the business combination, as indicated in paragraph 45 of IFRS 4 "Business Combinations".

TECNO FAST S.A. AND SUBSIDIARIES

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Note 15 - Goodwill (continued)

15.2) Movement of goodwill

As of December 31, 2022 and 2021, the movement of goodwill is as follows:

Goodwill	01.01.2022	01.01.2021
	12.31.2022	12.31.2021
	ThCh\$	ThCh\$
Beginning balance	64,239,628	40,756,043
Recognition of goodwill (*)	2,509,596	21,803,545
Exchange rate difference increase (decrease) (**)	304,671	1,680,040
Total changes	<u>2,814,267</u>	<u>23,483,585</u>
Final balance	<u>67,053,895</u>	<u>64,239,628</u>

(*) As of December 31, 2022, corresponds to the business combination that occurred on January 18, 2022 through which the subsidiary Alco Rental Services S.L.U. was acquired. As of December 31, 2021, corresponds to the business combination that occurred on September 14, 2021 through which the subsidiary Triumph Modular Incorporated was acquired.

(**) Corresponds to the effects of converting the functional currency of the subsidiary Triumph Modular Incorporated and Alco Rental Services S.L.U..

15.3) Cash Generating Units (CGU)

The cash generating units of the Company will be (i) Leasing and (ii) Sales, which represent the market that requires the products and services provided by the entity, which are consistent with its operating segments defined, monitored and reviewed regularly in its management by the Board of Directors, being a smaller identifiable group of assets (containing (i) property, plant and equipment, (ii) goodwill and (iii) working capital) which, including the aforementioned assets, generate cash inflows in favor of the Company that are largely independent of the cash flows derived from other assets or groups of assets, evaluated through EBITDA. The criteria used to identify the Units exposed were based mainly on the strategic and operating approach of the Board of Directors, specific characteristics of the modular solutions business, as well as operating standards and regulations of the market in which the Company operates.

15.4) Impairment test

The recoverable amount of goodwill held by the Company is determined through discounted cash flows, using cash flow projections based on the approved budgets of the Company, which include perpetuities primarily adjusted for inflation and Gross Domestic Product expectations. The determination of the recoverable amount used to compare with the carrying amount is based on Earnings Before Interest, Taxes, Depreciation, and Amortization (EBITDA) and on that such projections are presented open based on the operating segments on which the cash-generating units are based.

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Note 15 - Goodwill (continued)

15.4) Impairment test (continued)

The cash flow projections included specific estimates for five years and a temporary growth rate after those periods. The terminal growth rate (perpetuity) was determined based on the estimate of Management of the long-term compound annual growth rate for EBITDA, which is consistent with the assumption that a market participant would make.

Accordingly, the Management of Tecno Fast S.A. determined that these assets were not impaired.

15.5) Hypotheses and key assumptions

The key hypotheses and assumptions used to estimate the value in use of the aforementioned cash-generating units are detailed as follows:

	Sales CGU		Lease CGU	
	12.31.2022	12.31.2021	12.31.2022	12.31.2021
Discount rate	10.65%	7.17%	10.79%	7.35%
Residual value growth rate	4.3%	4.5%	4.25%	4.5%
Budgeted EBITDA growth rate (averages over the next 5 years)	2.3%	0.3%	8.8%	10.2%

Discount rate

It reflects the current assessment of the specific market risks of each generating cash unit mentioned above, considering the time value of money and the individual risks of the underlying assets that have not been included in the cash flow estimates. The calculation of this rate is based on the specific circumstances of the Group and its operating segments, taking as a basis for analyzing the weighted average cost of capital (WACC). The WACC takes into account both debt and net equity. The net equity cost is obtained from the return expected to be obtained by the investors of the Group. The cost of debt is obtained from the interest that the Group is obliged to pay to obtain loans or other similar financings. Segment-specific risks have been included by applying beta correction factors. Beta factors are analyzed annually through public market data. Adjustments are made to the discount rate to take into account the amount and schedule of future tax flows to reflect a discount rate before taxes.

The discount rate applied to the cash flow projections (WACC) as of December 31, 2022 and 2021, is 11.00 % and 7.35% for Tecno Fast Op S.A., 11.10% and 7.71% for Triumph Modular Incorporated, 9.92% and 4.87% for Tecno Truss S.A., and 11,37% for Alco Rental Services S.L.U., respectively.

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Note 15 - Goodwill (continued)

15.5) Hypotheses and key assumptions (continued)

Residual growth rate

Five cash flow exercises were included in the discounted cash flow model. A long-term growth rate in perpetuity was determined as the lowest nominal GDP rates for the countries where the cash-generating units operate, the long-term compound annual growth rate in EBITDA estimated by Management and rates based on published studies of the sector.

EBITDA rates

Budgeted EBITDA was based on expectations of future income considering past experience adjusted for anticipated revenue growth. Revenue growth was projected considering the average growth levels experienced during the last five years and the estimated sales volume and price growth for the aforementioned periods, increasing in line with projected inflation. The backlog of projects currently in progress and the diversification process of the sources of revenue in each cash-generating unit to markets other than mining, which are distributed among the most heterogeneous domestic and foreign markets, were considered.

It was also assumed that the growth in sales prices would correspond to a constant margin over the forecasted inflation for the periods described according to external information published, which is based on long-term market trends and forecasts.

With respect to the hypothesis for the calculation of the impairment in the cash-generating units, Management considers that there is no reasonable and possible change in any of the aforementioned hypotheses, which would result in the carrying amount of the units exceeding their recoverable amount.

15.6) Sensitivity to changes

The sensitizations carried out on the aforementioned variables described in terms of hedging percentages (recoverable amount/carrying amount) are detailed as follows:

Spread over discount rate and perpetuity	12.31.2022		12.31.2021	
	Sales CGU Hedging %	Lease CGU Hedging %	Sales CGU Hedging %	Lease CGU Hedging %
0.5%	194%	171%	220%	236%
1.0%	178%	168%	198%	213%
1.5%	175%	164%	180%	193%
2.0%	171%	161%	165%	177%
2.5%	168%	159%	153%	164%

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Note 16 - Property, Plant and Equipment

16.1) Composition of property, plant and equipment

As of December 31, 2022 and 2021 account is detailed as follows:

Types of net property, plant and equipment	12.31.2022 ThCh\$	12.31.2021 ThCh\$
Land	3,554,068	3,341,383
Buildings	10,227,847	10,432,210
Fleet for rental (*)	138,991,153	115,366,858
Work in progress (**)	43,113,644	20,529,371
Machinery and tools	2,684,204	1,925,445
Vehicles	736,634	460,856
Office equipment	967,154	703,725
Total net property, plant and equipment	<u>200,274,704</u>	<u>152,759,848</u>

(*) Corresponds to operating lease transactions in which the Group is the lessor (see Note 3 sections 3.5, 3.20 and 3.21).

(**) The balance of work in progress at the end of each period shows the execution in process of a series of projects, including the increase in the industrial lease fleet, such as the Rajo Inca, Collahuasi, Quebrada Blanca Fase II, Inco and Salares Note projects; commercial lease; the creation or expansion of company-owned hotels, such as Sol de Lila and Hotel Calama, and finally company-owned projects, such as the installation of offices and the solar energy plant.

Types of Gross Property, Plant and Equipment	12.31.2022 ThCh\$	12.31.2021 ThCh\$
Land	3,554,068	3,341,383
Buildings	16,831,355	15,247,543
Fleet for rental	181,631,808	149,147,784
Work in progress	43,113,644	20,529,371
Machinery and tools	6,009,485	4,372,389
Vehicles	1,576,871	1,198,567
Office equipment	2,781,366	2,168,494
Total gross property, plant and equipment	<u>255,498,597</u>	<u>196,005,531</u>

TECNO FAST S.A. AND SUBSIDIARIES

Notes to the Consolidated Financial Statements

As of December 31, 2022 and 2021

(Translation of Consolidated Financial Statements originally issued in Spanish, see Note 2)

Note 16 - Property, Plant and Equipment (continued)

16.1) Composition of property, plant and equipment (continued)

Accumulated Depreciation and Impairment Property, plant and equipment	12.31.2022 ThCh\$	12.31.2021 ThCh\$
Land	-	-
Buildings	(6,603,508)	(4,815,333)
Fleet for rental	(41,905,495)	(33,348,699)
Machinery and tools	(3,325,281)	(2,446,944)
Vehicles	(840,237)	(737,711)
Office equipment	<u>(1,814,212)</u>	<u>(1,464,769)</u>
Subtotal accumulated depreciation	<u>(54,488,733)</u>	<u>(42,813,456)</u>
Fleet for rental (*)	<u>(735,160)</u>	<u>(432,226)</u>
Subtotal impairment	<u>(735,160)</u>	<u>(432,226)</u>
Total Accumulated Depreciation and Impairment	<u>(55,223,893)</u>	<u>(43,245,682)</u>

(*) Corresponds to fleet (modules and others) that are not expected to be recovered from customer premises, losing their capacity to generate economic benefits to the Group. The movements of this provision are detailed as follows:

Provision for impairment Fleet for lease	01.01.2022 12.31.2022	01.01.2021 12.31.2021
Beginning balance	(432,226)	(303,254)
Constitution	(454,198)	(348,422)
Release	14,161	4,612
Write-off	137,103	214,838
Final balance	<u>(735,160)</u>	<u>(432,226)</u>

TECNO FAST S.A. AND SUBSIDIARIES

Notes to the Consolidated Financial Statements

As of December 31, 2022 and 2021

(Translation of Consolidated Financial Statements originally issued in Spanish, see Note 2)

Note 16 - Property, Plant and Equipment (continued)

16.2) Reconciliation of changes in property, plant and equipment

The movement of property, plant and equipment by types during the years ended December 31, 2022 and 2021, is detailed as follows:

Movement as of 12.31.2022	Land ThCh\$	Buildings ThCh\$	Fleet for lease ThCh\$	Work in progress ThCh\$	Machinery and tools ThCh\$	Vehicles ThCh\$	Office equipment ThCh\$	Total ThCh\$
Beginning balance as of 01.01.2022	3,341,383	10,432,210	115,366,858	20,529,371	1,925,445	460,856	703,725	152,759,848
Additions (a)	-	291,343	15,286,702	45,036,895	1,378,710	362,689	571,188	62,927,527
Withdrawals (b)	-	(4,247,604)	(15,571,110)	-	-	51	(164)	(19,818,827)
Transfers (f)	20,566	4,389,048	19,136,007	(22,523,510)	-	-	-	1,022,111
Depreciation expense	-	(792,453)	(7,263,926)	-	(731,994)	(126,563)	(292,021)	(9,206,957)
Impairment (c)	-	-	(433,648)	-	-	-	(6,389)	(440,037)
Other movements	-	1,058	(8,446)	-	-	-	(135)	(7,523)
Conversion adjustment (d)	192,119	72,841	3,538,604	29,984	12,751	(103,959)	(61,526)	3,680,814
Business combinations (e)	-	81,404	8,940,112	40,904	99,292	143,560	52,476	9,357,748
Total changes	212,685	(204,363)	23,624,295	22,584,273	758,759	275,778	263,429	47,514,856
Final balance as of 12.31.2022	3,554,068	10,227,847	138,991,153	43,113,644	2,684,204	736,634	967,154	200,274,704

- (a) Additions of property, plant and equipment as of December 31, 2022, correspond mainly to the investment in the new fleet of Rental property, plant and equipment (rental modules) and the execution of works in progress. Additions to work in progress correspond to disbursements made on modules for leasing in the manufacturing process.
- (b) The main withdrawals for the financial year 2022 correspond to net write-offs from direct sales of fleet modules and from the incorporation of modules to projects through which they are sold as part of the project as a whole, which are presented in "cost of materials" in the cost of sales title.
- (c) Corresponds to modules estimated not to be recoverable from customer premises, losing their capacity to generate economic benefits to the Group.
- (d) Corresponds to the effects of converting the functional currency of the subsidiaries from the United States, Peru, Spain, and Brazil, whose effects amount to ThCh\$2,599,324, ThCh\$1,305,596, ThCh\$(233,439) and ThCh\$9,333, respectively.
- (e) Corresponds to assets acquired through the business combination with the subsidiary Alco Rental Services S.L.U., dated January 18, 2022.
- (f) Corresponds to the capitalization of leased assets in Chile for which the purchase option was exercised at the end of the contract.

As of December 31, 2022, the Group has no assets pledged as collateral.

TECNO FAST S.A. AND SUBSIDIARIES

Notes to the Consolidated Financial Statements

As of December 31, 2022 and 2021

(Translation of Consolidated Financial Statements originally issued in Spanish, see Note 2)

Note 16 - Property, Plant and Equipment (continued)

16.2) Reconciliation of changes in property, plant and equipment (continued)

The movement of property, plant and equipment by types during the years ended December 31, 2021 and 2021, is detailed as follows:

Movement as of 12.31.2021	Land ThCh\$	Buildings ThCh\$	Fleet for lease ThCh\$	Work in progress ThCh\$	Machinery and tools ThCh\$	Vehicles ThCh\$	Office equipment ThCh\$	Total ThCh\$
Beginning balance as of 01.01.2021	3,102,848	6,500,515	70,781,242	10,118,055	1,604,119	69,559	429,849	92,606,187
Additions (a)	-	47,423	8,984,045	38,231,750	756,053	74,925	316,678	48,410,874
Withdrawals (b)	-	(155,992)	(8,335,134)	-	-	(82,780)	(14,732)	(8,588,638)
Transfers	-	3,895,412	24,009,306	(27,904,718)	-	-	-	-
Depreciation expense	-	(629,767)	(4,773,027)	-	(465,732)	(76,471)	(205,689)	(6,150,686)
Impairment (c)	-	-	(343,810)	-	-	-	-	(343,810)
Other movements	-	-	-	-	-	-	-	-
Conversion adjustment (d)	238,535	144,858	865,827	84,284	6,379	119,255	30,100	1,489,238
Business combinations (e)	-	629,761	24,178,409	-	24,626	356,368	147,519	25,336,683
Total changes	238,535	3,931,695	44,585,616	10,411,316	321,326	391,297	273,876	60,153,661
Final balance as of 12.31.2021	3,341,383	10,432,210	115,366,858	20,529,371	1,925,445	460,856	703,725	152,759,848

- (a) Additions of property, plant and equipment as of December 31, 2021, correspond mainly to the investment in the new fleet of Rental property, plant and equipment (rental modules) and the execution of works in progress. Additions to work in progress correspond to disbursements made on modules for leasing in the manufacturing process.
- (b) The main withdrawals for the financial year 2022 correspond to net write-offs from direct sales of fleet modules and from the incorporation of modules to projects through which they are sold as part of the project as a whole, which are presented in "cost of materials" in the cost of sales title.
- (c) Corresponds to modules estimated not to be recoverable from customer premises, losing their capacity to generate economic benefits to the Group.
- (d) Corresponds to the effects of converting the functional currency of the subsidiaries from the United States, Peru, Colombia, and Brazil, whose effects amount to ThCh\$(159,292), ThCh\$1,690,608, ThCh\$(103,937) and ThCh\$61,859, respectively.
- (e) Corresponds to assets acquired through the business combination with the subsidiary Triumph Modular Incorporated, dated September 14, 2021.

As of December 31, 2021, the Group has no assets pledged as collateral.

TECNO FAST S.A. AND SUBSIDIARIES

Notes to the Consolidated Financial Statements

As of December 31, 2022 and 2021

(Translation of Consolidated Financial Statements originally issued in Spanish, see Note 2)

Note 16 - Property, Plant and Equipment (continued)

16.2) Reconciliation of changes in property, plant and equipment (continued)

As of December 31, 2022 and 2021, additional information to this group of assets is detailed as follows:

- The items included in these fully depreciated assets still used by the Group are not significant.
- Interest capitalizations as of December 31, 2022 amount to ThCh\$148,930. No interest capitalizations have been recorded as of December 31, 2021.
- The Group has no significant items temporarily out of service or assets held for sale, in conformity with IFRS. 5.
- The Group was not subject to compensation from third parties in relation to these assets for effects such as impairment, losses or abandonment.
- The entire property, plant and equipment of the Group are covered by policies effective at the end of each financial year, which cover the risks to which they are exposed in the operation, production plants, hotels and branches.
- There are no fixed assets over which there are any ownership restrictions, nor have any partial or total guarantees been constituted.

As of December 31, 2022 and 2021, depreciation is recorded in the statement of comprehensive income in the following items:

	01.01.2022 12.31.2022 ThCh\$	01.01.2021 12.31.2021 ThCh\$
Depreciation in cost of sales	9,206,957	6,150,686
Depreciation in administrative expenses	-	-
Total	<u>9,206,957</u>	<u>6,150,686</u>

16.3) The following chart shows the determined economic useful lives for the assets

Types of Property, Plant and Equipment	Minimum Life (Years)	Maximum Life (Years)
Buildings	5	31
Fleet for rental (*)	5	30
Machinery and tools	3	44
Vehicles	3	3
Office equipment	<u>1</u>	<u>10</u>

(*) Lease fleet includes modules, motorized machinery and metallic installations, such as scaffolding and formwork.

