

**UNACEM CORP S.A.A.**

Notes to the UNAUDITED Interim Separate Financial Statements  
As of December 31, 2022 and 2021

# UNACEM CORP S.A.A.

UN-AUDITED Separate interim financial  
information as of December 31, 2022 and 2021



**UNACEM CORP S.A.A.**  
**Statement of Financial Position**  
 As of December 31st, of 2022 and December 31st, 2021  
 (In thousands of Soles)

	Notes	As of December 31st, 2022	As of December 31st, 2021
<b>Assets</b>			
<b>Current Assets</b>			
Cash and cash equivalents	4	6,426	54,588
Other Financial Assets		-	-
<b>Trade Accounts Receivable and other accounts receivable</b>	5	<b>163,796</b>	<b>287,498</b>
Trade Accounts Receivable , net		82	72,292
Other Accounts Receivable , net		20,970	19,094
Accounts Receivable from Related Companies		142,535	175,545
Advanced payments		209	20,567
Inventories	6	-	435,516
Biological Assets		-	-
Assets by Income Taxes	5	14,092	-
Other Non-Financial Assets		2,270	3,833
<b>Total Current Assets different than assets or groups of assets for its classified as held for sale or for distribution to owners</b>		<b>186,584</b>	<b>781,435</b>
Non-current assets or groups of assets for disposal Classified as Held for Sale		-	-
Non-current assets or groups of assets for its classified as held for distribution to owners		-	-
<b>Non-current assets or groups of assets for disposal Classified as Held for Sale or Held for distribution to owners</b>		<b>-</b>	<b>-</b>
<b>Total Current Assets</b>		<b>186,584</b>	<b>781,435</b>

<b>Non-Current Assets</b>			
Other Financial Assets		-	-
Investments in subsidiaries, joint ventures and associates	7	6,074,006	3,792,826
<b>Trade Accounts Receivables and other accounts receivables</b>	5	<b>97,143</b>	<b>105,079</b>
Trade Accounts Receivable		-	-
Other Accounts Receivable		72,088	82,271
Accounts Receivable from Related companies		25,055	22,808
Advanced payments		-	-
Biological Assets		-	-
Investment Property		-	-
Property, Plant and Equipment , net	8	62	3,777,673
Intangible Assets , net	9	20,939	26,796
Assets Deferred Income Tax	12	11,310	-
Surplus value	9	-	9,745
Other Assets		-	102,528
<b>Total Non-current Assets</b>		<b>6,203,460</b>	<b>7,814,647</b>

**TOTAL ASSETS** 6,390,044 8,596,082

	Notes	As of December 31st, 2022	As of December 31st, 2021
<b>Liabilities and Stocholders' Equity</b>			
<b>Current Liabilities</b>			
Other Financial Liabilities	11	140,057	383,635
<b>Trade accounts payable and other payable accounts</b>		<b>48,852</b>	<b>355,464</b>
Trade Accounts Payable	10	4,583	148,057
Other Accounts Payable	10	35,435	131,551
Accounts payable to related companies	10	8,834	75,856
Diferred Income		-	-
Provision for Employee Benefits		-	-
Other provisions		550	41,358
Income Tax Liabilities	10	-	71,663
Other non-financial liabilities		-	-
<b>Total Current Liabilities different of Liabilities included groups of assets for disposal Classified as Held for Sale</b>		<b>189,459</b>	<b>852,120</b>
Liabilities included in asset groups classified as held for sale		-	-
<b>Total Current Liabilities</b>		<b>189,459</b>	<b>852,120</b>

<b>Non-Current Liabilities</b>			
Other Financial Liabilities	11	950,047	2,280,272
<b>Trade accounts payable and other payable accounts</b>		<b>1,587</b>	<b>-</b>
Trade Accounts Payable		-	-
Other Accounts Payable	10	1,587	-
Accounts payable to related companies		-	-
Deferred Income		-	-
Provision for Employee Benefits		-	-
Other provisions		-	25,405
Liabilities Deferred Income Taxes	12	-	401,849
Other non-financial liabilities		-	25,428
<b>Total Non-Current Liabilities</b>		<b>951,634</b>	<b>2,732,954</b>
<b>Total Liabilities</b>		<b>1,141,093</b>	<b>3,585,074</b>

<b>Stockholders' Equity</b>			
Capital Issued	13	1,818,128	1,818,128
Issuance Premiums	13	-38,019	-38,019
Investment shares		-	-
Treasury Shares in portfolio	13	-23,530	-11,610
Other Capital Reserves	13	363,626	363,626
Accrued Results	13	3,128,746	2,896,810
Other Equity Reserves		-	-17,927
<b>Total Stockholders' Equity</b>		<b>5,248,951</b>	<b>5,011,008</b>

**TOTAL LIABILITIES AND STOCKHOLDERS' EQUITY** 6,390,044 8,596,082



**UNACEM CORP S.A.A.**  
**Statement Income**  
For the periods ended December 31st, 2022 and 2021  
(In thousands of Soles)

	Notes	For the specific quarter from October 1, to December 31st, 2022	For the specific quarter from October 1, to December 31st, 2021	For the cummulative period from January 1st to December 31st, 2022	For the cummulative period from January 1st to December 31st, 2021
Incomes from ordinary activities	14	201,270	675,657	534,612	2,429,187
Cost of Sales	14	-	-418,087	-	-1,565,175
<b>Profit (Loss) Gross</b>	-	<b>201,270</b>	<b>257,570</b>	<b>534,612</b>	<b>864,012</b>
Sales Expenses		-	-18,164	-	-65,616
Administrative expenses	15	-17,693	-56,245	-57,479	-176,156
Profit (Loss) in the write-off of financial assets carried at amortized cost		-	-	-	-
Other Operating Income	-	18,177	41,094	95,533	164,194
Other Operating Expenses	-	-13,038	-17,424	-88,207	-43,703
Other profit (loss)		-	-	-	-
<b>Profit (Loss) from operating activities</b>		<b>188,716</b>	<b>206,831</b>	<b>484,459</b>	<b>742,731</b>
Financial Income		700	592	2,158	3,055
Financial Expenses	16	-12,125	-39,915	-53,915	-159,271
Exchange differences, net	-	-798	15,146	-2,284	-48,270
Other income (expense) from subsidiaries, joint ventures and associates		-	-	-	-
Share of Profit (Loss) in net results from Equity-Accounted Joint Ventures and related companies		-	-	-	-
Difference between the book value of the distributed assets and the book value of the divided payable		-	-	-	-
<b>Gains before Income tax</b>		<b>176,493</b>	<b>182,654</b>	<b>430,418</b>	<b>538,245</b>
Income tax expenses	12(a)	9,183	-55,344	-17,976	-142,714
<b>Profit (Loss) Net of Continued Operations</b>		<b>185,676</b>	<b>127,310</b>	<b>412,442</b>	<b>395,531</b>
Profit (loss) net of the tax to the profit from discontinued operations		-	-	-	-
<b>Profit (loss) net of the year</b>		<b>185,676</b>	<b>127,310</b>	<b>412,442</b>	<b>395,531</b>