TECNO FAST S.A. AND SUBSIDIARIES

Notes to the Consolidated Financial Statements

As of December 31, 2022 and 2021

(Translation of Consolidated Financial Statements originally issued in Spanish, see Note 2)

Note 17 - Leases

17.1) The Group as a lessee

Rights of use assets

The assets acquired under the lease modality, which constitute rights of use, are detailed as follows:

Right of Use Assets	12.31.2022			12.31.2021		
	Gross	Accumulated Amortization	Net value	Gross	Accumulated Amortization	Net value
	ThCh\$	ThCh\$	ThCh\$	ThCh\$	ThCh\$	ThCh\$
Land	3,472,414	-	3,472,414	3,438,265	-	3,438,265
Buildings	17,888,186	(4,920,351)	12,967,835	11,608,413	(5,133,034)	6,475,379
Total	21,360,600	(4,920,351)	16,440,249	15,046,678	(5,133,034)	9,913,644

The movement in rights of use by types during the years ended December 31, 2022 and 2021, respectively, is detailed as follows:

Movements in Right of Use	Land ThCh\$	Buildings ThCh\$	Total ThCh\$
Beginning balance as of 01.01.2022	3,438,265	6,475,379	9,913,644
Additions	54,715	9,616,831	9,671,546
Transfers (****)	(20,566)	(1,001,545)	(1,022,111)
Amortization of the financial year	-	(2,623,018)	(2,623,018)
Other movements	-	151,172	151,172
Business combination (**)	-	330,838	330,838
Conversion adjustment	-	18,178	18,178
Total changes	34,149	6,492,456	6,526,605
Final balance as of 12.31.2022	3,472,414	12,967,835	16,440,249

Movements in Right of Use	Land ThCh\$	Buildings ThCh\$	Total ThCh\$
Beginning balance as of 01.01.2021	596,377	5,361,941	5,958,318
Additions	2,841,888	1,771,514	4,613,402
Amortization of the financial year (*)	-	(1,237,669)	(1,237,669)
Other movements	-	(137,645)	(137,645)
Business combination (***)	-	651,300	651,300
Conversion adjustment	-	65,938	65,938
Total changes	2,841,888	1,113,438	3,955,326
Final balance as of 12.31.2021	3,438,265	6,475,379	9,913,644

TECNO FAST S.A. AND SUBSIDIARIES

Notes to the Consolidated Financial Statements

As of December 31, 2022 and 2021

(Translation of Consolidated Financial Statements originally issued in Spanish, see Note 2)

Note 17 - Leases (continued)

17.1) The Group as a lessee (continued)

Rights of use assets (continued)

- (*) For the financial year 2021, the Company reviewed the useful life of its modular hotels (Hotel Chillepín and Hotel Calama), which are under finance leasing, as part of the process of reviewing the useful life of the entire modular fleet initiated in 2019, as the first capitalized modules reached 20 years of age. As a result of this evaluation, the useful life of these hotels increased to 30 years. Had these changes been applied in 2020, the effects would have been a lower amortization of ThCh\$524,114.
- (**) Corresponds to assets acquired through the business combination with the subsidiary Alco Rental Services S.L.U., dated January 18, 2022.
- (***) Corresponds to assets acquired through the business combination with the subsidiary Triumph Modular Incorporated, dated September 14, 2021.
- (****) Corresponds to the capitalization of property, plant and equipment of assets in Chile for which the purchase option was exercised at the end of the contract.

As of December 31, 2022 and 2021, the amortization for the financial year is recorded in the Statement of Comprehensive Income in the following items:

	01.01.2022	01.01.2021
	12.31.2022	12.31.2021
	ThCh\$	ThCh\$
Amortization in cost of sales	2,130,426	1,237,669
Amortization in administrative expenses	492,592	-
Total	2,623,018	1,237,669

TECNO FAST S.A. AND SUBSIDIARIES

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As of December 31, 2022 and 2021

(Translation of Consolidated Financial Statements originally issued in Spanish, see Note 2)

Note 17 - Leases (continued)

17.1) The Group as a lessee (continued)

Lease liabilities

As of December 31, 2022

Tax ID No. Debtor Company	Debtor Entity	Country Debtor Company	Name Creditor Entity	Currenc:	Type of Amortization	Effective Rate	Nominal Rate	Current				Non-current			
								Maturity			Total	Maturity			Total non-
								Up to 30 days ThCh\$	31 to 90 days ThCh\$	91 days up to 1 year ThCh\$	Current 12.31.2022 ThCh\$	2nd and 3rd year ThCh\$	4th and 5th year ThCh\$	More than 5 years ThCh\$	Current 12.31.2022 ThCh\$
76.320.186 - 4	Tecno Fast S.A.	Chile	Banco Chile	U.F.	Monthly	3.8%	3.8%	8,438	25,315	67,506	101,259	75,944	-	-	75,944
76.320.186 - 4	Tecno Fast S.A.	Chile	BBVA	U.F.	Monthly	3.4%	3.4%	53,485	160,455	427,879	641,819	1,283,638	106,970	-	1,390,608
76.320.186 - 4	Tecno Fast S.A.	Chile	Banco Santander	U.F.	Monthly	2.0%	2.0%	882	2,645	6,171	9,698	-	-	-	
76.320.186 - 4	Tecno Fast S.A.	Chile	Scotiabank	U.F.	Monthly	1.7%	1.7%	48,873	146,620	390,987	586,480	1,172,961	390,987	-	1,563,948
76.320.186 - 4	Tecno Fast S.A.	Chile	Scotiabank	U.F.	Monthly	1.7%	1.7%	99,377	298,131	795,017	1,192,525	2,385,050	596,263	-	2,981,313
76.320.186 - 4	Tecno Fast S.A.	Chile	Banco Chile	U.F.	Monthly	3.8%	3.8%	(553)	(1,506)	(2,877)	(4,936)	(1,213)	-	-	(1,213)
76.320.186 - 4	Tecno Fast S.A.	Chile	BBVA	U.F.	Monthly	3.4%	3.4%	(17,079)	(49,009)	(126,573)	(192,661)	(179,163)	(6,638)	-	(185,801)
76.320.186 - 4	Tecno Fast S.A.	Chile	Banco Santander	U.F.	Monthly	2.0%	2.0%	(16)	(39)	(36)	(91)	-	-	-	
76.320.186 - 4	Tecno Fast S.A.	Chile	Scotiabank	U.F.	Monthly	1.7%	1.7%	(5,373)	(15,313)	(34,851)	(55,537)	(50,597)	(446)	-	(51,043)
76.320.186 - 4	Tecno Fast S.A.	Chile	Scotiabank	U.F.	Monthly	1.7%	1.7%	(2,867)	(8,222)	(19,124)	(30,213)	(32,528)	(2,408)	-	(34,936)
76.320.186 - 4	Tecno Fast S.A.	Chile	Conveyor Belt Technology Limitada	U.F.	Monthly	4.7%	4.7%	12,418	24,977	114,462	151,857	-	-	-	
76.320.186 - 4	Tecno Fast S.A.	Chile	Inmobiliaria San Rafael S.A.	U.F.	Monthly	4.7%	4.7%	16,547	33,310	153,518	203,375	-	-	-	
204117573705	Tecno Fast S.A.C.	Peru	Bocanegra Padilla, Mario Feliz	PEN	Monthly	2.5%	2.5%	-	2,277	22,534	24,811	20,382	-	-	20,382
204117573705	Tecno Fast S.A.C.	Peru	Winston Gómez Wong	PEN	Monthly	2.5%	2.5%	3,535	7,092	32,275	42,902	10,891	-	-	10,891
204117573705	Tecno Fast S.A.C.	Peru	Alejandro Gómez Wong	PEN	Monthly	2.5%	2.5%	3,535	7,092	32,275	42,902	10,891	-	-	10,891
04 - 2962045	Triumph Modular Incorporated	USA	Cort/Ayer Road LLC	US\$	Monthly	0.27%	0.27%	11,415	22,920	104,668	139,003	268,228	93,300	-	361,528
04 - 2962045	Triumph Modular Incorporated	USA	Cort/Ayer Road LLC	US\$	Monthly	0.39%	0.39%	-	-	93,070	93,070	198,379	221,429	72,215	492,023
B66971276	Alco Rental Services S.L.U.	Spain	Banco Santander Central Hispano	EUR	Monthly	1.50%	1.50%	751	2,251	6,042	9,044	16,103	-	-	16,103
B66971276	Alco Rental Services S.L.U.	Spain	BBVA	EUR	Monthly	1.30%	1.30%	27,645	83,141	223,232	334,018	594,164	104,880	1,492	700,536
B66971276	Alco Rental Services S.L.U.	Spain	Caixabank Equipment Finance Sau	EUR	Monthly	2.50%	2.50%	578	1,742	253	2,573	-	-	-	
B66971276	Alco Rental Services S.L.U.	Spain	Caixabank, S.A.	EUR	Monthly	2.00%	2.00%	16,233	48,855	92,385	157,473	145,326	2,897	-	148,223
B66971276	Alco Rental Services S.L.U.	Spain	De Lage Landen International	EUR	Monthly	3.10%	3.10%	1,542	4,650	4,686	10,878	-	-	-	
B66971276	Alco Rental Services S.L.U.	Spain	BANCO SABADELL	EUR	Monthly	1.50%	1.50%	6,778	20,381	54,695	81,854	167,154	35,370	-	202,524
B66971276	Alco Rental Services S.L.U.	Spain	Ibercaja Leasing y Financiación	EUR	Monthly	1.50%	1.50%	19,414	60,469	154,241	234,124	368,695	48,834	-	417,529
B66971276	Alco Rental Services S.L.U.	Spain	Decada S.L.	EUR	Monthly	1.08%	1.08%	5,456	10,928	29,257	45,641	-	-	-	

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(Translation of Consolidated Financial Statements originally issued in Spanish, see Note 2)

Note 17 - Leases (continued)

17.1) The Group as a lessee (continued)

Lease liabilities (continued)

As of December 31, 2022 (continued)

Tax ID No. Debtor Company	Debtor Entity	Country Debtor Company	Name Creditor Entity	Currenc	Type of Amortization	Effective Rate	Nominal Rate	Current			Non-current				
								Maturity			Total	Maturity			Total non-
								Up to 30 days ThCh\$	31 to 90 days ThCh\$	91 days up to 1 year ThCh\$	Current 12.31.2022 ThCh\$	2nd and 3rd year ThCh\$	4th and 5th year ThCh\$	More than 5 years ThCh\$	Current 12.31.2022 ThCh\$
B66971276	Alco Rental Services S.L.U.	Spain	Mediterranea de Inversiones y Comercio S.L.	EUR	Monthly	1.08%	1.08%	15,985	32,013	146,621	194,619	391,803	400,311	774,164	1,566,278
B66971276	Alco Rental Services S.L.U.	Spain	Clavería Alcalá Binefar S.L.	EUR	Monthly	1.08%	1.08%	3,589	7,188	32,507	43,284	132,679	2,848	-	135,527
B66971276	Alco Rental Services S.L.U.	Spain	General de Maquinaria y Excavación	EUR	Monthly	1.08%	1.08%	718	1,438	8,353	10,509	8,017	-	-	8,017
B66971276	Alco Rental Services S.L.U.	Spain	Casagrau S.A.	EUR	Monthly	1.08%	1.08%	2,207	4,420	21,841	28,468	54,098	55,273	115,938	225,309
B66971276	Alco Rental Services S.L.U.	Spain	Jonc S.L.U.	EUR	Monthly	1.08%	1.08%	4,180	8,371	39,710	52,261	102,457	104,682	267,798	474,937
76.161.681 - 1	ATF Rental S.A.	Chile	Scotiabank	CLP	Annual	3.76%	3.76%	15,640	47,474	130,760	193,874	218,138	-	-	218,138
76.161.681 - 1	ATF Rental S.A.	Chile	BCI	CLP	Monthly	0.79%	0.79%	4,990	15,208	42,358	62,556	52,548	-	-	52,548
Total								358,323	1,005,274	3,043,842	4,407,439	7,414,045	2,154,552	1,231,607	10,800,204

As of December 31, 2022, the Group has lease liabilities with related entities amounting to ThCh\$ 2,125,153, indicated in Note 10 Balances and Transactions with Related Parties.

TECNO FAST S.A. AND SUBSIDIARIES

Notes to the Consolidated Financial Statements

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(Translation of Consolidated Financial Statements originally issued in Spanish, see Note 2)

Note 17 - Leases (continued)

17.1) The Group as a lessee (continued)

Lease liabilities (continued)

As of December 31, 2021

Tax ID No. Debtor Company	Debtor Entity	Country Debtor Company	Name Creditor Entity	Currency	Type of Amortization	Effective Rate	Nominal Rate	Current				Non-current			
								Maturity			Total	Maturity			Total non-current
								Up to 30 days	31 to 90 days	91 days up to 1 year	Current	2nd and 3rd year	4th and 5th year	More than 5 years	Current
ThCh\$	ThCh\$	ThCh\$	ThCh\$	ThCh\$	ThCh\$	ThCh\$	ThCh\$	ThCh\$	ThCh\$	ThCh\$	ThCh\$	ThCh\$			
76.320.186 - 4	Tecno Fast S.A.	Chile	Banco Chile	U.F.	Monthly	3.8%	3.8%	7,448	22,345	59,586	89,379	156,413	-	-	156,413
76.320.186 - 4	Tecno Fast S.A.	Chile	Banco Chile	CLP	Monthly	7.2%	7.2%	20,467	61,401	163,739	245,607	491,210	327,476	-	818,686
76.320.186 - 4	Tecno Fast S.A.	Chile	Scotiabank	U.F.	Monthly	3.4%	3.4%	47,210	141,630	377,680	566,520	1,133,041	660,940	-	1,793,981
76.320.186 - 4	Tecno Fast S.A.	Chile	Banco Santander	U.F.	Monthly	2.0%	2.0%	778	2,334	6,226	9,338	8,560	-	-	8,560
76.320.186 - 4	Tecno Fast S.A.	Chile	Scotiabank	U.F.	Monthly	1.7%	1.7%	43,140	129,419	345,116	517,675	1,035,348	862,790	-	1,898,138
76.320.186 - 4	Tecno Fast S.A.	Chile	Scotiabank	U.F.	Monthly	1.7%	1.7%	5,987	17,961	47,896	71,844	143,690	107,767	-	251,457
76.320.186 - 4	Tecno Fast S.A.	Chile	Banco Chile	U.F.	Monthly	3.8%	3.8%	(753)	(2,128)	(4,707)	(7,588)	(5,428)	-	-	(5,428)
76.320.186 - 4	Tecno Fast S.A.	Chile	Banco Chile	CLP	Monthly	7.2%	7.2%	(5,306)	(15,389)	(37,071)	(57,766)	(74,160)	(35,959)	-	(110,119)
76.320.186 - 4	Tecno Fast S.A.	Chile	Scotiabank	U.F.	Monthly	3.4%	3.4%	(6,139)	(17,729)	(42,170)	(66,038)	(80,449)	(13,628)	-	(94,077)
76.320.186 - 4	Tecno Fast S.A.	Chile	Banco Santander	U.F.	Monthly	2.0%	2.0%	(29)	(80)	(157)	(266)	(80)	-	-	(80)
76.320.186 - 4	Tecno Fast S.A.	Chile	Scotiabank	U.F.	Monthly	1.7%	1.7%	(3,195)	(9,255)	(22,248)	(34,698)	(45,173)	(12,332)	-	(57,505)
76.320.186 - 4	Tecno Fast S.A.	Chile	Scotiabank	U.F.	Monthly	1.7%	1.7%	(428)	(1,239)	(2,964)	(4,631)	(5,892)	(1,395)	-	(7,287)
204117573705	Tecno Fast S.A.C.	Peru	Mario Bocanegra Padilla	PEN	Monthly	2.5%	2.5%	-	2,073	21,732	23,805	49,749	-	-	49,749
204117573705	Tecno Fast S.A.C.	Peru	Winston Gómez Wong	PEN	Monthly	2.5%	2.5%	3,409	6,839	31,125	41,373	53,165	-	-	53,165
204117573705	Tecno Fast S.A.C.	Peru	Alejandro Gómez Wong	PEN	Monthly	2.5%	2.5%	3,409	6,839	31,125	41,373	53,165	-	-	53,165
900461488 - 2	Tecno Fast Colombia SAS	Colombia	Bento S.A.	COP	Monthly	5.45%	5.45%	3,342	-	-	3,342	3,357	-	-	3,357
04 - 2962045	Triumph Modular Incorporated	USA	Cort/Ayer Road LLC	US\$	Monthly	0.27%	0.27%	10,794	21,674	21,791	54,259	249,099	267,028	87,751	603,878
Total								130,134	366,695	996,699	1,493,528	3,165,615	2,162,687	87,751	5,416,053

As of December 31, 2021, the Group has lease liabilities with related entities amounting to ThCh\$2,096,965, indicated in Note 10 Balances and Transactions with Related Parties.

TECNO FAST S.A. AND SUBSIDIARIES

Notes to the Consolidated Financial Statements

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(Translation of Consolidated Financial Statements originally issued in Spanish, see Note 2)

Note 17 - Leases (continued)

17.1) The Group as a lessee (continued)

Reconciliation of the Minimum Lease Payments	12.31.2022			12.31.2021		
	Gross	Rate	Present Value	Gross	Rate	Present Value
	ThCh\$	ThCh\$	ThCh\$	ThCh\$	ThCh\$	ThCh\$
Up to 1 year	5,956,459	(283,438)	5,673,021	2,641,326	(170,987)	2,470,339
Between 1 and 5 years	11,073,197	(272,993)	10,800,204	5,963,891	(274,496)	5,689,395
Total	17,029,656	(556,431)	16,473,225	8,605,217	(445,483)	8,159,734

The Group has no individually significant lease contracts or leases that impose restrictions on the distribution of dividends or incur other lease contracts or debt. There are also no significant clauses in the existing contracts since they operate under the regular terms for this type of agreement, both with related entities and third parties.