**UNACEM CORP S.A.A.**  
**Statement of Comprehensive Income**  
For the periods ended December 31st, 2022 and 2021  
(In thousands of Soles)

Notes	For the specific quarter from October 1, to December 31st, 2022	For the specific quarter from October 1, to December 31st, 2021	For the cumulative period from January 1st to December 31st, 2022	For the cumulative period from January 1st to December 31st, 2021
<b>Net Profit (Loss) of the year</b>	<b>185,676</b>	<b>127,310</b>	<b>412,442</b>	<b>395,531</b>
<b>Components of other comprehensive income:</b>				
Net Change for Cash Flow Hedges	-	-	-	-
Hedges of a Net Investment in a Foreign Operation	-	-	-	-
Profit (Loss) in equity instrument investments at fair value	-	-	-	-
Exchange difference on translation of Foreign Operations	-	-	-	-
Net variation of non-current assets or groups of assets held for sale	-	-	-	-
Revaluation Surplus	-	-	-	-
Actuarial Gain (Loss) on defined benefit pension plans	-	-	-	-
Changes in the fair value of financial liabilities attributable to changes in the credit risk of the liability	-	-	-	-
<b>Other Comprehensive Income Pre Tax</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>Income tax relating to components of other comprehensive income</b>				
Net Change for Cash Flow Hedges	-	6,232	-	12,625
Hedges of a Net Investment in a Foreign Operation	-	-	-	-
Profit (Loss) in equity instrument investments at fair value	-	-	-	-
Exchange difference on translation of Foreign Operations	-	-	-	-
Net variation of non-current assets or groups of assets held for sale	-	-	-	-
Gains (Losses) for Financial Assets Measured at Fair Value with Changes in Other Comprehensive Income, net of Taxes	-	413	-	2,777
Actuarial Gain (Loss) on defined benefit pension plans	-	-	-	-
Changes in the fair value of financial liabilities attributable to changes in the credit risk of the liability	-	-	-	-
<b>Sum of Income Tax-Related Components of other comprehensive income</b>	<b>-</b>	<b>6,645</b>	<b>-</b>	<b>15,402</b>
<b>Other Comprehensive Income</b>	<b>-</b>	<b>6,645</b>	<b>-</b>	<b>15,402</b>
<b>Total Comprehensive Income for the period , net of income tax</b>	<b>185,676</b>	<b>133,955</b>	<b>412,442</b>	<b>410,933</b>



**UNACEM CORP S.A.A.**  
**Statement of Cash Flow**  
 Direct Method  
 For the periods ended December 31st, 2022 and 2021  
 (In thousands of Soles)

	Notes	As of January 1st, 2022 to December 31st, 2022	As of January 1st, 2021 to December 31st, 2021
<b>Operating activities cash flows</b>			
<b>Types of cash collections from operating activities</b>			
Sale of Goods and Services		227,426	2,897,445
Royalties, fees, commissions and other income from ordinary activities		-	-
Contracts held for brokering or trading purposes		-	-
Lease and subsequent sales of such assets		-	-
Other Cash Receipts Related to Operating Activity		-	-
<b>Types of cash collections from operating activities</b>			
Suppliers of goods and services		-270,973	-1,603,106
Contracts held for brokering or trading purposes		-	-
cash payments to and on behalf of employees		-55,160	-240,483
Elaboration or acquisition of assets to be leased and other assets held for sale		-	-
Other Cash Payments Related to Operating Activity		-7,279	-194,939
<b>Cash flows and cash equivalents from (used in) Operating Activities</b>		<b>-105,986</b>	<b>858,917</b>
Interests received (not included in the Investment Activities)		-	-
Interests paid (not included in the Investment Activities)		-59,486	-156,137
Dividends Received (not included in the Investment Activities)		381,275	168,731
Dividends Paid (not included in the Investment Activities)		-	-
Income tax (paid) reimbursed		-104,627	-82,644
Other cash collections (payments)		137,987	71,852
<b>Cash flows and cash equivalents from (used in) Operating Activities</b>		<b>249,163</b>	<b>860,719</b>
<b>Cash flows from Investment activities</b>			
<b>Type of cash collections from investment activities</b>			
Reimbursement of loan repayment and loans granted to third parties		-	-
Loss of control of subsidiaries or other businesses		-	-
Loan repayments received from related parties		-	-
Sale of Equity-related Financial Instruments or debt of other entities		-	-
Derivatives contracts (Futures, Forwards or Options)		-	-
Sales of Interest in Joint Ventures, Net of the expropriated cash		-	-
Sale of Property, Plant and Equipment		-	-
Sale of intangible assets		-	-
Sale of other long- term assets		-	-
Government Subventions		-	-
Interests received		-	-
Dividends received		-	-
<b>Type of cash payments from investment activities</b>			
Advances and loans granted to third parties		-	-
Controlling interest of subsidiaries and other businesses		-	-
Loans from related		-	-
Purchase of Financial Instruments of equity or debt of other entities		-18,873	-252,581
Derivatives contracts (Futures, Forwards or Options)		-	-
Purchase of Subsidiaries, Net of cash acquired		-	-
Purchase of Joint Venture shares, Net of the cash acquired		-	-
Purchase of Property, Plant and Equipment		-	-137,625



**UNACEM CORP S.A.A.**  
**Statement of Cash Flow**  
 Direct Method  
 For the periods ended December 31st, 2022 and 2021  
 (In thousands of Soles)