Exemptions

The Group opted to apply the exemption to the recognition of leases in conformity with IFRS 16, in the case of short-term leases and leases of low-value assets, in which lease payments will be recognized as an expense on a straight-line basis over the term of the lease. The expenses related to these leases are detailed as follows:

Detail	Classification	01.01.2022	01.01.2021
		12.31.2022 ThCh\$	12.31.2021 ThCh\$
Short-term lease expenses	Cost of sales	1,602,880	1,120,531
	Administrative expenses	358,522	317,508
Expenses for the lease of low-value assets	Cost of sales	14,914	20,141
	Administrative expenses	132,507	42,482
Total		2,108,823	1,500,662

TECNO FAST S.A. AND SUBSIDIARIES

Notes to the Consolidated Financial Statements

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(Translation of Consolidated Financial Statements originally issued in Spanish, see Note 2)

Note 17 - Leases (continued)

17.2) The Group as a lessor

The Group provides to third parties under operating leases modules that are part of its property, plant and equipment. Lease contracts establish the term of the lease, the lease fee, the characteristics of the assets and other obligations related to the agreement.

As of December 31, 2022 and 2021, the Group has the following rights receivable under non-cancelable contracts (minimum future payments to be received):

Detail	01.01.2022 12.31.2022 ThCh\$	01.01.2021 12.31.2021 ThCh\$
Up to 1 year	10,847,433	16,547,797
From 1 to 2 years	12,818,013	17,761,467
From 2 to 6 years	13,503,271	1,018,977
From 6 to 4 years	6,776,909	177,524
From 4 to 5 years	27,699	98,944
More than 5 years	913	24,609
Total	<u>43,974,238</u>	<u>35,629,318</u>

Fixed and variable revenue from module leases, recognized in the years ended December 31, 2022 and 2021 as revenue from ordinary activities, are detailed as follows:

Detail	01.01.2022 12.31.2022 ThCh\$	01.01.2021 12.31.2021 ThCh\$
Fixed revenues	82,013,070	47,555,747
Variable revenues	-	-
Total	<u>82,013,070</u>	<u>47,555,747</u>

As of December 31, 2022 and 2021, revenue amounting to ThCh\$82,013,070 and ThCh\$47,555,747 corresponds to revenue from lease collected from third parties (see Note 32 - Business Segments).

TECNO FAST S.A. AND SUBSIDIARIES

Notes to the Consolidated Financial Statements

As of December 31, 2022 and 2021

(Translation of Consolidated Financial Statements originally issued in Spanish, see Note 2)

Note 18 - Deferred Taxes

As of December 31, 2022 and 2021, the origin of the recorded deferred taxes is as follows:

Deferred tax assets	12.31.2022	12.31.2021
	ThCh\$	ThCh\$
Vacation accrual	342,326	293,858
Allowance for inventory obsolescence	50,047	65,889
Provision for fleet impairment	198,493	116,701
Provision for expected loss on trade receivables	167,738	218,789
Provision for guarantees	169,450	150,530
Tax loss (*)	269,586	258,832
Financial lease liability	2,156,534	1,615,171
Expense provision	8,598,413	454,230
Tax loss (*)	3,486,298	949,787
Other	352,234	441,599
Total deferred tax assets	<u>15,791,119</u>	<u>4,565,386</u>
Deferred tax liabilities	12.31.2022	12.31.2021
	ThCh\$	ThCh\$
Financial lease assets	3,121,307	2,099,891
Revenues provision	9,307,494	8,547,503
Depreciation of fixed assets	20,366,116	9,893,215
Tax Goodwill	2,066,809	1,765,648
Customer-related intangible assets	1,248,940	919,363
Other (**)	1,237,179	35,372
Total deferred tax liabilities	<u>37,347,845</u>	<u>23,260,992</u>
Net deferred taxes	<u>(21,556,726)</u>	<u>(18,695,606)</u>

(*) Deferred tax assets associated with tax loss carryforwards at December 31, 2022 are generated by subsidiaries TF Filiales SpA. for ThCh\$ 543,316, Tecno Fast Módulos do Brasil for ThCh\$111,965, Tecno Fast Inc. for ThCh\$1,087,880, Triumph Modular Incorporated for ThCh\$1,500,523 and ATF Rental S.A. for ThCh\$242,614, which are expected to be recovered in the medium term. As of December 31, 2021, they are generated by the subsidiaries TF Filiales SpA. for ThCh\$406,133, Tecno Fast Módulos do Brasil for ThCh\$104,858, Tecno Fast Argentina for ThCh\$6,343 and Triumph Modular Incorporated for ThCh\$432,453.

(**) Corresponds mainly to deferred tax liabilities of the Parent Company, associated to expenses for the issuance of its Corporate Bonds in February 2020 and in 2022 to deferred income in the subsidiary Triumph Modular Incorporated.

TECNO FAST S.A. AND SUBSIDIARIES

Notes to the Consolidated Financial Statements

As of December 31, 2022 and 2021

(Translation of Consolidated Financial Statements originally issued in Spanish, see Note 2)

Note 18 - Deferred taxes (continued)

The deferred taxes are presented in the statement of financial position as follows:

Net deferred taxes	12.31.2022	12.31.2021
	ThCh\$	ThCh\$
Deferred tax assets	12,411,759	2,495,985
Deferred tax liabilities	<u>(35,258,171)</u>	<u>(21,191,591)</u>
Net deferred taxes	<u>(22,846,412)</u>	<u>(18,695,606)</u>

The movements of deferred taxes in the statement of financial position are the following:

Movements in Net deferred taxes	01.01.2022	01.01.2021
	12.31.2022	12.31.2021
	ThCh\$	ThCh\$
Beginning net balance	(18,695,606)	(8,545,902)
Expense from deferred taxes recognized as income	(2,484,441)	(2,806,834)
Increases (decreases) by business combinations (*)	(1,840,442)	(7,283,783)
Conversion adjustment (**)	<u>171,294</u>	<u>(59,087)</u>
Total changes	<u>(4,153,589)</u>	<u>(10,149,704)</u>
Final net balance	<u>(22,849,195)</u>	<u>(18,695,606)</u>

(*) As of December 31, 2022, this corresponds to assets acquired through the business combination with the subsidiary Alco Rental Services S.L.U. Dated January 18, 2022. As of December 31, 2021, this corresponds to liabilities acquired through the business combination with the subsidiary Triumph Modular Incorporated, dated September 14, 2021.

(**) Corresponds to the effects of translating the functional currency of the subsidiaries.

Reconciliation of Deferred taxes in Income	01.01.2022	01.01.2021
	12.31.2022	12.31.2021
	ThCh\$	ThCh\$
Tecno Fast S.A.	(2,527,948)	(3,097,195)
Triumph Modular Incorporated	(70,824)	(13,773)
Alco Rental Services S.L.U.	113,476	-
Tecno Fast Argentina	(4,324)	(2,044)
Tecno Fast Módulos Do Brasil Ltda.	7,107	9,920
Tecno Fast Colombia SAS	116	198,945
Tecno Fast S.A.C. Peru	<u>(2,044)</u>	<u>97,313</u>
Total	<u>(2,484,441)</u>	<u>(2,806,834)</u>

TECNO FAST S.A. AND SUBSIDIARIES

Notes to the Consolidated Financial Statements

As of December 31, 2022 and 2021

(Translation of Consolidated Financial Statements originally issued in Spanish, see Note 2)

Note 19 - Other Financial Liabilities

Financial liabilities under IFRS 9 are recorded at amortized cost according to the effective interest rate method. The effective interest rate is the discount rate that exactly matches the estimated cash flows payable over the term of the liability with the net carrying amount of the financial liability.

19.1) Types of financial liabilities:

Obligations to banks

The Company holds bank loans to support the financing of current operations and long-term investments.

Derivative instruments

The Company contracts Forward derivatives to hedge against financial risks related to exchange rate variations associated with its current financial liabilities in foreign currency.

Obligations to the public

On February 6, 2020, the Santiago Stock Exchange officially began the listing, transaction and settlement of Dematerialized Corporate Bearer Bonds, issued by the Parent Company Tecno Fast S.A., with the mnemonic BTECN-A. This instrument corresponds to Bond Line 998, whose characteristics are as follows:

Series	: A
Maximum Issuance Amount	: UF 2,000,000
Cover rate	: 1.85% annual
Beginning date of Interest Accrual	: January 15, 2020
Type of Interest Amortization	: Half-yearly
Beginning date of Capital Amortization	: July 15, 2030
Type of Capital Amortization	: Half-yearly
Maturity date	: January 15, 2041
Cuts	: 4,000 of UF 500

Obligations to the public are associated with the compliance of covenants, as indicated in Note 28 Contingencies, Commitments and Other Restrictions.

TECNO FAST S.A. AND SUBSIDIARIES

Notes to the Consolidated Financial Statements

As of December 31, 2022 and 2021

(Translation of Consolidated Financial Statements originally issued in Spanish, see Note 2)

Note 19 - Other Financial Liabilities (continued)

19.1) Types of financial liabilities: (continued)

Account composition

As of December 31, 2022 and 2021, the composition of other financial liabilities is detailed as follows:

Other Financial Liabilities	Current balance as of		Non-current balance as of	
	12.31.2022	12.31.2021	12.31.2022	12.31.2021
	ThCh\$	ThCh\$	ThCh\$	ThCh\$
Obligations to the public	563,597	493,918	69,735,990	61,467,216
Obligations to banks	50,948,100	77,151,225	56,890,037	4,286,902
Derivative instruments	-	121,647	-	-
Used credit lines	6,124,192	-	-	-
Total	57,635,889	77,766,790	126,626,027	65,754,118

As of December 31, 2022 and 2021, the movement chart of other financial liabilities is detailed as follows:

Movements	01.01.2022	01.01.2021
	12.31.2022	12.31.2021
	ThCh\$	ThCh\$
Beginning balance	143,520,908	73,286,015
Bank loans obtained	82,573,915	78,118,711
Bank loans paid	(48,310,241)	(16,069,818)
Interests paid	(4,017,377)	(2,203,565)
UF adjustment of corporate bonds	8,270,847	3,858,083
Exchange rate differences (***)	129,921	3,656,865
Other movements (*)	636,378	2,098,812
Business combination (****)	815,912	-
Conversion adjustment (**)	641,653	775,805
Final balance	184,261,916	143,520,908

(*) Corresponds mainly to interest accrued in the period, associated with the corporate bond, amortizations of financial expenses and among other movements not considered flows.

(**) Corresponds to the effects of converting the functional currency of subsidiaries Tecno Fast Perú S.A.C., Triumph Modular Incorporated and Alco Rental Services S.L.U.

(***) Corresponds to the effects of exchange rate differences on foreign currency loans in Chile.

(****) Corresponds to liabilities acquired through the business combination with the subsidiary Alco Rental Services S.L.U. dated January 18, 2022.

TECNO FAST S.A. AND SUBSIDIARIES

Notes to the Consolidated Financial Statements

As of December 31, 2022 and 2021

(Translation of Consolidated Financial Statements originally issued in Spanish, see Note 2)

Note 19 - Other Financial Liabilities (continued)

19.2) Obligations to the public:

As of December 31, 2022

Tax ID No. Debtor Company	Debtor Entity	Country Debtor Company	Name Creditor Entity	Currency	Type of Amortization	Effective Rate	Nominal Rate	Current				Non-current			
								Maturity			Total	Maturity			Total non-
								Up to 30 days ThCh\$	31 to 90 days ThCh\$	91 days up to 1 year ThCh\$	Current 12.31.2022 ThCh\$	2nd and 3rd year ThCh\$	4th and 5th year ThCh\$	More than 5 years ThCh\$	Current 12.31.2022 ThCh\$
76.320.186 - 4	Tecno Fast S.A.	Chile	Line of Bonds 998 (A)	U.F.	Half-yearly	0.9534%	0.0185%	-	563,597	-	563,597	-	-	69,735,990	69,735,990
Total								-	563,597	-	563,597	-	-	69,735,990	69,735,990

As of December 31, 2021

Tax ID No. Debtor Company	Debtor Entity	Country Debtor Company	Name Creditor Entity	Currency	Type of Amortization	Effective Rate	Nominal Rate	Current				Non-current			
								Maturity			Total	Maturity			Total non-
								Up to 30 days ThCh\$	31 to 90 days ThCh\$	91 days up to 1 year ThCh\$	Current 12.31.2021 ThCh\$	2nd and 3rd year ThCh\$	4th and 5th year ThCh\$	More than 5 years ThCh\$	Current 12.31.2021 ThCh\$
76.320.186 - 4	Tecno Fast S.A.	Chile	Line of Bonds 998 (A)	U.F.	Half-yearly	0.9534%	0.0185%	493,918	-	-	493,918	-	-	61,467,216	61,467,216
Total								493,918	-	-	493,918	-	-	61,467,216	61,467,216

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As of December 31, 2022 and 2021

(Translation of Consolidated Financial Statements originally issued in Spanish, see Note 2)

Note 19 - Other Financial Liabilities (continued)

19.3) Obligations with banks:

As of December 31, 2022

Tax ID No. Debtor Company	Debtor Entity	Country Debtor Company	Name Creditor Entity	Currency	Type of Amortization	Effective Rate	Nominal Rate	Current				Non-current			
								Maturity			Total	Maturity			Total non-
								Up to 30 days ThCh\$	31 to 90 days ThCh\$	91 days up to 1 year ThCh\$	Current 12.31.2022 ThCh\$	2nd and 3rd year ThCh\$	4th and 5th year ThCh\$	More than 5 years ThCh\$	Current 12.31.2022 ThCh\$
76.320.186 - 4	Tecno Fast S.A.	Chile	Banco Santander	CLP	Monthly	0.47%	0.47%	90,743	182,839	-	273,582	-	-	-	-
76.320.186 - 4	Tecno Fast S.A.	Chile	Banco Itaú	US\$	Monthly	5.45%	5.45%	-	817,346	-	817,346	-	-	-	-
76.320.186 - 4	Tecno Fast S.A.	Chile	Banco Santander	CLP	Annual	1.98%	1.98%	-	2,389,136	-	2,389,136	-	-	-	-
76.320.186 - 4	Tecno Fast S.A.	Chile	Scotiabank	US\$	Monthly	1.45%	1.45%	-	855,860	-	855,860	-	-	-	-
76.320.186 - 4	Tecno Fast S.A.	Chile	Banco Santander	EUR	Half-yearly	5.41%	5.41%	-	15,116,525	-	15,116,525	-	-	-	-
76.320.186 - 4	Tecno Fast S.A.	Chile	Banco Itaú	US\$	Monthly	0.95%	0.95%	-	1,640,854	-	1,640,854	-	-	-	-
76.320.186 - 4	Tecno Fast S.A.	Chile	Banco Itaú	US\$	Monthly	0.43%	0.43%	-	820,427	-	820,427	-	-	-	-
76.320.186 - 4	Tecno Fast S.A.	Chile	Scotiabank	US\$	Monthly	2.30%	2.30%	-	2,580,041	-	2,580,041	-	-	-	-
76.320.186 - 4	Tecno Fast S.A.	Chile	Banco Estado	CLP	Monthly	0.99%	0.99%	-	1,000,000	-	1,000,000	-	-	-	-
76.320.186 - 4	Tecno Fast S.A.	Chile	Banco Estado	US\$	Annual	2.30%	2.30%	-	1,711,720	-	1,711,720	-	-	-	-
76.320.186 - 4	Tecno Fast S.A.	Chile	Banco Estado	CLP	Monthly	0.99%	0.99%	-	3,000,000	-	3,000,000	-	-	-	-
76.320.186 - 4	Tecno Fast S.A.	Chile	Banco Estado	CLP	Monthly	0.99%	0.99%	-	3,000,000	-	3,000,000	-	-	-	-
76.320.186 - 4	Tecno Fast S.A.	Chile	BCI Miami	US\$	Half-yearly	4.22%	4.22%	-	567,568	-	567,568	6,040,474	6,915,349	13,419,884	26,375,707
76.320.186 - 4	Tecno Fast S.A.	Chile	Banco Chile	US\$	Half-yearly	0.36%	0.36%	-	1,866,617	-	1,866,617	8,081,802	8,004,003	10,445,771	26,531,576
204117573705	Tecno Fast S.A.C.	Peru	BCI Miami	PEN	Monthly	0.47%	0.47%	6,050,291	-	-	6,050,291	-	-	-	-
204117573705	Tecno Fast S.A.C.	Peru	Banco Continental	US\$	Annual	5.15%	5.15%	3,042,065	-	-	3,042,065	-	-	-	-
204117573705	Tecno Fast S.A.C.	Peru	Banco Continental	US\$	Annual	5.45%	5.45%	507,160	-	-	507,160	-	-	-	-
204117573705	Tecno Fast S.A.C.	Peru	Banco Continental	US\$	Annual	5.33%	5.33%	1,468,040	-	-	1,468,040	-	-	-	-
204117573705	Tecno Fast S.A.C.	Peru	Banco Continental	US\$	Annual	5.33%	5.33%	1,252,478	-	-	1,252,478	-	-	-	-
204117573705	Tecno Fast S.A.C.	Peru	Banco Continental	US\$	Annual	5.33%	5.34%	806,661	-	-	806,661	-	-	-	-
204117573705	Tecno Fast S.A.C.	Peru	Banco Continental	US\$	Monthly	5.33%	5.34%	-	284,432	-	284,432	-	-	-	-
204117573705	Tecno Fast S.A.C.	Peru	BCP	PEN	Monthly	5.33%	5.34%	-	488,891	-	488,891	-	-	-	-
204117573705	Tecno Fast S.A.C.	Peru	Banco Continental	PEN	Monthly	8.00%	8.00%	785	1,461	6,763	9,009	9,660	-	-	9,660
204117573705	Tecno Fast S.A.C.	Peru	BCP	PEN	Monthly	5.20%	5.20%	47,569	75,205	341,006	463,780	979,446	1,085,451	1,255,642	3,320,539
204117573705	Tecno Fast S.A.C.	Peru	BCP	PEN	Monthly	0.98%	0.98%	95,710	190,204	190,495	476,409	-	-	-	-
B66971276	Alco Rental Services S.L.I	Spain	Ibercaja	EUR	Monthly	1.00%	1.00%	11,099	33,354	89,352	133,805	278,604	35,218	-	313,822
B66971276	Alco Rental Services S.L.I	Spain	Ibercaja Impuestos	EUR	Monthly	1.00%	1.00%	82,835	-	-	82,835	-	-	-	-
B66971276	Alco Rental Services S.L.I	Spain	Caixabank	EUR	Monthly	1.50%	1.50%	9,121	27,432	73,657	110,210	153,365	-	-	153,365
B66971276	Alco Rental Services S.L.I	Spain	Banco Santander	EUR	Monthly	2.05%	2.05%	10,926	32,892	88,540	132,358	185,368	-	-	185,368
Total		Total						13,475,483	36,682,804	789,813	50,948,100	15,728,719	16,040,021	25,121,297	56,890,037

TECNO FAST S.A. AND SUBSIDIARIES

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Note 19 - Other Financial Liabilities (continued)

19.3) Obligations with banks: (continued)

As of December 31, 2022

Credit lines:

Tax ID No. Debtor Company	Debtor Entity	Country Debtor Company	Name Creditor Entity	Currency	Type of Amortization	Effective Rate	Nominal Rate	Current				Non-current			
								Maturity			Total	Maturity			Total non- Current
								Up to 30 days ThCh\$	31 to 90 days ThCh\$	91 days up to 1 year ThCh\$	Current 12.31.2022 ThCh\$	2nd and 3rd year ThCh\$	4th and 5th year ThCh\$	More than 5 years ThCh\$	12.31.2022 ThCh\$
04 - 2962045	Triumph Modular Incorporated	USA	Eastern Bank	US\$	Monthly	4.25%	5.50%	6,124,192	-	-	6,124,192	-	-	-	-
	Total							6,124,192	-	-	6,124,192	-	-	-	-

TECNO FAST S.A. AND SUBSIDIARIES

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(Translation of Consolidated Financial Statements originally issued in Spanish, see Note 2)

Note 19 - Other Financial Liabilities (continued)

19.3) Obligations with banks: (continued)

As of December 31, 2021

Tax ID No. Debtor Company	Debtor Entity	Country Debtor Company	Name Creditor Entity	Currency	Type of Amortization	Effective Rate	Nominal Rate	Current				Non-current			
								Maturity			Total Current	Maturity			Total non- Current
								Up to	31 to 90	91 days		2nd and 3rd year	4th and 5th year	More than 5 years	
								30 days ThCh\$	days ThCh\$	up to 1 year ThCh\$	12.31.2021 ThCh\$	ThCh\$	ThCh\$	ThCh\$	12.31.2021 ThCh\$
76.320.186 - 4	Tecno Fast S.A.	Chile	Banco Santander	CLP	Monthly	0.5%	0.5%	85,666	260,018	710,910	1,056,594	273,583	-	-	273,583
76.320.186 - 4	Tecno Fast S.A.	Chile	BCI	CLP	Monthly	0.35%	0.35%	-	-	2,500,000	2,500,000	-	-	-	-
76.320.186 - 4	Tecno Fast S.A.	Chile	Banco Santander	CLP	Monthly	2.0%	2.0%	-	-	4,000,000	4,000,000	-	-	-	-
76.320.186 - 4	Tecno Fast S.A.	Chile	Scotiabank	US\$	Monthly	1.5%	1.5%	-	-	844,690	844,690	-	-	-	-
76.320.186 - 4	Tecno Fast S.A.	Chile	BCI Miami	US\$	Monthly	1.4%	1.4%	-	-	53,730,882	53,730,882	-	-	-	-
76.320.186 - 4	Tecno Fast S.A.	Chile	Banco Estado	CLP	Monthly	3.6%	3.6%	33,250	100,419	169,974	303,643	-	-	-	-
76.320.186 - 4	Tecno Fast S.A.	Chile	Banco Itaú	CLP	Monthly	5.1%	5.1%	42,130	127,236	347,078	516,444	-	-	-	-
76.320.186 - 4	Tecno Fast S.A.	Chile	Scotiabank	CLP	Monthly	4.6%	4.6%	57,672	116,297	-	173,969	-	-	-	-
76.320.186 - 4	Tecno Fast S.A.	Chile	Banco Estado	CLP	Monthly	0.1%	0.1%	-	-	3,000,000	3,000,000	-	-	-	-
76.320.186 - 4	Tecno Fast S.A.	Chile	Banco Estado	US\$	Annual	2.30%	2.30%	-	1,689,380	-	1,689,380	-	-	-	-
76.320.186 - 4	Tecno Fast S.A.	Chile	Scotiabank	CLP	Quarterly	1.0%	1.0%	-	1,149,647	-	1,149,647	-	-	-	-
204117573705	Tecno Fast S.A.C.	Peru	BCI Miami	PEN	Monthly	2.7%	2.7%	5,764,216	-	-	5,764,216	-	-	-	-
204117573705	Tecno Fast S.A.C.	Peru	BCI Miami	PEN	Monthly	2.89%	2.89%	864,039	-	-	864,039	-	-	-	-
204117573705	Tecno Fast S.A.C.	Peru	BCP	PEN	Monthly	5.20%	5.20%	43,965	67,609	305,176	416,750	879,123	973,653	1,711,346	3,564,122
204117573705	Tecno Fast S.A.C.	Peru	BCP	PEN	Monthly	0.98%	0.98%	89,221	177,912	803,838	1,070,971	449,197	-	-	449,197
96,756,160 - 6	Tecno Truss S.A.	Chile	Banco Santander	CLP	Monthly	0.33%	0.33%	-	-	70,000	70,000	-	-	-	-
Total								6,980,159	3,688,518	66,482,548	77,151,225	1,601,903	973,653	1,711,346	4,286,902

19.4) Derivative instruments:

As of December 31, 2022 and 2021

Tax ID No. Debtor Company	Debtor Entity	Country Debtor Entity	Name Creditor Entity	Currency	Type of instruments	Current balance as of	
						12.31.2022 ThCh\$	12.31.2021 ThCh\$
204117573705	Tecno Fast S.A.C.	Peru	Banco de Crédito del Perú	PEN	Forward	-	121,647
Total						-	121,647

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(Translation of Consolidated Financial Statements originally issued in Spanish, see Note 2)

Note 20 - Other Non-Financial Liabilities

As of December 31, 2022 and 2021, this account is detailed as follows:

Other Non-Financial Liabilities	Current balance as of	
	12.31.2022 ThCh\$	12.31.2021 ThCh\$
Deferred income (*)	21,263,923	-
VAT fiscal debit	3,193,333	1,669,215
Total	<u>24,457,256</u>	<u>1,669,215</u>

(*) Correspond to future income from put and call option contracts, for which no effects have been recognized in the income statement for the year 2022.

Note 21 - Trade and Other Accounts Payable

As of December 31, 2022 and 2021, this account is detailed as follows:

Trade and other current accounts payable	Current balance as of	
	12.31.2022 ThCh\$	12.31.2021 ThCh\$
Domestic suppliers	23,855,728	21,042,763
Advances from customers	5,579,541	10,265,956
Miscellaneous provisions (*)	3,616,457	18,528,001
Accrued dividends	8,722,742	4,407,932
Accounts payable to foreign suppliers	3,284,142	4,756,384
Other accounts payable (**)	3,304,150	1,594,206
Total	<u>48,362,760</u>	<u>60,595,242</u>

Trade and other non-current accounts payable	Non-current balance as of	
	12.31.2022 ThCh\$	12.31.2021 ThCh\$
Other accounts payable (***)	686,963	-
Total	<u>686,963</u>	<u>-</u>

The exposure to currency and liquidity risks related to trade and other payables is analyzed in the risk management policy note. Trade and other accounts payable do not accrue interest or readjustments.

(*) Miscellaneous provisions correspond to those provisions for goods purchased, services received and other accrued cost of sales associated with projects in progress, which to date have not been invoiced by the supplier or contractor.

(**) Correspond mainly to remunerations payable and liabilities associated with social security systems.

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(Translation of Consolidated Financial Statements originally issued in Spanish, see Note 2)

Note 21 - Trade and Other Accounts Payable (continued)

As of December 31, 2022 and 2021, this account is detailed as follows: (continued)

(***) Corresponds to part of the balance of the purchase price of the subsidiary Alco Rental Services S.L.U.

Main suppliers of the Group, with respect to the total purchases of the period:

December 31, 2022

Supplier Name	Purchase Percentage
Sodexo Chile S.A.	4%
Ransa Comercial S.A.	2%
Compañía Industrial El Volcán S.A.	2%
Sthelec Ingenieros E.I.R.L.	2%
Louisiana Pacific Chile S.A.	1%
Maderas Martin Ltda.	1%
Osmir SCRL	1%
Ausin Hnos S.A.	1%
ASAP Soluciones Integrales Spa	1%
Mauricio Muñoz y Cia. Ltda.	1%

December 31, 2021

Supplier Name	Purchase Percentage
Louisiana Pacific Chile S.A.	5%
Construcciones Renta CR SpA.	3%
Eklipse Servicios	3%
Asap Soluciones Integrales SpA.	2%
Construcciones y Montaje Modular S.A.	2%
Ausin Hermanos S.A.	2%
Promet Servicios SpA.	2%
Mauricio Muñoz y Cía. Ltda.	1%
Louisiana Pacific del Perú S.A.C.	1%
Osmir Scrl	1%

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As of December 31, 2022 and 2021

(Translation of Consolidated Financial Statements originally issued in Spanish, see Note 2)

Note 21 - Trade and Other Accounts Payable (continued)

Closing balance as of December 31, 2022:

Types of Liabilities	Up to 30 days ThCh\$	From 31 to 60 days ThCh\$	From 61 to 90 days ThCh\$	From 91 to 120 days ThCh\$	From 121 to 365 days ThCh\$	Total Current ThCh\$	More than 365 days ThCh\$	Total Non-current ThCh\$
Suppliers	21,835,107	4,598,681	706,082	-	-	27,139,870	-	-

Suppliers with Payments up to Date

Types of Liabilities	Up to 30 days ThCh\$	From 31 to 60 days ThCh\$	From 61 to 90 days ThCh\$	From 91 to 120 days ThCh\$	From 121 to 365 days ThCh\$	Total Current ThCh\$	More than 365 days ThCh\$	Total Non-current ThCh\$
Goods	5,058,998	1,165,427	-	-	-	6,224,425	-	-
Services	9,110,299	2,331,215	594,973	-	-	12,036,487	-	-
Other	-	-	-	-	-	-	-	-
Total	14,169,297	3,496,642	594,973	-	-	18,260,912	-	-

Past due suppliers

Types of Liabilities	Up to 30 days ThCh\$	From 31 to 60 days ThCh\$	From 61 to 90 days ThCh\$	From 91 to 120 days ThCh\$	From 121 to 365 days ThCh\$	Total Current ThCh\$	More than 365 days ThCh\$	Total Non-current ThCh\$
Goods	6,969,593	873,372	111,109	-	-	7,954,074	-	-
Services	696,217	228,667	-	-	-	924,884	-	-
Other	-	-	-	-	-	-	-	-
Total	7,665,810	1,102,039	111,109	-	-	8,878,958	-	-

(*) Accounts payable to suppliers exceed the due date mainly due to administrative processes of background verification of payments withheld from contractors and suppliers.

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As of December 31, 2022 and 2021

(Translation of Consolidated Financial Statements originally issued in Spanish, see Note 2)

Note 21 - Trade and Other Accounts Payable (continued)

At the closing of December 31, 2021:

Types of Liabilities	Up to 30 days ThCh\$	From 31 to 60 days ThCh\$	From 61 to 90 days ThCh\$	From 91 to 120 days ThCh\$	From 121 to 365 days ThCh\$	Total Current ThCh\$	More than 365 days ThCh\$	Total Non-current ThCh\$
Suppliers	19,007,793	3,517,196	3,274,157	-	-	25,799,147	-	-

Suppliers with Payments up to Date

Types of Liabilities	Up to 30 days ThCh\$	From 31 to 60 days ThCh\$	From 61 to 90 days ThCh\$	From 91 to 120 days ThCh\$	From 121 to 365 days ThCh\$	Total Current ThCh\$	More than 365 days ThCh\$	Total Non-current ThCh\$
Goods	7,528,058	1,424,208	3,274,157	-	-	12,226,424	-	-
Services	4,810,993	610,375	-	-	-	5,421,368	-	-
Other	58,444	-	-	-	-	58,444	-	-
Total	12,397,495	2,034,583	3,274,157	-	-	17,706,236	-	-

Past due suppliers

Types of Liabilities	Up to 30 days ThCh\$	From 31 to 60 days ThCh\$	From 61 to 90 days ThCh\$	From 91 to 120 days ThCh\$	From 121 to 365 days ThCh\$	Total Current ThCh\$	More than 365 days ThCh\$	Total Non-current ThCh\$
Goods	5,344,510	1,074,717	-	-	-	6,419,227	-	-
Services	1,265,788	407,896	-	-	-	1,673,684	-	-
Other	-	-	-	-	-	-	-	-
Total	6,610,298	1,482,613	-	-	-	8,092,911	-	-

(*) Accounts payable to suppliers exceed the due date mainly due to administrative processes of background verification of payments withheld from contractors and suppliers.

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As of December 31, 2022 and 2021

(Translation of Consolidated Financial Statements originally issued in Spanish, see Note 2)

Note 22 - Other Provisions

As of December 31, 2022 and 2021, this account is detailed as follows:

22.1) Type and description of other provisions

Concepts	Current balance	
	12.31.2022 ThCh\$	12.31.2021 ThCh\$
Guarantee provision	379,822	547,292
Total Other provisions	379,822	547,292

As of December 31, 2022 and 2021, movements in other provisions are detailed as follows:

Detail	Provision of Guarantee
	ThCh\$
Balance as of 01.01.2021	274,330
Increases for the creation of provision	378,568
Decreases for use of provision	(121,327)
Business combination (**)	21,116
Conversion adjustment (*)	(5,395)
Total changes in provisions	272,962
Balance as of 12.31.2021	547,292
Increases for the creation of provision	411,284
Decreases for use of provision	(584,140)
Conversion adjustment (*)	5,386
Total changes in provisions	(167,470)
Balance as of 12.31.2022	379,822

(*) Corresponds to the effects of translating the functional currency of the subsidiaries Tecno Fast Peru, Tecno Fast Colombia and Triumph Modular Incorporated.

(**) Corresponds to the liabilities contributed by the subsidiary Triumph Modular Incorporated in the business combination occurred on September 14, 2021.

21.2) Guarantee Provision

The Company provisions 0.5% of the revenue from fabrication and assembly for eventual expenses of after-sales services to its customers, associated with executed and closed contracts. Project guarantees are extended for an average term of one year.

TECNO FAST S.A. AND SUBSIDIARIES

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As of December 31, 2022 and 2021

(Translation of Consolidated Financial Statements originally issued in Spanish, see Note 2)

Note 23 - Current Provisions for Employee Benefits

As of December 31, 2022 and 2021, this account is detailed as follows:

23.1) Type and description of provisions for employee benefits

Concepts	Current balance	
	12.31.2022 ThCh\$	12.31.2021 ThCh\$
Vacations	1,342,380	1,057,626
Other employee benefits	1,420,194	1,394,186
Total Current provisions for employee benefits	<u>2,762,574</u>	<u>2,451,812</u>

As of December 31, 2022 and 2021, the movements in provisions are detailed as follows:

Detail	Vacations ThCh\$	Other employee benefits ThCh\$	Total Employee benefits ThCh\$
Balance as of 01.01.2021	848,425	1,081,976	1,930,401
Increases for the creation of provision	7,065,028	2,213,062	9,278,090
Decreases for use of provision (**)	(6,872,273)	(1,859,118)	(8,731,391)
Conversion adjustment (*)	16,446	(41,734)	(25,288)
Total changes in provisions	209,201	312,210	521,411
Balance as of 12.31.2021	1,057,626	1,394,186	2,451,812
Increases for the creation of provision	(3,105,987)	1,244,773	(1,861,214)
Decreases for use of provision (**)	3,379,450	(1,221,140)	2,158,310
Conversion adjustment (*)	11,291	2,375	13,666
Total changes in provisions	284,754	26,008	310,762
Balance as of 12.31.2022	1,342,380	1,420,194	2,762,574

(*) Corresponds to the effects of translating the functional currency of the subsidiaries in Peru and Colombia.

(**) At the closing of each financial year, the Group makes provisions for incentive bonuses corresponding to that period, which are paid during the first quarter of the following year. This explains the decrease in Other Employee Benefits as of December 31, 2022 and 2021.

23.2) Provisions for employee benefits

i) Vacation

Corresponds to the provision for the legal right of employees to accrued vacation days in relation to the work performed. This provision is recorded on an undiscounted basis.

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Notes to the Consolidated Financial Statements

As of December 31, 2022 and 2021

(Translation of Consolidated Financial Statements originally issued in Spanish, see Note 2)

Note 23 - Current Provisions for Employee Benefits (continued)

23.2) Provisions for employee benefits (continued)

ii) Incentive bonus

Corresponds to a provision agreed by General Management that rewards the performance and contribution to the results obtained by the Company, which are measured based on the performance evaluation of each employee and considers variables such as the achievement of the individual objectives of the position, the income of the Company and the turnover of working capital.

Note 24 - Equity

23.1) Capital issued and paid in

As of December 31, 2022 and 2021, the share capital of ThCh\$63,796,181 is entirely issued, paid in and divided into 800,000,000 nominative ordinary shares of the same value and with no par value. The Company has issued only one series of common shares, which have the same voting rights without any preference.