	Notes	As of January 1st, 2022 to December 31st, 2022	As of January 1st, 2021 to December 31st, 2021
Purchase of intangible assets		-965	-3,041
Purchase of other long- term assets		-	-
Income tax (paid) reimbursed		-	-
Other cash receipts (payments) relating to Investment activities		-	-
<b>Cash flows and cash equivalents from (used in) investing activities</b>		<b>-19,838</b>	<b>-393,247</b>
<b>Cash flows from Financing activities</b>			
<b>Type of cash collections from financing activities</b>			
Loan securing		60,000	1,699,605
Loans from related entities		-	-
Changes to the subsidiaries ownership interest not resulting in the loss of control		-	-
Issuance of Shares		-	-
Issuance of Other Equity Instruments		-	-
Government Subventions		-	-
<b>Type of cash payments from financing activities</b>		<b>-</b>	<b>-</b>
Loan Amortization or payment		-73,851	-2,269,683
Financial leasing liabilities		-	-
Loans from related entities		-21,202	-
Changes to the subsidiaries ownership interest not resulting in the loss of control		-	-
Redemption or repurchase of the entities' shares (Shares in the portfolio)		-11,920	-11,610
Acquisition of other equity interest		-	-
Interests paid		-	-
Dividends paid		-228,670	-115,886
Income tax (paid) reimbursed		-	-
Other cash receipts (payments) relating to financing activities		-	-
<b>Cash flows and cash equivalents from (used in) financing activities</b>		<b>-275,643</b>	<b>-697,574</b>
<b>Increase (Decrease) in Net Cash and cash equivalents, before Changes in Foreign Exchange Rates</b>		<b>-46,318</b>	<b>-230,102</b>
Effects of Changes in Foreign Exchange Rates on Cash and Cash Equivalents		-1,844	-5,562
<b>Increase (Decrease) in Net Cash and Cash Equivalents</b>		<b>-48,162</b>	<b>-235,664</b>
<b>Cash and cash equivalents at beginning of year</b>		<b>54,588</b>	<b>290,252</b>
<b>Cash and cash equivalents at end of year</b>	<b>4</b>	<b>6,426</b>	<b>54,588</b>



## **UNACEM CORP S.A.A.**

Notes to the UNAUDITED Interim Separate Financial Statements  
As of December 31, 2022 and 2021

### **1. Identification and Economic Activity**

UNACEM CORP S.A.A. (formerly Unión Andina de Cementos S.A.A. and hereinafter "the Company" or "UNACEM Corp") was incorporated in December 1967.

As of December 31, 2022 and 2021, the Company is a subsidiary of Inversiones JRPR S.A. (hereinafter "the Principal" and ultimate parent of the economic Group), who owns 42.22 percent direct and indirect participation in its capital stock. Inversiones JRPR S.A. has the control of directing the financial and operating policies of the Company.

The registered office of the Company is located at Av. Carlos Villarán N° 508, La Victoria, Lima, Perú.

As of January 1, 2022, the main activity of the Company is to make investments in companies dedicated to the production and commercialization of all types of cement, clinker and concrete in the markets of Peru, the United States, Ecuador and Chile, mainly, as well as the sale of electricity and power in the Peruvian market.

Until December 31, 2021, the main activity of the Company was the production and sale, for local and foreign market, of all types of cement and clinker in Peru.

The separate financial statements as of the fourth quarter, 2022 have been issued with Management authorization and on January 25, 2023, will be presented for the approval of the Boards of Directors. The Separate financial statements of 2021 were approved on March 30, 2022, by the Annual Shareholders Meeting within the terms established by law.

#### ***1.1 Corporate reorganization and change of name and corporate purpose.***

At the General Shareholders' Meeting held on December 14, 2021, the Simple Reorganization Project was approved, which became effective on January 1, 2022.

The simple reorganization project involved the segregation of three equity blocks that were contributed by the Company to three wholly owned subsidiaries, without changes in the Company's share capital or in the control unit: UNACEM Perú S.A., Minera Adelaida S.A. and Inversiones Nacionales y Multinacionales Andinas S.A.(INMA).

The business unit UNACEM Perú S.A. is the new company specialized in the production and sale of clinker and cement in the country and to export. All the assets and liabilities related to the cement business, such as the production plant, the operation of the port terminal, the mining operation, the hydroelectric power plants and the thermal plant passed to UNACEM Perú S.A. Minera Adelaida S.A. received through the transfer the mining concessions not related to the main economic activity of UNACEM Perú S.A. On the other hand, Inversiones Nacionales y Multinacionales Andinas S.A. received through the transfer the properties not related to the main economic activity of UNACEM Perú S.A.

Therefore, the Company will develop strategic guidelines for the generation of long-term value for shareholders and will facilitate the alignment of its operating business units, focusing on the development of human talent, the performance of operations and sustainable finances. as well as in the transformation process of the Group, capitalizing on the knowledge gathered in its more than 100 years as the cement market leader in the country.

Likewise, at the aforementioned shareholders' meeting, the change of name and corporate purpose of the Company was approved, being the new name UNACEM CORP SOCIEDAD ANÓNIMA ABIERTA (UNACEM CORP S.A.A). As of June 02, 2022, these were registered in the National Superintendence of Public Registries (SUNARP).



**UNACEM CORP S.A.A.**

Notes to the UNAUDITED Interim Separate Financial Statements

As of December 31, 2022 and 2021

Below is the reconciliation of the separate statement of financial position, before and after the simple reorganization:

<i>In thousands of soles</i>	<i>Note</i>	UNACEM Corp As of December 31, 2021	Equity block transferred. (-)			Total transfer	UNACEM Corp Investment effect (+)	UNACEM Corp As of January 01, 2022
			UNACEM Perú S.A.	Minera Adelaida S.A.	INMA S.A.			
<b>Asset</b>								
<b>Current assets</b>								
Cash and cash equivalents	4	54,588	-	-	-	-	-	54,588
Trade and other accounts receivable	5	287,498	7,866	25	195	8,086	-	279,412
Inventories	6	435,516	435,516	-	-	435,516	-	-
Prepaid expenses		3,833	2,310	-	-	2,310	-	1,523
<b>Total current assets</b>		<b>781,435</b>	<b>445,692</b>	<b>25</b>	<b>195</b>	<b>445,912</b>	<b>-</b>	<b>335,523</b>
<b>Non-current assets</b>								
Trade and other accounts receivable	5	105,079	10,380	-	-	10,380	-	94,699
Investments in subsidiaries and other	7	3,792,826	-	-	-	-	2,264,380	6,057,206
Mining concessions and property, plant and equipment	8	3,777,673	3,658,326	27,199	92,015	3,777,540	-	133
Deferred income tax asset	12	-	-	-	-	-	3,060	3,060
Deferred Stripping assets		102,528	102,528	-	-	102,528	-	-
Intangible assets	9	36,541	12,991	-	-	12,991	-	23,550
<b>Non-financial assets</b>		<b>7,814,647</b>	<b>3,784,225</b>	<b>27,199</b>	<b>92,015</b>	<b>3,903,439</b>	<b>2,267,440</b>	<b>6,178,648</b>
<b>Total asset</b>		<b>8,596,082</b>	<b>4,229,917</b>	<b>27,224</b>	<b>92,210</b>	<b>4,349,351</b>	<b>2,267,440</b>	<b>6,514,171</b>

**UNACEM CORP S.A.A.**

Notes to the UNAUDITED Interim Separate Financial Statements  
As of December 31, 2022 and 2021