Movement in shares	No. of shares	ThCh\$
Balance as of January 1, 2021	800,000,000	63,796,181
No movements	-	-
Balance as of December 31, 2021	<u>800,000,000</u>	<u>63,796,181</u>
No movements	-	-
Balance as of December 31, 2022	<u>800,000,000</u>	<u>63,796,181</u>

The shareholder composition as of December 31, 2022 and 2021, is detailed as follows:

Movement in shares	No. of shares		Interest %	
	12.31.2022	12.31.2021	12.31.2022	12.31.2021
TF Inversiones y Servicios S.A.	480,000,000	480,000,000	60.00	60.00
Inder Spa.	320,000,000	320,000,000	40.00	40.00
Total	<u>800,000,000</u>	<u>800,000,000</u>	<u>100.00</u>	<u>100.00</u>

Tecno Fast S.A. corresponds to the final parent of the Group.

TECNO FAST S.A. AND SUBSIDIARIES

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(Translation of Consolidated Financial Statements originally issued in Spanish, see Note 2)

Note 24 - Equity (continued)

24.2) Dividends

The policy of the Company is to distribute at least 30% of the profits of the previous financial year every year. During the year ended December 31, 2020, was provisioned an amount of ThCh\$4,954,763 (Ch\$6.2 per share), equivalent to 50% of the profits generated in the financial year 2020. Subsequently, at the Ordinary Shareholders' Meeting held on April 21, 2021, a dividend of ThCh\$6,936,670 (Ch\$8.7 per share) was approved for payment, equivalent to 70% of the profits obtained in the financial year 2020, which was paid in full on April 22, 2021. As of December 31, 2021, was provisioned a dividend of ThCh\$4,407,932 (Ch\$5.5 per share) equivalent to 30% of the profits obtained in the financial year 2021, which was paid in full on April 22, 2022. As of December 31, 2022, was provisioned a dividend amounting to ThCh\$8,722,734 (Ch\$10.9 per share), equivalent to 30% of the profits generated in 2022.

23.3) Other reserves

This concept is divided into conversion reserves, reflecting the retained earnings from exchange rate fluctuations when converting the financial statements of subsidiaries whose functional currency is other than the presentation currency of the Parent Company (Chilean pesos).

The movement in Other Reserves as of December 31, 2022 and 2021:

Concepts	Reserve of cash flow hedges	Reserve of exchange rate differences	Total other reserves
	ThCh\$	ThCh\$	ThCh\$
Beginning balance as of 01.01.2021	-	(5,093,933)	(5,093,933)
Other comprehensive income	-	302,906	302,906
Cash flow hedges (*)	517,958	-	517,958
Changes in equity	517,958	302,906	820,864
Final balance as of 12.31.2021	517,958	(4,791,027)	(4,273,069)
Other comprehensive income	-	3,011,411	3,011,411
Cash flow hedges (*)	(517,958)	-	(517,958)
Changes in equity	(517,958)	3,011,411	2,493,453
Final balance as of 12.31.2022	-	(1,779,616)	(1,779,616)

(*) Corresponds to changes in the fair value of derivative instruments, and their respective tax effect, in those instruments that meet all the conditions established by IFRS to be designated as hedging instruments and apply hedge accounting.

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Note 24 - Equity (continued)

23.4) Non-controlling interest

As of December 31, 2022 and 2021, the composition of the non-controlling interest is detailed as follows:

Detail of non-controlling interest

Subsidiary Name	Country of Origin	Percentage of Non-Controlling Interest in Subsidiaries		Non-controlling Interest in Subsidiaries in Equity		Minority Interest in Subsidiaries in Income	
		12.31.2022 %	12.31.2021 %	12.31.2022 ThCh\$	12.31.2021 ThCh\$	12.31.2022 ThCh\$	12.31.2021 ThCh\$
Tecno Truss S.A.	Chile	6%	6%	117,237	23,746	21,196	15,108
Tecno Fast España S.L.U.	Spain	7%	-	337,177	-	57,298	-
ATF Rental S.A.	Chile	50%	-	626,815	-	23,408	-
Total				1,081,229	23,746	101,902	15,108

Non-controlling equity variations are affected by increases or decreases in the equity of Subsidiaries, which are presented in the consolidated statement of changes in net equity under the title "Increase (decrease) due to changes in ownership interests in subsidiaries."

23.5) Financial reporting of subsidiaries

As of December 31, 2022 and 2021, the financial reporting of subsidiaries is detailed as follows:

Summarized financial reporting of subsidiaries as of December 31, 2022

Name	Current Assets Total ThCh\$	Non-Current Assets ThCh\$	Current Liabilities Total ThCh\$	Non-Current Liabilities ThCh\$	Equity Total ThCh\$	Revenue Total ThCh\$	Net Profit (loss) ThCh\$
Tecno Fast Argentina	1,500,610	1,500,610	1,500,610	482,971	1,017,639	6,727,649	1,009,842
TF Filiales SpA	20,989,713	20,989,713	20,989,713	2,768,123	18,221,590	-	5,742,453
Tecno Fast S.A.C. Peru	54,479,777	54,479,777	54,479,777	39,983,310	14,496,467	51,358,254	3,476,112
Tecno Fast Módulos Do Brasil Ltda.	2,682,076	2,682,076	2,682,076	2,260,138	421,938	(881)	(156,227)
Tecno Fast Colombia SAS	62,018	62,018	62,018	1,413	60,605	13,675	(412,598)
Tecno Truss S.A.	4,294,378	4,294,378	4,294,378	2,340,420	1,953,958	8,105,045	353,261
TF Montajes SpA.	13,823,502	13,823,502	13,823,502	11,209,098	2,614,404	10,892,029	1,792,363
Tecno Fast Inc	62,741,114	62,741,114	62,741,114	63,901,671	(1,160,557)	-	369,899
Triumph Modular Incorporated	87,254,851	87,254,851	87,254,851	25,853,161	61,401,690	20,462,415	2,365,923
Alco Rental Services S.L.U.	15,393,777	15,393,777	15,393,777	9,202,697	6,191,080	10,745,600	1,673,910
Tecno Fast España S.L.U.	19,399,205	19,399,205	19,399,205	14,582,396	4,816,809	-	818,536
ATF Rental S.A.	2,114,670	2,114,670	2,114,670	861,041	1,253,629	1,888,959	118,697
Alco Chile SpA.	788,291	788,291	788,291	2,038	786,253	-	57,657

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Note 24 - Equity (continued)

23.5) Financial reporting of subsidiaries (continued)

Summarized financial reporting of subsidiaries as of December 31, 2021

Name	Current Assets Total	Non- Current Assets Total	Current Liabilities Total	Non- Current Liabilities Total	Equity Total	Revenue Total	Net Profit (loss)
	ThCh\$	ThCh\$	ThCh\$	ThCh\$	ThCh\$	ThCh\$	ThCh\$
Tecno Fast Argentina	7,962	29,278	7,348	-	37,240	7,348	29,892
TF Filiales SPA	628,190	6,940,637	295,985	-	7,568,827	295,985	7,272,842
Tecno Fast S.A.C. Peru	18,435,144	25,125,448	32,543,860	4,169,399	43,560,592	36,713,259	6,847,333
Tecno Fast Módulos Do Brasil Ltda.	2,187,437	827,209	2,362,741	123,387	3,014,646	2,486,128	528,518
Tecno Fast Colombia SAS	1,940,847	29,197	871,803	17,627	1,970,044	889,430	1,080,614
Tecno Truss S.A.	4,029,715	1,165,088	4,122,188	676,855	5,194,803	4,799,043	395,760
TF Montajes SpA.	1,979,480	8,880	1,114,656	51,663	1,988,360	1,166,319	822,041
Tecno Fast Inc	728,742	58,080,441	60,761,035	-	58,809,183	60,761,035	(1,951,852)
Triumph Modular Incorporated	3,163,373	64,680,230	3,733,693	6,418,612	67,843,603	10,152,305	57,691,298

24.6) Earnings per share

Basic earnings per share are calculated by dividing the profit attributable to the owners of the parent company by the weighted average number of outstanding common shares during the year. During the financial years 2022 and 2021, the Group has not entered into any operations with a potential dilutive effect that would result in earnings per diluted share other than basic earnings per share.

Basic and diluted earnings per share (in thousands of Chilean pesos) are detailed as follows:

Earnings per share	01.01.2022 12.31.2022 ThCh\$	01.01.2021 12.31.2021 ThCh\$
Profit attributable to the owners of the parent company	<u>29,075,779</u>	<u>14,693,105</u>
Basic earnings per share		
From continuing operations	0.0365	0.0184
From discontinued operations	-	-
Basic earnings (loss) per share	<u>0.0365</u>	<u>0.0184</u>
Diluted earnings per share		
From continuing operations	0.0365	0.0184
From discontinued operations	-	-
Diluted earnings (loss) per share	<u>0.0365</u>	<u>0.0184</u>
Weighted average number of common shares outstanding for the year	<u>800,000,000</u>	<u>800,000,000</u>

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(Translation of Consolidated Financial Statements originally issued in Spanish, see Note 2)

Note 25 - Revenue

Revenue from ordinary activities for the years ended December 31, 2022 and 2021, is detailed as follows:

Types of Revenue from Ordinary Activities	01.01.2022 12.31.2022 ThCh\$	01.01.2021 12.31.2021 ThCh\$
Revenue from sales (*)		
Large Projects	102,170,452	82,773,786
Modular Solutions	29,064,888	10,083,616
Other	6,342,746	5,693,436
Revenue from leases (*)		
Commercial	42,523,475	22,743,734
Associated Services	12,509,432	5,996,106
Industrial	8,278,708	8,808,754
Hotels and camp operations	18,701,455	10,007,153
Total revenue from ordinary activities	219,591,156	146,106,585

(*) Corresponds to revenue from the business segments defined by Tecno Fast S.A. See detail in Note 31 - Business Segments.

Note 26 - Relevant Income Composition

26.1) Cost of Sales

The cost of sales for the years ended December 31, 2022 and 2021, is detailed as follows:

Cost of Sales	01.01.2022 12.31.2022 ThCh\$	01.01.2021 12.31.2021 ThCh\$
Cost of materials	(97,006,556)	(75,078,467)
Depreciation and amortization	(11,687,095)	(7,622,895)
Wages and salaries	(6,734,452)	(3,207,710)
Repair and maintenance	(6,446,790)	(2,507,092)
Services	(10,036,489)	(6,059,474)
Other supplies	(8,386,746)	(7,338,323)
Total cost of sales	(140,298,128)	(101,813,961)

TECNO FAST S.A. AND SUBSIDIARIES

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As of December 31, 2022 and 2021

(Translation of Consolidated Financial Statements originally issued in Spanish, see Note 2)

Note 26 - Relevant Income Composition (continued)

26.2) Administrative expenses

Revenue from ordinary activities for the years ended December 31, 2022 and 2021, is detailed as follows:

Administrative expenses	01.01.2022 12.31.2022 ThCh\$	01.01.2021 12.31.2021 ThCh\$
Wages and salaries	(11,947,795)	(7,069,810)
Administrative service expenses	(8,965,013)	(4,236,055)
Depreciation and amortization expenses	(939,092)	(49,549)
Employee benefits	(5,897,133)	(3,594,372)
Other administrative sales expenses	(533,635)	(457,403)
Total administrative expenses	(28,282,668)	(15,407,189)

26.3) Other profits (losses)

Other profits (losses) for the years ended December 31, 2022 and 2021, are detailed as follows:

Other profits (losses)	01.01.2022 12.31.2022 ThCh\$	01.01.2021 12.31.2021 ThCh\$
Income from impairment of other assets (*)	(505,247)	(1,648,793)
Income by fleet impairment (**)	(440,037)	(343,810)
Other profits (losses) (***)	41,788	(2,323,888)
Total Other profits (losses)	(903,496)	(4,316,491)

(*) As of December 31, 2021, ThCh\$480,840 and ThCh\$1,648,793 were recognized as an expense for impairment of accounts receivable from the Peruvian Ministry of Education (MINEDU) in the subsidiary Tecno Fast Peru, corresponding to the change in the estimate by Management and its legal advisors of the final result of the award of the first and second arbitrations carried out by the subsidiary.

(**) Corresponds to the expense for modules estimated to be unrecoverable from the customer premises, losing their capacity to generate economic benefits for the Group.

(***) As of December 31, 2022, this item includes the net effect of losses from claims and associated insurance settlement income. As of December 31, 2021 includes losses of ThCh\$ 2,219,372 incurred by the subsidiary Tecno Fast Inc. corresponding to expenses related to the acquisition of the company Triumph Modular Incorporated on September 14, 2021.

TECNO FAST S.A. AND SUBSIDIARIES

Notes to the Consolidated Financial Statements

As of December 31, 2022 and 2021

(Translation of Consolidated Financial Statements originally issued in Spanish, see Note 2)

Note 26 - Relevant Income Composition (continued)

26.4) Financial revenue and costs recognized in income (loss)

Financial revenue and costs for the years ended December 31, 2022 and 2021, are detailed as follows:

Financial revenue	01.01.2022 12.31.2022 ThCh\$	01.01.2021 12.31.2021 ThCh\$
Interest on financial instruments	386,213	90,814
Income by derivatives (*)	7,342,650	2,669,247
Other financial revenue	13,765	5,439
Total financial revenue	7,742,628	2,765,500

(*) As of December 31, 2022 and 2021, income from derivatives includes ThCh\$7,101,940 and ThCh\$2,588,405, respectively, corresponding to the effect on the income of the Cross Currency Swap derivative designated for accounting purposes as a hedging instrument.

Financial Costs	01.01.2022 12.31.2022 ThCh\$	01.01.2021 12.31.2021 ThCh\$
Bank interest on loans	(4,887,116)	(868,157)
Bank interest on financial leases	(327,858)	(205,481)
Corporate bond interest	(1,229,507)	(1,101,487)
Other financial costs	(775,291)	(632,236)
Total financial costs	(7,219,772)	(2,807,361)

26.5) Income (loss) on foreign currency exchange

Exchange Rate Difference	01.01.2022 12.31.2022 ThCh\$	01.01.2021 12.31.2021 ThCh\$
Exchange rate differences of asset accounts	(95,668)	621,226
Exchange rate differences on liability accounts	(431,529)	(352,117)
Total exchange rate differences	(527,197)	269,109

26.6) Income (loss) by indexation units

Income (loss) by indexation units	01.01.2022 12.31.2022 ThCh\$	01.01.2021 12.31.2021 ThCh\$
Corporate bond (UF)	(8,270,847)	(3,858,083)
Lease liabilities (UF)	(653,599)	(275,792)
Other UF indexations	(27,087)	1,629
PPM indexation and others	(4,149)	3,358
Total Income (loss) by indexation units	(8,955,682)	(4,128,888)

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(Translation of Consolidated Financial Statements originally issued in Spanish, see Note 2)

Note 27 - Income Tax

The charge to income by income tax for the years ended December 31, 2022 and 2021, is detailed as follows:

Composition of Income Tax Profit (Loss)	01.01.2022	01.01.2021
	12.31.2022	12.31.2021
	ThCh\$	ThCh\$
Current tax expense	(8,824,351)	(2,978,770)
Total net current tax expense	(8,824,351)	(2,978,770)
Tax revenue (expense) from to the creation and reversal of temporary differences	(2,484,441)	(2,806,834)
Total net deferred tax revenue (expense)	(2,484,441)	(2,806,834)
Income tax profit (loss)	(11,308,792)	(5,785,604)

Income Tax Profit (Loss) by Foreign and Domestic Parties	01.01.2022	01.01.2021
	12.31.2022	12.31.2021
	ThCh\$	ThCh\$
Foreign net current tax expense	(6,320,874)	(691,171)
Domestic net current tax expense	(2,503,477)	(2,287,599)
Total net current tax expense	(8,824,351)	(2,978,770)
Foreign net deferred tax expense	43,507	290,361
Domestic net deferred tax expense	(2,527,948)	(3,097,195)
Total net deferred tax expense	(2,484,441)	(2,806,834)
Income tax profit (loss)	(11,308,792)	(5,785,604)

The current income tax rate used for deferred taxes in Chile is 27%, for the United States of America it is 27.5%, for Colombia it is 33%, for Peru 29.5%, for Argentina 35%, for Spain 25% and for Brazil 15%.

TECNO FAST S.A. AND SUBSIDIARIES

Notes to the Consolidated Financial Statements

As of December 31, 2022 and 2021

(Translation of Consolidated Financial Statements originally issued in Spanish, see Note 2)

Note 27 - Income Tax (continued)

The following table shows the reconciliation between the income tax recorded and the income tax that would result from applying the effective rate for the years ended December 31, 2022 and 2021:

Reconciliation of Tax Expense using the Legal Rate with Tax Expense using the Effective Rate	01.01.2022 12.31.2022 ThCh\$	01.01.2021 12.31.2021 ThCh\$
Income Before Taxes	40,486,473	20,493,817
Corporate additions and deductions		
Tecno Fast S.A.	(17,131,074)	7,582,151
Tecno Fast Argentina	(1,009,842)	-
Tecno Fast Módulos Do Brasil Ltda.	156,227	-
Tecno Fast Colombia SAS	412,598	(2,953,934)
Tecno Fast S.A.C. Peru	(3,476,112)	(29,552,451)
TF Filiales SpA.	(4,737,762)	32,506,385
Tecno Truss S.A.	(353,261)	(6,698,823)
TF Montajes SpA.	(1,792,363)	(10,054,484)
Tecno Fast Inc.	1,996,024	-
Triumph Modular Incorporated	(2,365,923)	(5,537,057)
Alco Rental Services S.L.U.	(1,673,910)	-
Tecno Fast España S.L.U.	855,374	-
ATF Rental S.A.	(118,697)	-
Alco Chile SpA.	61,040	-
Total additions and deductions by country	(29,177,681)	(14,708,213)
Tax expense using the effective rate	11,308,792	5,785,604

Effect of income before taxes at the legal tax rate in Chile

Balances as of December 31, 2021

Income before taxes at the legal tax rate in Chile	12.31.2022 Amount ThCh\$	%
Tax expense (benefit) at the legal tax rate in Chile	10,931,348	27.00%
Effect on the tax rate of rates in other jurisdictions (Effect of local rate vs. Chilean rate)	4,245,623	10.49%
Effect on income tax rate – non-taxable expenses	(10,625,390)	(26.24%)
Tax price-level restatement (net)	5,304,018	13.10%
Other increases	1,453,192	3.58%
Adjustment to the legal tax rate, total	377,444	0.93%
Tax expense (benefit) to the income for the period	11,308,792	27.93%
Effective tax rate		27.93%

TECNO FAST S.A. AND SUBSIDIARIES

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As of December 31, 2022 and 2021

(Translation of Consolidated Financial Statements originally issued in Spanish, see Note 2)

Note 27 - Income Tax (continued)

Effect of income before taxes at the legal tax rate in Chile (continued)

Balances as of December 31, 2021

Income before taxes at the legal tax rate in Chile	12.31.2021 Amount ThCh\$	%
Tax expense (benefit) at the legal tax rate in Chile	5,533,331	27.00%
Effect on the tax rate of rates in other jurisdictions (Effect of local rate vs. Chilean rate)	1,093,427	5.34%
Effect on income tax rate – non-taxable expenses	4,937,846	24.09%
Tax price-level restatement (net)	745,348	3.64%
Other increases	(6,524,348)	(31.84%)
Adjustment to the legal tax rate, total	252,273	1.23%
Tax expense (benefit) to the income for the period	5,785,604	28.23%
Effective tax rate		28.23%

Note 28 - Contingencies, Commitments and Other Restrictions

28.1) Lawsuits

As of December 31, 2022 and 2021, the Group has no relevant lawsuits or claims pending resolution or other contingencies, except for what is disclosed in Note 9 regarding the Minedu case in the subsidiary Tecno Fast S.A.C. (Peru).