<i>In thousands of soles</i>	Note	UNACEM Corp As of December 31, 2021	Equity block transferred. (-)			Total transfer	UNACEM Corp Investment effect (+)	UNACEM Corp As of January 01, 2022
			UNACEM Perú S.A.	Minera Adelaida S.A.	INMA S.A.			
<b>Liabilities</b>								
<b>Current liabilities</b>								
Other financial liabilities	11	383,635	361,724	-	-	361,724	-	21,911
Trade and other accounts payable	10	427,127	62,104	-	-	62,104	-	365,023
Provisions		41,358	6,147	-	-	6,147	-	35,211
<b>Total current liabilities</b>		<b>852,120</b>	<b>429,975</b>	<b>-</b>	<b>-</b>	<b>429,975</b>	<b>-</b>	<b>422,145</b>
<b>Non-current liabilities</b>								
Other financial liabilities	11	2,280,272	1,199,254	-	-	1,199,254	-	1,081,018
Derivative financial instruments		25,428	25,428	-	-	25,428	-	-
Deferred income tax liability	12	401,849	393,379	-	11,530	404,909	3,060	-
Provisions		25,405	25,405	-	-	25,405	-	-
<b>Total non-current liabilities</b>		<b>2,732,954</b>	<b>1,643,466</b>	<b>-</b>	<b>11,530</b>	<b>1,654,996</b>	<b>3,060</b>	<b>1,081,018</b>
<b>Total liabilities</b>		<b>3,585,074</b>	<b>2,073,441</b>	<b>-</b>	<b>11,530</b>	<b>2,084,971</b>	<b>3,060</b>	<b>1,503,163</b>
<b>Equity</b>								
Issued capital	13	1,818,128	2,156,476	27,224	80,680	2,264,380	2,264,380	1,818,128
Additional share		(38,019)	-	-	-	-	-	(38,019)
Treasury Shares		(11,610)	-	-	-	-	-	(11,610)
Legal reserve		363,626	-	-	-	-	-	363,626
Unrealized results		(17,927)	-	-	-	-	-	(17,927)
Retained earnings		2,896,810	-	-	-	-	-	2,896,810
<b>Total assets</b>		<b>5,011,008</b>	<b>2,156,476</b>	<b>27,224</b>	<b>80,680</b>	<b>2,264,380</b>	<b>2,264,380</b>	<b>5,011,008</b>
<b>Total liabilities and equity</b>		<b>8,596,082</b>	<b>4,229,917</b>	<b>27,224</b>	<b>92,210</b>	<b>4,349,351</b>	<b>2,267,440</b>	<b>6,514,171</b>

## **UNACEM CORP S.A.A.**

Notes to the UNAUDITED Interim Separate Financial Statements  
As of December 31, 2022 and 2021

The presentation of the Company's separate financial information as of fiscal year 2022 reflects the financial reality of a holding company.

- The separate statement of financial position reports in assets the portfolio of investments in the different business units (subsidiaries) of the UNACEM Group, including the investment in UNACEM Perú because of the simple reorganization. The liabilities report the debt of the Company associated with investments in subsidiaries.
- The separate income statement reports the income of holding from two types of sources: income from royalties and dividends from the business units; likewise, the administrative and other expenses of the Company are indicated.

For the analysis of the information in the separate statement of financial position, the balances as of December 31, 2022, January 1, 2022, and December 31, 2021.

For the separate income statement, the information is presented as of December 31, 2022 and 2021; however, the figures are not comparable since the beginning of this year, UNACEM Corp is a holding company that manages an investment portfolio.

The simple reorganization has no effect on the consolidated financial statements since it involves a distribution of assets and liabilities between UNACEM Corp and its subsidiaries. The consolidated financial statements as of December 31, 2022, will be presented within the dates established by the Superintendence of the Stock Market (SMV).

## **2. Basis for the Preparation of Separate Financial Statements**

### **A. Basis of preparation**

The Company Separate Interim Financial Statements have been prepared according with the IAS 34 Interim financial information issued by the International Accounting Standards Board (IASB). In accordance with IFRS, there is no obligation to prepare separate financial statements; but in Peru, companies have the obligation to prepare them in accordance with current legal regulations. For that purpose, the Company has prepared separate financial statements according to IAS 27 - Separate Financial Statements.

The interim separate financial statements have been prepared on the historical cost basis, except for derivative financial instruments and dividends receivable, which have been measured at fair value. The separate financial statements are presented in Soles and all values are rounded to the nearest thousand (S/000), except when otherwise indicated.

The interim financial statements provide comparative information for earlier periods, however, does not include all information and disclosures required in the annual financial statements and should therefore be read in conjunction with the audited report as of and for the year ended on December 31, 2021.

The Company has prepared its separate financial statements under the going concern assumption. To make its going concern assessment, Management has taken into consideration the matters that could cause an interruption of its operations. Management has considered all available future information obtained after the reporting date up to the date of approval and issuance of the attached separate financial statements.

### **B. Summary of significant accounting policies -**

The accounting policies adopted to prepare the separate financial statement are consistent with those applied on December 31, 2021, except when otherwise indicated.

## **3. Foreign currency transactions**

Foreign currency transactions made at free market exchange rates published by the Superintendence of Banks, Insurance and Private Funds Managers. As of December 31, 2022, the weighted average market exchange rate for transactions in Soles was S/3.808 for buying and S/3.820 for selling (S/3.975 for buying and S/3.998 for selling as of December 31, 2021), respectively.

**UNACEM CORP S.A.A.**

Notes to the UNAUDITED Interim Separate Financial Statements  
As of December 31, 2022 and 2021

As of December 31, 2022 and 2021, the Company had the following assets and liabilities in U.S. Dollars:

<i>In thousands of soles</i>	<b>2022</b>	<b>2021</b>
<b>Asset</b>		
Cash and cash equivalents	734	1,347
Trade and other accounts receivable	12,888	17,223
	<b>13,622</b>	<b>18,570</b>
<b>Liabilities</b>		
Trade and other accounts payable	(1,061)	(8,675)
Other financial liabilities	-	(137,500)
Derivative financial instruments	-	(6,360)
	<b>(1,061)</b>	<b>(152,535)</b>
<b>Net asset (passive) position</b>	<b>12,561</b>	<b>(133,965)</b>

The Company manages the risk of foreign currency exchange by monitoring and controlling the values of currencies other than the functional currency of each country that are exposed to movements in exchange rates. As of December 31, 2022 and 2021, the Company has no operations with exchange rate derivatives, any devaluation / revaluation of the foreign currency affects the separate income statement.

**4. Cash and cash equivalents**

It includes the following:

<i>In thousands of soles</i>	<b>As of December 31, 2022</b>	<b>As of January 1, 2022</b>	<b>As of December 31, 2021</b>
Petty cash	863	895	895
Current accounts (a)	3,563	28,093	28,093
Term deposits (b)	2,000	25,600	25,600
	<b>6,426</b>	<b>54,588</b>	<b>54,588</b>

- (a) Current accounts are denominated in local and foreign currency, deposited in local and foreign banks with a high credit rating and are freely available. These deposits earn interest at market rates.
- (b) Corresponds to time deposits in domestic banks denominated in local and foreign currency, earn interest at market rates, and had original maturities shorter than 3 months.

**UNACEM CORP S.A.A.**

Notes to the UNAUDITED Interim Separate Financial Statements

As of December 31, 2022 and 2021

**5. Trade and Other Accounts Receivable**

It includes the following:

<i>In thousands of soles</i>	<i>Note</i>	<b>As of December 31, 2022</b>	<b>As of January 1, 2022</b>	<b>As of December 31, 2021</b>
<b>Trades:</b>				
Trade accounts receivable (a)		638	72,292	72,292
<b>Related:</b>				
Accounts receivable	17(b)	167,590	198,353	198,353
<b>Various:</b>				
Claims to Tax Authority, net (b)		89,922	79,564	79,564
Down payments of income tax	19(e)	14,092	-	-
Claims to third parties		3,778	4,206	4,206
Sales tax credit		1,955	3,938	7,950
Loans to employees		832	1,426	10,715
Advances to suppliers		209	17,832	22,859
Other accounts receivable		3,344	3,884	4,022
		<b>282,360</b>	<b>381,495</b>	<b>399,961</b>
Less - Expected credit loss (c)		(7,329)	(7,384)	(7,384)
		<b>275,031</b>	<b>374,111</b>	<b>392,577</b>
<b>By Term -</b>				
Current Portion		177,888	279,412	287,498
Non-Current Portion		97,143	94,699	105,079
		<b>275,031</b>	<b>374,111</b>	<b>392,577</b>

- (a) Trade accounts receivable correspond to operations for the sale of cement and clinker, carried out in 2021.
- (b) As of December 31, 2022 and 2021, the balance corresponds to claims submitted to the Tax Administration mainly related to mining royalties, fines for payments on account, claims for payment of interest, among others. In the opinion of the Company's management and its legal advisors, there are sufficient legal arguments to estimate that it is probable that these assets will be recovered in the short and long term, see note 20(a).
- (c) In the opinion of the Company's Management, the estimate for expected credit loss and specific provision for trade accounts receivable adequately covers the risk of uncollectibility as of December 31, 2022 and 2021.
- (d) As of December 31, 2022 and 2021, the Company performed the evaluation of exposure in trade and other receivables, see note 21.B.

**6. Inventories**

It includes the following:

<i>In thousands of soles</i>	<b>As of December 31, 2022</b>	<b>As of January 1, 2022</b>	<b>As of December 31, 2021</b>
Finished goods	-	-	17,001
Work in progress	-	-	147,105
Raw and auxiliary materials	-	-	98,449
Packages and packing	-	-	24,558
Spare parts and supplies	-	-	194,113
	-	-	<b>481,226</b>
Allowance for inventory obsolescence	-	-	(45,710)
	-	-	<b>435,516</b>

**UNACEM CORP S.A.A.**

Notes to the UNAUDITED Interim Separate Financial Statements  
As of December 31, 2022 and 2021

**7. Investments in subsidiaries and other**

It includes the following:

	Economic Activity	Country	Percentage of Share		Carrying value			
			As of December 31, 2022	As of January 1, 2022	As of December 31, 2021	As of December 31, 2022	As of January 1, 2022	As of December 31, 2021
<i>In thousands of soles</i>								
<b>Investments in subsidiaries -</b>								
Unacem Perú S.A. (see note 1.1)	Production and sale of cement	Peru	100.00%	100.00%	-	2,156,486	2,156,486	10
Inversiones Imbabura S.A.	Holding	Peru	99.99%	99.99%	99.99%	1,516,724	1,516,724	1,516,724
Skanon Investments Inc.	Production and sale of cement and concrete	Unites States	95.84%	95.80%	95.80%	1,459,013	1,440,274	1,440,274
Compañía Eléctrica El Platanal S.A.	Electrical energy and power	Peru	90.00%	90.00%	90.00%	567,829	567,829	567,829
Unacem Chile S.A.	Production and sale of cement	Chile	99.89%	99.89%	99.89%	122,378	122,378	122,378
Inversiones Nacionales y Multinacionales								
Andinas S.A. (see note 1.1)	Real estate business	Peru	99.77%	99.77%	90.90%	81,845	81,845	1,165
Inversiones en Concreto y Afines S.A.	Holding	Peru	93.38%	93.38%	93.38%	67,036	67,036	67,036
ARPL Tecnología Industrial S.A.	Advisory and technological assistance services	Peru	100.00%	100.00%	100.00%	32,071	32,071	32,071
Minera Adelaida S.A. (see note 1.1)	Extraction of non-ferrous metal ores	Peru	100.00%	99.99%	99.99%	30,980	30,851	3,627
Digicem S.A.	IT Services	Peru	99.99%	99.99%	99.99%	30,130	30,130	30,130
Prefabricados Andinos S.A.	Production and sale of Precast	Chile	50.00%	50.00%	50.00%	19,628	19,628	19,628
Prefabricados Andinos Perú S.A.C.	Production and sale of Precast	Peru	50.00%	50.00%	50.00%	17,527	17,527	17,527
Depósito Aduanero Conchán S.A.	Warehouse services	Peru	99.99%	99.99%	99.99%	3,913	3,913	3,913
Vigilancia Andina S.A.	Surveillance services	Peru	55.50%	55.50%	55.50%	2,308	2,308	2,308
Generación Eléctrica de Atocongo S.A.	Thermal power plant operation services	Peru	99.85%	99.85%	99.85%	125	125	125
<b>Other:</b>								
Ferrocarril Central Andino S.A.	Transport services	Peru	16.49%	16.49%	16.49%	3,273	3,273	3,273
Ferrovías Central Andino S.A.	Transport services	Peru	15.00%	15.00%	15.00%	2,762	2,762	2,762
Compañía de Inversiones Santa Cruz S.A.	Real estate business	Peru	8.85%	8.85%	8.85%	180	180	180
Others	-	-	-	-	-	273	268	268
						<b>6,114,481</b>	<b>6,095,608</b>	<b>3,831,228</b>
Estimate for impairment of investments						(40,475)	(38,402)	(38,402)
						<b>6,074,006</b>	<b>6,057,206</b>	<b>3,792,826</b>

**UNACEM CORP S.A.A.**

Notes to the UNAUDITED Interim Separate Financial Statements  
As of December 31, 2022 and 2021

- (a) This item is made up as follows:

<i>In thousands of soles</i>	<i>Note</i>	<b>As of December 31, 2022</b>	<b>As of January 1, 2022</b>	<b>As of December 31, 2021</b>
<b>Opening Balance</b>		<b>6,057,206</b>	<b>3,792,826</b>	<b>3,549,921</b>
Transfer of equity blocks	1.1	-	2,264,380	-
Capital contributions in cash		18,740	-	75,188
Debt capitalization		133	-	91,992
Buy shares		-	-	124,218
Capital reduction		-	-	(38,414)
Sale of shares		-	-	(403)
Impairment of investments		(2,073)	-	(9,676)
<b>Ending Balance</b>		<b>6,074,006</b>	<b>6,057,206</b>	<b>3,792,826</b>

- (b) The subsidiaries and other affiliated companies have as their main domicile where they carry out their activities, the country where they are incorporated.