28.2) Effective guarantees granted

Effective guarantees granted by the Group for the twelve-month period ended December 31, 2022, are detailed below:

Parent Company - Tecno Fast S.A.

BANCO SANTANDER				
Invoice No.	Currency	Amount	Maturity date	Concept
6659595	UF	37,806	07-04-2023	To guarantee the correct use of the advance payment granted by Compañía Minera Doña Inés de Collahuasi SCM, for the execution of Contract PCR 20128, EPC Contract for the Complementary Water Source Camps Project.
7066853	Ch\$	596,808,402	03-19-2023	To guarantee the correct execution of Phase 2 of Contract A9SN-30-K-103, Construction of Camp and Civic Neighborhood, Salares Norte.

TECNO FAST S.A. AND SUBSIDIARIES

Notes to the Consolidated Financial Statements

As of December 31, 2022 and 2021

(Translation of Consolidated Financial Statements originally issued in Spanish, see Note 2)

Note 28 - Contingencies, Commitments and Other Restrictions (continued)

28.2) Effective guarantees granted (continued)

Parent Company - Tecno Fast S.A. (continued)

BANCO BCI				
Invoice No.	Currency	Amount	Maturity date	Concept
601180	Ch\$	26,663,937	03-30-2023	To guarantee the faithful and timely compliance of the lease contract of 66 medical care modules for the San Borja Arriaran Clinical Hospital"
637420	UF	360	03-31-2023	To guarantee the faithful compliance of the direct contract for the lease and installation of a sanitary modular system for the San José Hospital.
BANCO DEL ESTADO				
Invoice No.	Currency	Amount	Maturity date	Concept
12413922	UF	13,874	03-31-2023	To guarantee faithful compliance with Contract No. 4600020347 Transitory Service Camp 1200.
16690753	UF		03-31-2023	To guarantee faithful compliance with Contract 4600020347 "Transitory Service Camp 1200".
BANCO SCOTIABANK				
Invoice No.	Currency	Amount	Maturity date	Concept
225051	UF	37,806	07-04-2023	To guarantee the correct use of the advance payment granted by Compañía Minera Doña Inés de Collahuasi SCM, for the execution of Contract PCR 20128, EPC Contract for the Complementary Water Source Camps Project.
225052	UF	37,806	07-04-2023	To guarantee the correct use of the advance payment granted by Compañía Minera Doña Inés de Collahuasi SCM, for the execution of Contract PCR 20128, EPC Contract for the Complementary Water Source Camps Project.
225053	UF	37,806	07-04-2023	To guarantee the correct use of the advance payment granted by Compañía Minera Doña Inés de Collahuasi SCM, for the execution of Contract PCR20128, EPC Contract for the Complementary Water Source Camps Project.
420001978577	UF	322.6	01-05-2023	To guarantee the faithful compliance of the contract for: Modular containers for fitting out offices and auditoriums for the Radiology Department.
BANCO ITAÚ				
Invoice No.	Currency	Amount	Maturity date	Concept
71791	UF	226,834	07-04-2023	To guarantee the faithful, complete, correct and timely compliance of all obligations derived from contract PCR20128, EPC Contract for the Camps Project for a complementary water source.
70560	UF	226,834	07-04-2023	To guarantee the faithful, complete, correct and timely compliance of all obligations derived from contract PCR20218, EPC Contract for the Camps Project for a complementary water source.

TECNO FAST S.A. AND SUBSIDIARIES

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(Translation of Consolidated Financial Statements originally issued in Spanish, see Note 2)

Note 28 - Contingencies, Commitments and Other Restrictions (continued)

28.2) Effective guarantees granted (continued)

Parent Company - Tecno Fast S.A. (continued)

BANCO ITAÚ				
Invoice No.	Curren cy	Amount	Maturity date	Concept
71791	UF	226,834	07-04-2023	To guarantee the faithful, complete, correct and timely fulfillment of all obligations derived from contract PCR20128, EPC Contract for the Camps Project for a complementary water source.
70560	UF	226,834	07-04-2023	To guarantee the faithful, complete, correct and timely fulfillment of all obligations derived from contract PCR20218, EPC Contract for the Camps Project for a complementary water source.
100395	Ch\$	500,000	01-10-2023	Guarantee the seriousness of the offer of ID 1057510-43-LR22.
100396	UF	4,018	02-28-2023	To guarantee, at the sole judgment of ENAP Refinerías S.A., the faithful, correct, complete and timely compliance with each and every one of the obligations contracted in the contract No. BB31097065 called "Lease and assembly of dining and sanitary modules for shutdown plant 2022, Bío Bío refinery", as well as any other obligation it may have with the ENAP group of companies.
100779	Ch\$	1,184,680	09-15-2023	In order to guarantee the faithful and timely compliance of the contract renewal for the "Residential Container Rental Service" Tender 2111-89-LE22.
100960	UF		02-28-2023	To guarantee, at the sole judgment of ENAP Refinerías S.A., the faithful, correct, complete and timely compliance with each and every one of the obligations contracted in the contract No. BB31097065 called "Lease and assembly of dining and sanitary modules for shutdown plant 2022, Bío Bío refinery", as well as any other obligation it may have with the ENAP group of companies".
101581	Ch\$	1,983,600	11-04-2024	To guarantee the faithful compliance, fines and penalties affecting the contractor of the contract denominated: "Lease and maintenance service of clinical modules for UAPO room of Cefsam Maipú" ID 1655-50-LE22 and/or of the labor and social obligations of the awardee.
101582	UF		05-02-2023	To guarantee the faithful compliance of the contract increase of the direct contract for the lease and installation of a sanitary modular system for the San José Hospital.
105524	Ch\$	334,109,080	06-30-2023	To guarantee the full and timely compliance with each and every one of Tecno Fast S.A.'s obligations, established or in connection with the contract No. 8013-CC-2018 with Compañía Minera Teck Quebrada Blanca S.A.
105582	Ch\$	621,374,843	06-30-2023	To guarantee the exchange of 50% of the retentions accrued to EDP 18 of the contract No. 8013-cc-2018 with Compañía Minera Teck Quebrada Blanca S.A.
105580	Ch\$	2,000,000	05-02-2023	Guarantee the seriousness of the offer of ID 2345-325-LE22.

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(Translation of Consolidated Financial Statements originally issued in Spanish, see Note 2)

Note 28 - Contingencies, Commitments and Other Restrictions (continued)

28.2) Effective guarantees granted (continued)

Parent Company - Tecno Fast S.A. (continued)

BANCO DE CHILE				
Invoice No.	Currency	Amount	Maturity date	Concept
221809 - 3	UF	8	02-15-2023	Guarantee faithful compliance with container lease contracts.
282916 - 3	Ch\$	1,184,680	05-10-2023	To guarantee the faithful and timely compliance of the Container Rental Service Contract for Residence ID 211-89-LE22.
283233 - 5	Ch\$	14,463,005	01-04-2023	Guarantee of faithful and timely performance of the contract "Specialties and studies at preliminary project level for the Scientific Bases of the Chilean Antarctic Institute, Yelcho and Carvajal.
284400--0	Ch\$	1,935,535	10-21-2024	To guarantee the Faithful Compliance of the commitments that derive from the Service of Lease of container or modular for the Logistic and Archive Units of Hospital del Salvador ID: 1057489-240-CO22.
288719 - 2	Ch\$	19,879,688	06-14-2026	Guarantee faithful and timely compliance with the contract ID . 1057510-43-LR22.
344201 - 5	Ch\$	2,134,431,789	03-28-2023	To guarantee the full and timely compliance with each and every one of QB 2 SPA S.A.'s obligations, established or in connection with the contract No. 8013-CC-2001 with Compañía Minera Teck Quebrada Blanca S.A.. Camp Concentrator Plant
344684 - 9	Ch\$	9,291,082	02-23-2023	Guarantee of faithful compliance with the contract in favor of Complejo Asistencial Dr. Sótero del Río.
346705 - 7	Ch\$	90,353,648	04-30-2024	To guarantee the faithful and timely compliance with the contract and labor obligations of the proposal entitled "Complementary Works for the HDS-ING Replacement Project - HDS-ING Leasing Service for the transfer of clinical areas".
383503 - 3	UF	205	06-30-2023	Guarantees the faithful, exact, timely and total compliance of Contract No. MN-39-2021-G Lease of 4 Container Modules for San Eugenio Workshop, including deductibles of the contracted insurance policy, and may be made effective by Metro S.A. upon its sole presentation and without restrictions for its collection".
418000 - 2	UF	37,806	07-04-2023	To guarantee the correct use of the advance payment granted by Compañía Minera Doña Inés de Collahuasi SCM, for the execution of Contract PCR 20128, EPC Contract for the Complementary Water Source Camps Project..
418050 - 1	UF	37,806	07-04-2023	To guarantee the correct use of the advance payment granted by Compañía Minera Doña Inés de Collahuasi SCM, for the execution of Contract PCR 20128, EPC Contract for the Complementary Water Source Camps Project..
483985 - 3	Ch\$	14,213,704	06-01-2028	Guarantee of seriousness and compliance with the obligations established in the exempt resolution that grants the lease of the public property located at the intersection of calle nueva 3 poniente with calle nueva 5 norte, commune of Sierra Gorda, province and region of Antofagasta. File 2AR17160.
484867 - 9	Ch\$	425,180	07-31-2023	Guarantee the Faithful Compliance of Contract, Direct Contract N° 1019.
484868 - 2	Ch\$	64,193,931	05-30-2023	To Guarantee the Faithful and Timely Compliance of the contract for the Lease of Modular Facilities for Medical and Administrative Services of Hospital Clínico San Borja Arriarán.
485357 - 7	Ch\$	2,500,000	01-31-2023	To guarantee the seriousness of the offer presented in the public bidding process N ac31098541 "Rental service of dressing rooms and dining room modules for shutdown 2023 of ENAP Aconcagua Refinery".

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Note 28 - Contingencies, Commitments and Other Restrictions (continued)

28.2) Effective guarantees granted (continued)

Parent Company - Tecno Fast S.A. (continued)

BANCO DE CHILE				
Invoice No.	Currency	Amount	Maturity date	Concept
502089 - 3	UF	487	11-18-2024	Guarantees the faithful, exact, timely and total compliance with Addendum No. 2 to Purchase Order Contract No. 3600019841 Lease Service of 14 Container Modules for Lo Ovalle Workshop, including deductibles of the contracted insurance policy, and may be made effective by Metro S.A. upon its sole presentation and without restrictions for its collection".
584883 - 1	UF	1,820	08-07-2023	To guarantee the quality and proper functioning of the works executed by Consorcio RT SpA., in relation to Contract "EPC-050 Engineering, Supply and Construction of Industrial Surface and Interior Barrio Mina Lado Norte - 4501836743.
584888 - 1	UF	223	August 7, 2023	To guarantee the quality and proper functioning of the works executed by Consorcio RT SpA., in relation to Contract "EPC-050 Engineering, Supply and Construction of Industrial Surface and Interior Barrio Mina Lado Norte - 4501836743.
585706 - 8	Ch\$	1,000,000	01-16-2023	Irrevocable Bid Bond for the bidding process "Enabling and Occupancy of Modules as Mitigation Measures in the Conservation of the Graneros Hospital".
683266 - 4	UF	18,675	07-31-2023	Guarantees the Faithful and timely compliance of Contract No. 4600022214, EPC-001 New Carén Camp.
683862--0	Ch\$	1,987,198,890	03-31-2023	To guarantee the full and timely compliance with each and every one of the obligations of CONSORCIO FASE2 SPA established or in connection with Contract No. 6013-CC-2001 with Compañía Minera Teck Quebrada Blanca 5.A, Concentrator Camp (lease).
683862 - 1	Ch\$	3,916,244,774	06-30-2023	To guarantee the full and timely compliance with each and every one of the obligations of CONSORCIO FASE2 SPA established or in connection with Contract No. 6013-CC-2001 with Compañía Minera Teck Quebrada Blanca 5.A, Concentrator Camp (lease).
784971 - 4	UF	58	10-21-2024	To guarantee the Faithful compliance of the commitments that derive from the Service of Lease of container or modular for the Logistic and Archive Units of Hospital del Salvador ID: 1057489-240-CO22."
784978--0	Ch\$	85,250,250	04-29-2023	For the faithful compliance of contract No. 4600001072 : provision of services for the acquisition and modular construction of the Finning Building.
784978 - 7	UF	55	10-10-2023	In guarantee of faithful and timely compliance with the contract, payment of social labor obligations and eventual fines for the contracting of the assembly and leasing service of the Gabriela Mistral de Llanquihue modular school No. 1126922-43-LP22.
793116 - 8	Ch\$	230,298,032	06-30-2023	To guarantee the full and timely compliance with each and every one of Tecno Fast S.A.'s obligations, established or in connection with the contract No. 8013-CC-2018 with Compañía Minera Teck Quebrada Blanca S.A.
793116 - 9	Ch\$	710,770,730	06-30-2023	To guarantee the full and timely compliance with each and every one of Tecno Fast S.A.'s obligations, established or in connection with the contract No. 8013-CC-2018 with Compañía Minera Teck Quebrada Blanca S.A.
793283 - 8	Ch\$	107,924,906	06-30-2023	To guarantee the full and timely compliance with each and every one of Tecno Fast S.A.'s obligations, established or in connection with the contract No. 8013-CC-2018 with Compañía Minera Teck Quebrada Blanca S.A.

TECNO FAST S.A. AND SUBSIDIARIES

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Note 28 - Contingencies, Commitments and Other Restrictions (continued)

28.2) Effective guarantees granted (continued)

Parent Company - Tecno Fast S.A. (continued)

BANCO DE CHILE				
Invoice No.	Currency	Amount	Maturity date	Concept
827866 - 9	Ch\$	3,812,760	06-22-2023	Guarantee of faithful and timely compliance with the contract, payment of labor and social obligations and fines for the lease of contingency containers for the kindergarten Costanera sur de Concepción.
885478 - 8	UF	1,203	02-28-2023	To guarantee the faithful and timely compliance of Tecno Fast S.A.'s Contract, No. A-005179-00, Project C2007, Assembly and lease of modules for work facilities.
885505 - 2	UF	224	10-02-2023	In Guarantee of Faithful and Timely compliance of the contract for the assembly and installation of the modular school San Andrés de Tegualda, commune of Fresia, of the Local Public Education Service.
936857--0	Ch\$	42,503,822	01-30-2023	To guarantee the faithful, timely and full compliance with all contractual obligations associated with STAGE I under Contract No. "1002-03-C-EPC-005, EPC Temporary and Permanent Infrastructure.
984803 - 6	UF	58	10-21-2024	To guarantee the Faithful compliance of the commitments that derive from the Service of Lease of container or modular for the Logistic and Archive Units of Hospital del Salvador ID: 1057489-240-CO22."
984804 - 3	UF	156	10-02-2023	To guarantee full compliance with the obligations that correspond to it as the successful bidder of public bid ID No. 633-26-LQ22 "Service of Lease of cabins for habitability and being in Conaf's aerial operations bases", and the payment of the labor and social obligations of the workers of the successful bidder indicated in Article 11 of Law No. 19,886, of Public Procurement.
984806 - 1	UF	944	01-02-2024	Compliance with leasing of modules for differentiated urgency COVID 19 HHR
992969--0	Ch\$	42,503,822	05-15-2023	To guarantee the faithful, timely and full compliance with all contractual obligations associated with STAGE I under Contract No. "1002-03-C-EPC-005, EPC Temporary and Permanent Infrastructure.
827866 - 9	Ch\$	3,812,760	06-22-2023	Guarantee of faithful and timely compliance with the contract, payment of labor and social obligations and fines for the lease of contingency containers for the kindergarten Costanera sur de Concepción.
885478 - 8	UF	1,203	02-28-2023	To guarantee the faithful and timely compliance of Tecno Fast S.A.'s Contract, No. A-005179-00, Project C2007, Assembly and lease of modules for work facilities.
885505 - 2	UF	224	10-02-2023	In Guarantee of Faithful and Timely compliance of the contract for the assembly and installation of the modular school San Andrés de Tegualda, commune of Fresia, of the Local Public Education Service.
936857--0	Ch\$	42,503,822	01-30-2023	To guarantee the faithful, timely and full compliance with all contractual obligations associated with STAGE I under Contract No. "1002-03-C-EPC-005, EPC Temporary and Permanent Infrastructure.