**8. Mining concessions and Property, Plant and Equipment**

It includes the following:

<i>In thousands of soles</i>	<i>Note</i>	<b>As of December 31, 2022</b>	<b>As of January 1, 2022</b>	<b>As of December 31, 2021</b>
<b>Cost</b>				
<b>Opening Balance</b>		<b>496</b>	<b>5,913,716</b>	<b>5,784,523</b>
Transfer of equity blocks	1.1	-	(5,913,220)	-
Additions		-	-	141,973
Reclassification of spare parts		-	-	(6,899)
Mine closure		-	-	(4,905)
Withdrawals and sales		-	-	(976)
<b>Ending balance</b>		<b>496</b>	<b>496</b>	<b>5,913,716</b>
<b>Accumulated depreciation</b>				
<b>Opening Balance</b>		<b>363</b>	<b>2,136,043</b>	<b>1,908,251</b>
Transfer of equity blocks	1.1	-	(2,135,680)	-
Depreciation of the period (a)		71	-	228,085
Withdrawals, sales, and others		-	-	(293)
<b>Ending balance</b>		<b>434</b>	<b>363</b>	<b>2,136,043</b>
<b>Net book value</b>		<b>62</b>	<b>133</b>	<b>3,777,673</b>

- (a) Depreciation has been distributed as follows:

<i>In thousands of soles</i>	<i>Note</i>	<b>As of December 31, 2022</b>	<b>As of December 31, 2021</b>
Cost of sales		-	215,146
Administrative expenses	15	71	7,208
Other expenses		-	4,530
Inventories in process		-	1,201
		<b>71</b>	<b>228,085</b>

**UNACEM CORP S.A.A.**

Notes to the UNAUDITED Interim Separate Financial Statements  
As of December 31, 2022 and 2021

**9. Intangible assets**

The composition and movement of the item is presented as follows:

<i>In thousands of soles</i>	<i>Note</i>	<b>As of December 31, 2022</b>	<b>As of January 1, 2022</b>	<b>As of December 31, 2021</b>
<b>Cost</b>				
<b>Opening Balance</b>		<b>84,177</b>	<b>131,430</b>	<b>128,389</b>
Transfer of equity blocks	1.1	-	(47,253)	-
Additions		1,074	-	3,041
<b>Ending balance</b>		<b>85,251</b>	<b>84,177</b>	<b>131,430</b>
<b>Accumulated Amortization</b>				
<b>Opening Balance</b>		<b>60,627</b>	<b>94,889</b>	<b>88,382</b>
Transfer of equity blocks	1.1	-	(34,262)	-
Amortization of the year (a)		3,685	-	6,507
<b>Ending balance</b>		<b>64,312</b>	<b>60,627</b>	<b>94,889</b>
<b>Net book value</b>		<b>20,939</b>	<b>23,550</b>	<b>36,541</b>

(a) The amortization was distributed as follows:

<i>In thousands of soles</i>	<i>Note</i>	<b>As of December 31, 2022</b>	<b>As of December 31, 2021</b>
Administrative expenses	15	3,685	710
Selling expenses		-	2,993
Other expenses		-	2,804
		<b>3,685</b>	<b>6,507</b>

**10. Trade and Other Accounts Payable**

It includes the following:

<i>In thousands of soles</i>	<i>Note</i>	<b>As of December 31, 2022</b>	<b>As of January 1, 2022</b>	<b>As of December 31, 2021</b>
Commercial accounts payable		4,583	103,537	148,057
Dividends payable		15,338	81,429	81,429
Interest payable	11(b) & 11.1 (e)	9,953	18,205	18,205
Accounts payable to related parties	17(b)	8,834	68,929	75,856
Salaries and vacation payable		6,910	3,329	12,810
Board remuneration payable		2,381	3,301	3,301
Contingencies payable		736	2,495	2,495
Contributions and labor contributions payable		391	4,192	3,084
Income tax payable	19 (e)	-	71,663	71,663
Interest on financial instruments payable		-	-	2,474
Other accounts payable		1,313	7,943	7,753
		<b>50,439</b>	<b>365,023</b>	<b>427,127</b>
<b>By Term -</b>				
Current Portion		48,852	365,023	427,127
Non-Current Portion		1,587	-	-
		<b>50,439</b>	<b>365,023</b>	<b>427,127</b>



**UNACEM CORP S.A.A.**

Notes to the UNAUDITED Interim Separate Financial Statements

As of December 31, 2022 and 2021

**11. Other Financial Liabilities**

(a) It includes the following:

<i>In thousands of soles</i>	As of December 31, 2022			As of January 1, 2022			As of December 31, 2021		
	Current Portion	Non-current Portion	Total	Current Portion	Non-current Portion	Total	Current Portion	Non-current Portion	Total
Bank promissory notes (b)	-	-	-	-	-	-	170,000	-	170,000
Bank bonds and loans (11.1)	140,057	950,047	1,090,104	21,911	1,081,018	1,102,929	213,635	2,280,272	2,493,907
	<b>140,057</b>	<b>950,047</b>	<b>1,090,104</b>	<b>21,911</b>	<b>1,081,018</b>	<b>1,102,929</b>	<b>383,635</b>	<b>2,280,272</b>	<b>2,663,907</b>

(b) The bank promissory note corresponds mainly to financing for working capital, has no specific guarantees and were renewed depending on the working capital needs of the Company.

The balance by bank consists of:

<i>In thousands of soles</i>	Origin currency	Maturity rate	As of December 31, 2022	As of January 1, 2022	As of December 31, 2021
<b>Financial entity</b>					
Banco de Crédito del Perú	PEN	-	-	-	170,000
			-	-	<b>170,000</b>

As of January 1, 2022 and December 31, 2021, interest payable on bank promissory notes amounted to approximately and S/ 147,000, respectively and are recorded in the caption "Trade and miscellaneous accounts payable" of the separate statements of financial position, see note 10. Interest expenses for bank promissory notes for the years ended on December 31, 2022 and 2021 amounted to approximately S/ 1,226,000 and S/ 1,266,000, respectively and are included in the caption "Financial expenses" of the separate statements of income, see note 16.