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Note 28 - Contingencies, Commitments and Other Restrictions (continued)

28.2) Effective guarantees granted (continued)

Subsidiary – Tecno Fast S.A.C. Peru

BANCO INTERAMERICANO DE FINANZAS				
Invoice No.	Currency	Amount	Maturity date	Concept
4410087681	PEN	1,407,842	04-15-2023	Performance Bond Letter Building SI
4410087680	PEN	1,407,842	04-15-2023	Letter of Faithful Compliance Warranty of Works Building SG
BANCO DE CRÉDITO DEL PERÚ				
Invoice No.	Currency	Amount	Maturity date	Concept
D193-02347113	US\$	575,819	07-02-2023	CF Compliance San Gabriel
D193-02347114	PEN	5,353,225	07-02-2023	CF Compliance San Gabriel
D19303021563	US\$	838,962	05-07-2023	Performance Bond– Chile – Warehouse
BANCO BBVA				
Invoice No.	Currency	Amount	Maturity date	Concept
0011-0378-9800275575	PEN	3,571,298	01-31-2023	Performance bond letter – Ancillary Anglo American Quellaveco S.A.
0011-0378-98-00309240	PEN	1,434,836	04-15-2023	CF Works Guarantee Building SI
0011-0378-98-00309224	PEN	1,434,836	04-15-2023	CF Works Guarantee Building SH

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Note 28 - Contingencies, Commitments and Other Restrictions (continued)

28.3) Other restrictions

The Company has financial covenants established in the contracts for the issue of public bonds, as mentioned in Note 19 Other Financial Liabilities. Currently, the Company has the following compliance covenants:

Quantitative covenants

- To keep at all times Equity greater than or equal to UF 1,800,000.
- To keep the "Indebtedness" level lower than or equal to 1.5 times, measured on the consolidated financial statements as of September each year.
- To keep a level of "Net Financial Debt to Adjusted EBITDA" lower than or equal to 5 times, measured on the consolidated financial statements as of June 2020, September 2020 and June 2021; lower than or equal to 4.75 times, measured on the consolidated financial statements as of September 2021 and June 2022; and lower than or equal to 4.5 times, measured on the consolidated financial statements as of September and June until the total payment of the bonds, as of September 2022, considering an adjusted EBITDA for a rolling 12-month period.
- Compliance in all material respects with applicable laws, regulations and other legal provisions.
- To hire and have an independent external auditing firm and two risk rating agencies registered in the Financial Market Commission.
- To deliver information to the Financial Market Commission and the Representative of the Bondholders, under the conditions and terms indicated by them.

Note 29 - Personnel

As of December 31, 2022 and 2021, the distribution Group personnel is detailed as follows:

Personnel	12.31.2022				Total
	Chile Division	Peru Division	United States Division	Spain Division	
Managers and executives	33	10	4	16	63
Administrative personnel	466	28	18	18	530
Partners	372	374	35	74	855
Total	871	412	57	108	1,448

Personnel	12.31.2021				Total
	Chile Division	Peru Division	United States Division	Colombia Division	
Managers and executives	29	11	2	1	43
Administrative personnel	359	26	19	1	405
Partners	386	254	19	-	659
Total	774	291	40	2	1,107

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Note 30 - Environment

The investments made by the Company have integrated the best environmental practices regarding energy efficiency, waste recycling, transportation, landscaping and the use of technologies.

Regarding the provisions of Circular No. 1,901 of the Financial Market Commission, the following are the disbursements (expenses) that Tecno Fast S.A. and its Subsidiaries have made in the periods ended December 31, 2022 and 2021, related to environmental protection:

As of December 31, 2022

Identification of the Parent Company or Subsidiary	Name of Project Associated with the Disbursement	Disbursement Concept	Asset or Expense	Description of Asset or Expense Item	Disbursement amount	Specific or Estimated Date when Future will be Made	The Project is in Progress or Completed
					ThCh\$		
Santiago Plants	Recycling center	Operation of the recycling center	Expense	Operation includes processing of the material to be recycled	8,699	Dec.22	Completed
	Integrated waste management	Integrated management from collection to final disposal	Expense	Integral management includes household-like waste and non-hazardous industrial waste.	174,730	Dec.22	Completed

As of December 31, 2021

Identification of the Parent Company or Subsidiary	Name of Project Associated with the Disbursement	Disbursement Concept	Asset or Expense	Description of Asset or Expense Item	Disbursement amount	Specific or Estimated Date when Future will be Made	The Project is in Progress or Completed
					ThCh\$		
Santiago Plants	Recycling center	Operation of the recycling center	Expense	Operation includes processing of the material to be recycled	8,719	Dec.21	Completed
	Integrated waste management	Integrated management from collection to final disposal	Expense	Integral management includes household-like waste and non-hazardous industrial waste.	171,288	Dec.21	Completed

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Note 31 - Domestic and Foreign Currency

Assets and liabilities by currency are detailed as follows:

ASSETS	Currency	12.31.2022 ThCh\$	12.31.2021 ThCh\$
Current Assets			
Cash and cash equivalents	CLP	11,249,465	17,415,856
	US\$	6,162,302	4,025,367
	EUROS	3,374,323	-
	ARG PESOS	35,562	1,671
	REAL	-	21,908
	COL PESOS	38,624	428,312
	PEN	336,937	1,998,896
Other current financial assets	UF	8,278,228	3,990,806
	PEN	374	-
Other current non-financial assets	CLP	1,257,833	1,704,995
	US\$	99,138	125,918
	EUROS	105,019	-
	ARG PESOS	198,010	-
	COL PESOS	7,668	1,802
	PEN	90,485	12,643
Trade and other current accounts receivable	CLP	14,102,774	10,048,256
	UF	18,661,595	5,265,712
	US\$	16,478,054	10,536,413
	EUROS	3,126,213	-
	ARG PESOS	18	30
	REAL	188,043	154,785
	COL PESOS	-	90,760
	PEN	4,832,413	3,869,550
Current accounts receivable from related entities	CLP	1,714,451	3,503,270
Inventory	CLP	13,414,165	19,392,142
	US\$	917,007	161,196
	EUROS	280,141	-
	ARG PESOS	365,397	-
	COL PESOS	-	4,799
	PEN	5,632,705	3,301,306
Current tax assets	CLP	38,171	-
	UF	2,749,393	1,650,973
	EUROS	1,461	-
	ARG PESOS	9,833	-
	COL PESOS	15,726	286,688
	PEN	1,732,017	896,852
Total current assets	CLP	41,776,859	52,064,519
	UF	29,689,216	10,907,491
	US\$	23,656,501	14,848,894
	EUROS	6,887,157	-
	ARG PESOS	608,820	1,701
	REAL	188,043	176,693
	COL PESOS	62,018	812,361
	PEN	12,624,931	10,079,247

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(Translation of Consolidated Financial Statements originally issued in Spanish, see Note 2)

Note 31 - Domestic and Foreign Currency (continued)

ASSETS (continued)	Currency	12.31.2022 ThCh\$	12.31.2021 ThCh\$
Non-current Assets			
Trade and other non-current accounts receivable	UF	-	9,432
	US\$	-	86,750
	REAL	371,368	353,571
	PEN	911,046	1,300,540
Investments recorded though the equity method	CLP	233,646	219,593
Other non-current non-financial assets	US\$	188,752	228,458
Intangible assets other than goodwill	CLP	630,449	351,621
	US\$	15,133,797	15,132,514
	EUROS	5,359,644	-
	PEN	146,542	156,068
Goodwill	CLP	40,756,043	40,756,043
	US\$	23,794,126	23,483,585
	EUROS	2,503,726	-
Property, plant and equipment	CLP	121,344,922	102,587,806
	US\$	40,675,840	27,011,483
	EUROS	10,157,257	-
	REAL	95,549	118,009
	COL PESOS	-	8,344
	PEN	28,001,136	23,034,206
Right-of-use assets	CLP	302,230	-
	UF	12,118,822	9,008,346
	US\$	1,061,613	654,720
	EUROS	2,784,852	-
	COL PESOS	-	6,699
Current tax assets, non-current	PEN	172,732	243,879
	ARG PESOS	-	22,935
Deferred tax assets	REAL	267,766	250,771
	CLP	8,360,983	985,354
Total non-current assets	US\$	3,543,024	994,520
	EUROS	5,056	-
	ARG PESOS	2,019	6,343
	REAL	111,965	104,858
	COL PESOS	-	14,154
	PEN	388,712	390,756
	CLP	171,628,273	144,900,417
UF	12,118,822	9,017,778	
US\$	84,397,152	67,592,030	
EUROS	20,810,535	-	
ARG PESOS	2,019	29,278	
REAL	846,648	827,209	
COL PESOS	-	29,197	
PEN	29,620,168	25,125,449	
Total assets	CLP	213,405,132	196,964,936
	UF	41,808,038	19,925,269
	US\$	108,053,653	82,440,924
	EUROS	27,697,692	-
	ARG PESOS	610,839	30,979
	REAL	1,034,691	1,003,902
	COL PESOS	62,018	841,558
	PEN	42,245,099	35,204,696

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(Translation of Consolidated Financial Statements originally issued in Spanish, see Note 2)

Note 31 - Domestic and Foreign Currency (continued)

LIABILITIES AND EQUITY	Currency	12.31.2022 ThCh\$	12.31.2021 ThCh\$
Current Liabilities			
Other current financial liabilities	CLP	9,662,718	12,770,297
	UF	563,597	493,918
	US\$	24,345,461	56,386,599
	EUROS	15,575,733	-
	PEN	7,488,380	8,115,976
Current lease liabilities	CLP	256,430	187,841
	UF	2,603,575	1,141,535
	US\$	232,073	54,259
	EUROS	1,204,746	-
	COL PESOS	-	3,342
	PEN	110,615	106,551
Trade and other current accounts payable	CLP	30,948,583	43,417,365
	US\$	7,860,268	8,551,212
	EUROS	2,658,006	-
	ARG PESOS	79,640	2,188
	REAL	57,709	55,563
	COL PESOS	1,328	65,257
	PEN	6,757,226	8,503,657
Current accounts payable to related entities	CLP	995,846	3,806,182
	UF	1,265,582	976,811
	PEN	165,768	1,151,498
Other current provisions	CLP	170,980	407,635
	US\$	-	21,117
	COL PESOS	-	800
	PEN	208,842	117,740
Current tax liabilities	CLP	4,791,076	-
	UF	-	2,287,599
	US\$	275,299	36,827
	EUROS	28,917	-
	ARG PESOS	391,985	-
	COL PESOS	85	49,324
	PEN	1,895,505	1,144,117
Current provisions for employee benefits	CLP	2,298,293	2,172,324
	COL PESOS	-	12,714
	US\$	76,864	-
	PEN	387,417	266,774
Other current non-financial liabilities	CLP	23,290,275	1,535,029
	US\$	96,548	16,162
	EUROS	448,551	-
	PEN	621,882	118,024
	Total current liabilities	CLP	72,414,201
	UF	4,432,754	4,899,863
	US\$	32,886,513	65,066,176
	EUROS	19,915,953	-
	ARG PESOS	471,625	2,188
	REAL	57,709	55,563
	COL PESOS	1,413	131,437
	PEN	17,635,635	19,524,337

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Note 31 - Domestic and Foreign Currency (continued)

LIABILITIES AND NET EQUITY (continued)	Currency	12.31.2022 ThCh\$	12.31.2021 ThCh\$
Non-current Liabilities			
Other non-current financial liabilities	CLP	-	273,583
	UF	69,735,990	61,467,216
	US\$	52,907,283	-
	EUROS	652,555	-
	PEN	3,330,199	4,013,319
Non-current lease liabilities	CLP	270,686	708,567
	UF	5,738,820	3,944,172
	US\$	853,551	603,878
	EUROS	3,894,983	-
	COL PESOS	-	3,357
	PEN	42,164	156,079
Trade and other current accounts payable	EUROS	686,963	-
Non-current accounts payable to related entities	UF	830,929	1,067,794
Current tax liabilities, non-current	REAL	112,000	123,387
Deferred tax liabilities	CLP	22,605,176	12,839,932
	US\$	10,858,711	8,337,389
	EUROS	1,794,284	-
	COL PESOS	-	14,270
Total non-current liabilities	CLP	22,875,862	13,822,082
	UF	76,305,739	66,479,182
	US\$	64,619,545	8,941,267
	EUROS	7,028,785	-
	REAL	112,000	123,387
	COL PESOS	-	17,627
	PEN	3,372,363	4,169,398
Total liabilities	CLP	95,290,063	78,118,755
	UF	80,738,493	71,379,045
	US\$	97,506,058	74,007,443
	EUROS	26,944,738	-
	ARG PESOS	471,625	2,188
	REAL	169,709	178,950
	COL PESOS	1,413	149,064
	PEN	21,007,998	23,693,735
Equity	CLP	112,787,065	88,883,084
Total Liabilities and Equity	CLP	208,077,128	167,001,839
	UF	80,738,493	71,379,045
	US\$	97,506,058	74,007,443
	EUROS	26,944,738	-
	ARG PESOS	471,625	2,188
	REAL	169,709	178,950
	COL PESOS	1,413	149,064
	PEN	21,007,998	23,693,735

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Note 32 - Business Segments

The operating segments reported were determined according to the main activities and business units with similar economic characteristics performed by the Group. These segments are regularly reviewed by the Board of Directors (the highest authority in making operating decisions) to measure performance, evaluate risks and allocate resources to such units. The information regularly reviewed by the Board of Directors corresponds to the results of each segment by line of business in Chile and of the Subsidiaries abroad, through management reports prepared for this purpose. Inter-segment write-offs are totally disclosed (if applicable) and presented together with not allocated amounts.

Overview of segments and their measurement

The Group operates mainly in the market of rental and sale of space solutions manufactured through industrialized construction processes. Our services range across a variety of sectors related to this business, including engineering, architecture and design of commercial and industrial infrastructure projects; the rental of office, camp and warehouse spaces, and the transportation, logistics and assembly of industrialized built solutions.

Among the most relevant growth drivers for both segments are the general economic activity, industrial production, mining production, the activity of the construction and commercial sectors, and the development of public or private investment projects.

The consolidated financial statements by segment are prepared in conformity with the internal management reports of the Company, which allow the allocation of items to segments, as appropriate. Apart from that, some items are not allocated to the segments, and in the analyzed periods, there are no relevant reconciliations to be disclosed.

The most relevant items and concepts included as not allocated amounts are detailed as follows:

Balance sheet:

- Current and deferred tax assets and liabilities: including items where the effect of the segments is mixed, and are managed at the Group level.

Equity

- Issued capital, accumulated profits (losses) and other reserves: they correspond to the effects associated with all segments, with the corresponding historical carryforward.

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Notes to the Consolidated Financial Statements

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Note 32 - Business Segments (continued)

Overview of segments and their measurement (continued)

Income

- Exchange rate difference: including items where the effect of the segments is mixed and are managed at Group level.

Other concepts

- Transfer prices between operating segments are similar to those applied in transactions with third parties and are determined on an arm's length basis.
- Group financing (including financial revenue and costs and other profits) is managed at the Group level and is not allocated to operating segments.

TECNO FAST S.A. AND SUBSIDIARIES

Notes to the Consolidated Financial Statements

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Note 32 - Business Segments (continued)

The Group presents its assets, liabilities, statement of comprehensive income and cash flows by business segment as of December 31, 2022 and 2021:

ASSETS	12.31.2022				12.31.2021			
	Leases	Sales	Not allocated amounts	Total	Leases	Sales	Not allocated amounts	Total
	ThCh\$	ThCh\$	ThCh\$	ThCh\$	ThCh\$	ThCh\$	ThCh\$	ThCh\$
CURRENT ASSETS								
Cash and cash equivalents	12,604,140	8,593,073	-	21,197,213	15,238,300	8,653,710	-	23,892,010
Other current non-financial assets	8,111,417	167,185	-	8,278,602	3,892,701	98,105	-	3,990,806
Other current non-financial assets	656,636	1,101,517	-	1,758,153	600,639	1,244,719	-	1,845,358
Trade and other current accounts receivable	31,962,780	25,426,330	-	57,389,110	22,205,078	7,760,428	-	29,965,506
Current accounts receivable from related entities	390,630	1,323,821	-	1,714,451	535,537	2,967,733	-	3,503,270
Inventory	19,300,389	1,309,026	-	20,609,415	14,740,839	8,118,604	-	22,859,443
Current tax assets	4,330,394	216,207	-	4,546,601	2,823,405	11,108	-	2,834,513
Total current assets	77,356,386	38,137,159	-	115,493,545	60,036,499	28,854,407	-	88,890,906
NON-CURRENT ASSETS								
Trade and other non-current accounts receivable	-	1,282,414	-	1,282,414	-	1,750,293	-	1,750,293
Investments recorded through the equity method	-	233,646	-	233,646	-	219,593	-	219,593
Other non-current non-financial assets	70,495	118,257	-	188,752	74,360	154,098	-	228,458
Intangible assets other than goodwill	16,911,849	4,358,583	-	21,270,432	12,439,675	3,200,528	-	15,640,203
Goodwill	43,608,344	23,445,551	-	67,053,895	40,857,428	23,382,200	-	64,239,628
Property, plant and equipment	196,230,199	4,044,505	-	200,274,704	149,004,574	3,755,274	-	152,759,848
Right-of-use assets	16,108,242	332,007	-	16,440,249	9,669,938	243,706	-	9,913,644
Current tax assets, non-current	255,033	12,733	-	267,766	272,633	1,073	-	273,706
Deferred tax assets	796,627	11,345,546	269,586	12,411,759	1,013,007	1,482,978	-	2,495,985
Total non-current assets	273,980,789	45,173,242	269,586	319,423,617	213,331,615	34,189,743	-	247,521,358
Total assets	351,337,175	83,310,401	269,586	434,917,162	273,368,114	63,044,150	-	336,412,264

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(Translation of Consolidated Financial Statements originally issued in Spanish, see Note 2)

Note 32 - Business Segments (continued)

The Group presents its assets, liabilities, statement of comprehensive income and cash flows by business segment as of December 31, 2022 and 2021: (continued)

LIABILITIES	12.31.2022				12.31.2021			
	Leases	Sales	Not allocated amounts	Total	Leases	Sales	Not allocated amounts	Total
	ThCh\$	ThCh\$	ThCh\$	ThCh\$	ThCh\$	ThCh\$	ThCh\$	ThCh\$
CURRENT LIABILITIES								
Other current financial liabilities	32,669,975	24,965,914	-	57,635,889	49,425,628	28,341,162	-	77,766,790
Current lease liabilities	4,318,432	89,007	-	4,407,439	1,456,813	36,715	-	1,493,528
Trade and other current accounts payable	12,018,253	36,344,507	-	48,362,760	11,490,065	49,105,177	-	60,595,242
Current accounts payable to related entities	603,164	1,824,032	-	2,427,196	1,125,298	4,809,193	-	5,934,491
Other current provisions	-	379,822	-	379,822	-	547,292	-	547,292
Current tax liabilities	7,031,786	351,081	-	7,382,867	3,504,081	13,786	-	3,517,867
Current provisions for employee benefits	694,119	2,068,455	-	2,762,574	525,050	1,926,762	-	2,451,812
Other current non-financial liabilities	22,456,571	2,000,685	-	24,457,256	543,307	1,125,908	-	1,669,215
Total current liabilities	79,792,300	68,023,503	-	147,815,803	68,070,242	85,905,995	-	153,976,237
NON-CURRENT LIABILITIES								
Other non-current financial liabilities	58,598,459	68,027,568	-	126,626,027	24,567,931	41,186,187	-	65,754,118
Non-current lease liabilities	10,582,096	218,108	-	10,800,204	5,282,911	133,142	-	5,416,053
Trade and other current accounts payable	686,963	-	-	686,963	-	-	-	-
Non-current accounts payable to related entities	206,488	624,441	-	830,929	202,475	865,319	-	1,067,794
Current tax liabilities, non-current	106,674	5,326	-	112,000	122,903	484	-	123,387
Deferred tax liabilities	28,502,800	6,755,371	-	35,258,171	14,651,272	6,540,319	-	21,191,591
Total non-current liabilities	98,683,480	75,630,814	-	174,314,294	44,827,492	48,725,451	-	93,552,943
Total liabilities	178,475,780	143,654,317	-	322,130,097	112,897,734	134,631,446	-	247,529,180
EQUITY								
Issued capital	-	-	63,796,181	63,796,181	-	-	63,796,181	63,796,181
Retained earnings (Accumulated losses)	-	-	49,689,271	49,689,271	-	-	29,336,226	29,336,226
Other reserves	-	-	-	-	-	-	517,958	517,958
Conversion adjustment	-	-	(1,779,616)	(1,779,616)	-	-	(4,791,027)	(4,791,027)
Equity attributable to the owners of the parent company	-	-	111,705,836	111,705,836	-	-	88,859,338	88,859,338
Non-controlling interests	-	-	1,081,229	1,081,229	-	-	23,746	23,746
Total equity	-	-	112,787,065	112,787,065	-	-	88,883,084	88,883,084
Total equity and liabilities	178,475,780	143,654,317	112,787,065	434,917,162	112,897,734	134,631,446	88,883,084	336,412,264

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Notes to the Consolidated Financial Statements

As of December 31, 2022 and 2021

(Translation of Consolidated Financial Statements originally issued in Spanish, see Note 2)

Note 32 - Business Segments (continued)

The Group presents its assets, liabilities, statement of comprehensive income and cash flows by business segment as of December 31, 2022 and 2021: (continued)

STATEMENT OF INCOME BY FUNCTION	12.31.2022				12.31.2021			
	Segments		Not allocated amounts	Total	Segments		Not allocated amounts	Total
	Leases	Sales			Leases	Sales		
	ThCh\$	ThCh\$	ThCh\$	ThCh\$	ThCh\$	ThCh\$	ThCh\$	ThCh\$
Revenue from ordinary activities	82,013,070	137,578,086	-	219,591,156	47,555,747	98,550,838	-	146,106,585
Cost of sales	(34,864,397)	(105,433,731)	-	(140,298,128)	(19,305,956)	(82,508,005)	-	(101,813,961)
Gross profit	47,148,673	32,144,355	-	79,293,028	28,249,791	16,042,833	-	44,292,624
Administrative expenses	(7,492,892)	(20,789,776)	-	(28,282,668)	(5,796,708)	(9,610,481)	-	(15,407,189)
Other profits (losses)	(440,037)	(505,247)	41,788	(903,496)	(1,503,019)	(2,708,956)	(104,516)	(4,316,491)
Financial revenue	7,424,014	304,849	13,765	7,742,628	2,661,550	98,511	5,439	2,765,500
Financial costs	(3,576,090)	(3,643,682)	-	(7,219,772)	(1,447,361)	(1,360,000)	-	(2,807,361)
Impairment of profits and reversal of losses determined according to IFRS 9	(524,300)	(150,122)	-	(674,422)	(219,990)	(63,023)	-	(283,013)
Interest in profits (losses) of associates and joint ventures	-	14,054	-	14,054	-	109,526	-	109,526
Exchange rate difference	(409,846)	(117,351)	-	(527,197)	209,182	59,927	-	269,109
Income (loss) by indexation units	(3,591,484)	(5,332,962)	(31,236)	(8,955,682)	(1,646,220)	(2,487,655)	4,987	(4,128,888)
Profit (loss) before taxes	38,538,038	1,924,118	24,317	40,486,473	20,507,225	80,682	(94,090)	20,493,817
Income tax expense (loss)	(10,771,019)	(537,773)	-	(11,308,792)	(5,762,931)	(22,673)	-	(5,785,604)
Profit (loss) for the financial year	27,767,019	1,386,345	24,317	29,177,681	14,744,294	58,009	(94,090)	14,708,213

CASH FLOWS	12.31.2022				12.31.2021					
	Leases		Sales	Not allocated amounts	Total	Leases		Sales	Not allocated amounts	Total
	ThCh\$	ThCh\$				ThCh\$	ThCh\$			
	ThCh\$	ThCh\$	ThCh\$	ThCh\$	ThCh\$	ThCh\$	ThCh\$	ThCh\$	ThCh\$	
Cash flow provided by (used in) operating activities	51,502,685	2,072,337	-	53,575,022	28,586,986	25,363,537	-	53,950,523		
Cash flow provided by (used in) investing activities	(75,411,467)	2,072,337	-	(78,195,813)	(89,978,356)	(12,313,651)	-	(102,292,007)		
Cash flow provided by (used in) financing activities	22,879,447	(439,391)	-	22,440,056	49,312,118	216,864	-	49,528,982		

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Note 32 - Business Segments (continued)**32.1) Lease segment**

The Group offers rental of space solutions that are quickly installed in the workplace, with tailor-made services and equipment, helping the customer to save time and generating a productive workspace from the very first moment. The rental of space solutions has been widely adopted by consumers in the markets where the Group operates. For the Company, this represents a sustained growth in square meters leased since this line of business has been established. This segment includes Tecno Fast Village, a new product line that offers a leasing solution with traditional hotel standards, including the lodging and leisure infrastructure and the associated services. This proposal provides an extra added value to our product offering, complementing the solutions portfolio. As of December 31, 2022 and 2021, the Company had hotels in the regions of Antofagasta (Calama) and Coquimbo (Chilepín) with a total surface area of 11,081 m².

With the incorporation of the subsidiaries Alco Rental Services S.L.U. and ATF Rental S.A. on January 18, 2022, the Group expanded its rental product offerings to include construction support elements such as motorized machinery, concrete mixer platforms, scaffolding and formwork, etc.

32.2) Sales segment

The Group offers integrated "turnkey" space sales solutions to be immediately used by our customers. The modern industrialized construction system allows faster construction and assembly than conventional systems, with a specific solution for each customer's needs, in terms of size, distribution and equipment. The experience gained by the Company in leading highly complex mining projects for more than 2 million m² of industrialized construction works in Latin America positions Tecno Fast as a leader in integrated solutions in the region. The know-how that Tecno Fast has gained over the past 24 years has allowed the Company to expand its offer of solutions for sale based on industrialized construction, not only to mining projects but also to projects as diverse and complex as hospitals, housing, educational centers, and institutional and commercial buildings.

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Note 32 - Business Segments (continued)

32.2) Sales segment (continued)

Through its Home line, Tecno Fast offers housing alternatives that are easy to install and expand. They function as capsules that are distributed and assembled according to the particular requirements of each customer. With much shorter times compared to traditional construction, the houses are fully operational when they leave the factory at 95% completion. The equipment is defined before the purchase, so its price is known before the installation, with no subsequent changes.

With the acquisition of the subsidiary Tecno Truss S.A. on October 9, 2019, the Group entered a market where this subsidiary has developed a complete range of Building Systems and Prefabricated Components for the real estate market in Chile for more than 21 years, with more than 250,000 homes built. The main products sold include components such as wood trusses and frames, OSB, fiber cement and SIP boards, light galvanized metal and a wood modular system.

32.3) Other information

Revenue by segment for the years ended December 31, 2022 and 2021 is detailed as follows:

Types of Revenue by Segment per Segment	01.01.2022	01.01.2021
	12.31.2022	12.31.2021
	ThCh\$	ThCh\$
Sales	137,578,086	98,550,838
Lease	82,013,070	47,555,747
Total revenue by segment	<u>219,591,156</u>	<u>146,106,585</u>

The Group records transactions with 3 customers that generate revenue equal to or greater than 10% of total revenue during the years ended December 31, 2021 and 2022 associated with the sales segment.

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(Translation of Consolidated Financial Statements originally issued in Spanish, see Note 2)

Note 32 - Business Segments (continued)

32.3) Other Information (continued)

a) Segment information by geographic area

Revenue from external customers, determined according to the country of domicile of the entity by geographic area, is detailed as follows:

Detail of Information on Geographic Areas	01.01.2022 12.31.2022 ThCh\$	01.01.2021 12.31.2021 ThCh\$
Revenue from ordinary activities of domestic customers, country of domicile of the parent entity	130,284,443	109,181,649
Revenue from ordinary activities of external customers, all foreign countries	89,306,713	36,924,936

Revenue generated by country is detailed as follows:

Types of Revenue by Country	01.01.2022 12.31.2022 ThCh\$	01.01.2021 12.31.2021 ThCh\$
Chile	130,283,563	109,181,648
United States	20,462,415	5,537,057
Argentina	6,727,649	-
Colombia	13,675	1,835,428
Peru	51,358,254	29,552,452
Spain	10,745,600	-
Total revenue by Country	219,591,156	146,106,585

The distribution of non-current assets by geographic area is detailed as follows:

Non-current Asset Amount	12.31.2022 ThCh\$	12.31.2021 ThCh\$
Amount of non-current assets, country of domicile of the parent company	82,432,894	68,704,987
Amount of non-current assets, all foreign countries	223,296,550	174,570,093

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(Translation of Consolidated Financial Statements originally issued in Spanish, see Note 2)

Note 32 - Business Segments (continued)

32.3) Other Information (continued)

a) Segment information by geographic area (continued)

The distribution of the most significant non-current assets by geographical area, other than the country of domicile of the parent company, is detailed as follows:

Information on Significant Assets, Attributed to a Foreign Country	Description of Geographic Area, Assets	12.31.2022	12.31.2021
		ThCh\$	ThCh\$
Property, Plant and Equipment (net)	United States	40,675,839	22,442,957
Property, Plant and Equipment (net)	Spain	10,157,257	-
Property, Plant and Equipment (net)	Brazil	95,549	118,009
Property, Plant and Equipment (net)	Colombia	-	8,344
Property, Plant and Equipment (net)	Peru	28,001,136	23,034,205

Note 33 - Fines

As of December 31, 2022 and 2021, Tecno Fast S.A. and Subsidiaries were not affected by administrative fines or from regulatory entities in the years covered by these consolidated financial statements.

Note 34 - Business Combinations

Acquisition Triumph Modular Incorporated

On August 31, 2021, the subsidiary Tecno Fast Inc., domiciled in the State of Delaware in the United States of America, was legally incorporated and its corporate purpose is to carry out any legal activity for which corporations may be organized under the General Corporation Law of the State of Delaware. Subsequently, on September 14, 2021, such subsidiary acquired 330 common shares, without par value and of the same series, of Triumph Modular Incorporated, domiciled in the State of Massachusetts in the United States of America, equivalent to 100% of its corporate interest.

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Note 34 - Business Combinations (continued)

Acquisition of Triumph Modular Incorporated (continued)

Goodwill has been calculated as the difference between the acquisition cost and the equity in the fair value of the identifiable assets and liabilities existing at the date of the transaction, as indicated below:

	Fair value ThCh\$	Adjustment of fair value ThCh\$	Fair value ThCh\$
Cash and cash equivalents	1,106,893	-	1,106,893
Trade and other current accounts receivable	3,065,245	-	3,065,245
Total current assets	<u>4,172,138</u>	<u>-</u>	<u>4,172,138</u>
Other non-current non-financial assets	834,183	-	834,183
Intangible assets other than goodwill	21,859	14,028,059	14,049,918
Property, plant and equipment	17,077,511	8,259,172	25,336,683
Deferred tax assets	873,661	-	873,661
Non-current assets	<u>18,807,214</u>	<u>22,287,231</u>	<u>41,094,445</u>
Total Assets	<u>22,979,352</u>	<u>22,287,231</u>	<u>45,266,583</u>
Current lease liabilities	50,377	-	50,377
Trade and other current accounts payable	4,843,426	-	4,843,426
Current tax liabilities	358,221	-	358,221
Total current liabilities	<u>5,252,024</u>	<u>-</u>	<u>5,252,024</u>
Non-current lease liabilities	600,924	-	600,924
Employee benefits	46,531	-	46,531
Deferred tax liabilities	4,831,124	3,326,320	8,157,444
Non-current liabilities	<u>5,478,579</u>	<u>3,326,320</u>	<u>8,804,899</u>
Total liabilities	<u>10,730,603</u>	<u>3,326,320</u>	<u>14,056,923</u>
Acquired equity	<u>12,248,749</u>	<u>18,960,911</u>	<u>31,209,660</u>
Payment transferred			<u>53,013,205</u>
Goodwill			<u>21,803,545</u>

Alco Rental Services S.L.U.

On January 11, 2022, the subsidiary TF Filiales SpA purchased 3,000 shares, cumulative and indivisible, of the company Tecno Fast España S.L.U. based in Barcelona, Spain, equivalent to 100% of its shareholding. Subsequently, on January 18, 2022, a capital increase was carried out in that company for 2,854,143 euros, of which TF Filiales SpA participated in 2,654,143 euros, reducing its shareholding percentage to 93%. The purpose of the new subsidiary is the incorporation and participation in the management and control of other companies, the acquisition, disposal, holding and operation of real estate, among other activities.

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Notes to the Consolidated Financial Statements

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Note 34 - Business Combinations (continued)

Alco Rental Services S.L.U. (continued)

Subsequently, on January 18, 2022, the subsidiary Tecno Fast España S.L.U. acquired 700,000 shares, cumulative and indivisible, of the Company Alco Rental Services S.L.U. based in Barcelona, Spain, equivalent to 100% of its shareholding in the amount of ThCh\$15,051,644, whose main line of business is the representation, distribution, marketing and rental of all types of machines, accessories and equipment for construction and industry in general, as well as and the purchase, sale and rental of all types of movable and immovable property, such as prefabricated modules.

	Fair value ThCh\$	Adjustment of fair value ThCh\$	Fair value ThCh\$
Cash and cash equivalents	3,252,758	-	3,252,758
Other current non-financial assets	3,118	-	3,118
Trade and other current accounts receivable	2,415,907	-	2,415,907
Inventory	378,147	-	378,147
Current tax assets	22,530	-	22,530
Total current assets	6,072,460	-	6,072,460
Other non-current non-financial assets	76,663	-	76,663
Intangible assets other than goodwill	48,599	5,696,817	5,745,417
Property, plant and equipment	3,825,748	5,532,000	9,357,748
Right-of-use assets	330,840	-	330,840
Deferred tax assets	247,754	-	247,754
Non-current assets	4,529,604	11,228,817	15,758,422
Total assets	10,602,064	11,228,817	21,830,882
Other current financial liabilities	763,596	-	763,596
Current lease liabilities	492,144	-	492,144
Trade and other current accounts payable	2,624,553	-	2,624,553
Total current liabilities	3,880,293	-	3,880,293
Other non-current financial liabilities	986,083	-	986,083
Non-current lease liabilities	868,346	-	868,346
Deferred tax liabilities	241,054	1,847,142	2,088,196
Non-current liabilities	2,095,483	1,847,142	3,942,625
Total liabilities	5,975,776	1,847,142	7,822,918
Investments recorded though the equity method	715,510	750,405	1,465,915
Acquired equity	3,910,778	8,631,270	12,542,048
Payment transferred			15,051,644
Goodwill			2,509,596

TECNO FAST S.A. AND SUBSIDIARIES

Notes to the Consolidated Financial Statements

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(Translation of Consolidated Financial Statements originally issued in Spanish, see Note 2)

Note 35 - Subsequent Events

The Management of the Company is not aware of any other events occurring after December 31, 2022, and up to the date of the issue of these consolidated financial statements, which could significantly affect their interpretation.