**UNACEM CORP S.A.A.**

Notes to the UNAUDITED Interim Separate Financial Statements

As of December 31, 2022 and 2021

**11.1 Bank bonds and loans**

- (a) The table below presents the components of the long-term bonds and debt to banks, which do not have associated guarantees:

<i>In thousands of soles</i>	<b>As of December 31, 2022</b>	<b>As of January 1, 2022</b>	<b>As of December 31, 2021</b>
Corporate bonds (b)	18,815	18,815	18,815
Bank loans (c)	1,071,289	1,084,114	2,475,092
	<b>1,090,104</b>	<b>1,102,929</b>	<b>2,493,907</b>
Less- Current portion	140,057	21,911	213,635
Non- Current Portion	950,047	1,081,018	2,280,272

- (b) The balance of the corporate bonds is detailed below:

<i>In thousands of soles</i>	Annual interest rate	Maturity rate	<b>As of December 31, 2022</b>	<b>As of January 31, 2022</b>	<b>As of December 31, 2021</b>
<b>Corporate Bonds</b>					
First and Second issuance of the Second program	5.16%	March 2023	18,815	18,815	18,815
			<b>18,815</b>	<b>18,815</b>	<b>18,815</b>

**UNACEM CORP S.A.A.**

Notes to the UNAUDITED Interim Separate Financial Statements

As of December 31, 2022 and 2021

(c) The balance of bank loans does not present guarantees and they are detailed below:

<i>In thousands of soles</i>	<b>Maturity rate</b>	<b>Currency</b>	<b>Use of funds</b>	<b>As of December 31, 2022</b>	<b>As of January 1, 2022</b>	<b>As of December 31, 2021</b>
<b>Bank loans (d) and (f)-</b>						
Banco de Crédito del Perú	October 2026	PEN	Redemption of the foreign bond	396,600	396,600	502,500
Scotiabank Perú S.A.	January 2027	PEN	Debt Refinancing	307,416	313,690	671,547
Banco Internacional del Perú S.A.A.	December 2026	PEN	Debt Refinancing	96,417	98,385	228,385
BBVA Banco Continental	December 2026	PEN	Debt Refinancing	274,890	280,500	533,357
Citibank (note 21 A (i))	-	USD	Debt Refinancing	-	-	199,900
Santander S.A. (note 21 A (i))	-	USD	Debt Refinancing	-	-	179,910
Bank of Nova Scotia (note 21 A(i))	-	USD	Partial redemption of the foreign bond	-	-	89,955
Banco de Crédito del Perú	-	USD	Debt Refinancing	-	-	79,960
				<b>1,075,323</b>	<b>1,089,175</b>	<b>2,485,514</b>
Amortized cost				(4,034)	(5,061)	(10,422)
<b>Total</b>				<b>1,071,289</b>	<b>1,084,114</b>	<b>2,475,092</b>

**UNACEM CORP S.A.A.**

Notes to the UNAUDITED Interim Separate Financial Statements  
As of December 31, 2022 and 2021

- (d) The financial covenants applicable to local financial liabilities are monitored quarterly and calculated based on the combined quarterly financial information of the Company and the subsidiary UNACEM Perú S.A. (as if the simple reorganization had not been carried out) and the calculation methodologies required by each financial entity.

As of December 31, 2022, the main financial covenants with each financial entity fluctuate in the following ratios or indexes:

- To maintain an index debt minor or equal to 1.5 times.
- To maintain a debt service coverage ratio greater or equal to 1.2 times.
- To maintain a debt coverage ratio or financial debt/EBITDA lower than 4.0 times for the year 2022 and 3.75 from the year 2023 onwards.

In Management's opinion, the Company has complied with the financial covenants as of December 31, 2022.

- (e) As of December 31, 2022, January 1, 2022, and December 31, 2021, interest payable on medium and long-term bonds and debt with banking entities amounted to approximately S/ 9,953,000, S/ 18,058,000 and S/18,058,000 and, respectively and are recorded in the caption "Trade and miscellaneous accounts payable" of the separate statements of financial position, note 10.

The interest generated by bonds and debt with banking entities in the medium and long term maintained for the years ended on December 31, 2022, and 2021, amounting approximately S/ 50,007,000 and S/ 115,215,000, respectively, and are included in the item "Financial costs" of the separate income statement, see note 16.

- (f) As of December 31, 2022 and January 1, 2022, the Company maintains bank loans in soles with effective annual interest rates in soles that fluctuate between 4.13 to 4.92 percent.

As of December 31, 2021, the Company maintains bank loans in soles with effective annual interest rates that fluctuate between 4.10 to 4.92 percent. The Bank loans in dollars are at a variable rate plus a margin (3-month Libor rate plus a margin that fluctuates between 1.75 and 2.60 percent) and at a fixed rate of 3.40 percent.

**12. Asset and Liability for Deferred Income Tax**

It includes the following:

In thousands of soles	<i>Note</i>	As of December 31, 2022	As of January 1, 2022	As of December 31, 2021
<b>Deferred asset</b>				
<b>Opening Balance</b>		<b>8,356</b>	<b>34,066</b>	<b>37,876</b>
Transfer of equity blocks	1.1	-	(25,710)	-
Separated income statement impact		-	-	(6,443)
Charge to the separate income statement (a)		2,954	-	2,633
<b>Ending balance</b>		<b>11,310</b>	<b>8,356</b>	<b>34,066</b>
<b>Deferred liability</b>				
<b>Opening Balance</b>		<b>(5,296)</b>	<b>(435,915)</b>	<b>(457,696)</b>
Transfer of equity blocks	1.1	-	430,619	-
Charge to the separate income statement (a)		5,296	-	21,781
<b>Ending balance</b>		<b>-</b>	<b>(5,296)</b>	<b>(435,915)</b>
<b>Net book value</b>		<b>11,310</b>	<b>3,060</b>	<b>(401,849)</b>

**UNACEM CORP S.A.A.**

Notes to the UNAUDITED Interim Separate Financial Statements  
As of December 31, 2022 and 2021

- (a) The income tax expense shown in the separate income statements for the years 2022 and 2021 is made up as follows:

<i>In thousands of soles</i>	<i>Note</i>	<b>As of December 31, 2022</b>	<b>As of December 31, 2021</b>
Current		(19,803)	(163,012)
Deferred		8,250	24,414
Others		(6,423)	(4,116)
		<b>(17,976)</b>	<b>(142,714)</b>

**13. Net Equity****A. Issued capital.**

As of December 31, 2022 and 2021 capital stock is represented by 1,818,127,611 common shares totally subscribed and paid at a nominal value of S/1 per share. The common shares representing the Company's capital stock are traded on the Lima Stock Exchange.

<b>As of December 31, 2022</b>		
<b>Shareholders</b>	<b>Number of shares</b>	<b>Percentage of participation</b>
Inversiones JRPR S.A. (*)	483,489,609	26.59%
Nuevas Inversiones S.A.	459,129,497	25.25%
AFP's	470,622,191	25.89%
Others	404,886,314	22.27%
	<b>1,818,127,611</b>	<b>100.00%</b>

(\*) On September 27, 2022, the Company informed to the Securities Market Superintendence (SMV) the merger by absorption of Inversiones JRPR S.A. (absorbent) and Catli Invetments S.A.C. (absorbed), said merger became effective on the same date.

With this merger, the direct participation of Inversiones JRPR S.A. in the property of UNACEM Corp passed from 25.12% to 26.59%. It is worth mentioning that said merger does not imply changes in the control or indirect ownership of Inversiones JRPR S.A. at UNACEM Corp S.A.A

<b>As of December 31, 2021</b>		
<b>Shareholders</b>	<b>Number of shares</b>	<b>Percentage of participation</b>
Inversiones JRPR S.A.	456,669,897	25.12%
Nuevas Inversiones S.A.	459,129,497	25.25%
AFP's	476,657,910	26.22%
Others	425,670,307	23.41%
	<b>1,818,127,611</b>	<b>100.00%</b>

As of December 31, 2022, the share price of each share has been S/ 1.80 (S/ 2.40 as of December 31, 2021).

**B. Additional share.**

Corresponds to the variation between the capital increase made in 2019 due to the merger of the Company with Sindicato de Inversiones y Administración S.A., Inversiones Andino S.A., and Inmobiliaria Pronto S.A. and registered assets.

**C. Treasury shares**

In a board meeting held on August 20, 2021, a program to purchase shares of own emission was approved up to S/ 36,400,000, without exceeding 2% of the issued shares, which was extended in board meetings on December 22, 2021, June 28, 2022, and December 28, 2022, extending the program's deadline until June 30, 2023. The shares acquired will be held in portfolio for a maximum period of two years and if they are held in portfolio, all their rights will be suspended. The program may be extended and/or modified by the Company's Board of Directors.

**UNACEM CORP S.A.A.**

Notes to the UNAUDITED Interim Separate Financial Statements  
As of December 31, 2022 and 2021

As of December 31, 2022, the Company holds 12,967,000 shares in treasury equivalent to S/ 23,530,000 (7,289,000 shares in treasury equivalent to S/ 11,610,000 as of December 31, 2021).

**D. Legal reserve**

As set forth by the General Law of Corporations, a minimum of 10% of the distributable profit of each fiscal year, after deducting income tax, must be transferred to a legal reserve until it is equal to 20% of the issued capital. The legal reserve can offset losses or can be capitalized, in both cases, there is an obligation to replenish it. As of December 31, 2022 and 2021, the legal reserve reached the 20% of the issued capital.

**E. Dividend distributions**

The information on the dividends distributed in the 2022 and 2021 periods is presented below:

**2022 Dividends:**

<b>Directors Board session date</b>	<b>Declared Dividends S/ (000)</b>	<b>Payment date</b>	<b>Dividends per ordinary share</b>
January 26th, 2022	36,194	January 28, 2022	0.020
April 27th, 2022	54,202	May 30, 2022	0.030
July 26, 2022	36,111	August 31, 2022	0.020
October 26, 2022	36,103	November 29, 2022	0.020
	<b>162,610</b>		

**2021 Dividends:**

<b>Directors Board session date</b>	<b>Declared Dividends S/ (000)</b>	<b>Payment date</b>	<b>Dividends per common share</b>
February 24th, 2021	23,636	March 30, 2021	0.013
April 23rd, 2021	23,636	May 26, 2021	0.013
June 21st, 2021	36,362	July 23, 2021	0.020
October 27, 2021	36,362	November 30, 2021	0.020
December 14, 2021 (*)	72,449	January 18, 2022	0.040
	<b>192,445</b>		

(\*) Approved at the General Meeting of Shareholders dated 12.14.2021

Through the General Shareholders' Meeting held on December 14, 2021, it was agreed to replace the dividend policy approved by the Annual Mandatory Meeting on March 31, 2015, with a new dividend policy, consisting of the distribution, as of this agreement, of quarterly dividends in cash, in soles or in US dollars, within a range between US\$ 0.005 and US\$ 0.010 per share issued by the Company, charged to retained earnings, beginning with the oldest and ending with the most recent.

**UNACEM CORP S.A.A.**

Notes to the UNAUDITED Interim Separate Financial Statements  
As of December 31, 2022 and 2021

**14. Income and Costs of Ordinary Activities**

It includes the following:

<i>In thousands of soles</i>	<i>Note</i>	<b>As of December 31, 2022</b>	<b>As of December 31, 2021</b>
Dividends income -	17(a)	356,241	
Income from royalties	17(a)	178,371	
Cement Sales (a)		-	2,217,332
Exports of clinker (a)		-	112,520
Sale of blocks, pavers, and concrete pavement (a)		-	99,335
<b>Income of Ordinary Activities</b>		<b>534,612</b>	<b>2,429,187</b>
<b>Moment of revenue recognition</b>			
Goods transferred at a point in time		-	2,429,187
Services transferred at a point in time		534,612	-
<b>Income of Ordinary Activities</b>		<b>534,612</b>	<b>2,429,187</b>
<b>Cost of sales</b>		<b>-</b>	<b>(1,565,175)</b>
<b>Gross profit</b>		<b>534,612</b>	<b>864,012</b>

(a) As of January 1, 2022, these activities have been transferred to the subsidiary UNACEM Perú S.A. as part of simple reorganization, see note 1.1.

**15. Administrative Expenses**

It includes the following:

<i>In thousands of soles</i>	<i>Note</i>	<b>As of December 31, 2022</b>	<b>As of December 31, 2021</b>
Personnel expenses		27,458	85,302
Services rendered by third parties		23,862	43,437
Amortization of intangible assets	9(a)	3,685	710
Taxes		1,952	12,021
Depreciation	8(a)	71	7,208
Allowance for doubtful accounts		10	139
Donations		10	21,581
Others		431	5,758
		<b>57,479</b>	<b>176,156</b>

**16. Financial expenses**

Corresponds mainly to the interest generated by the debt with banks in the medium and long term. As of December 31, 2022 and 2021, they amount to approximately S/ 51,233,000 and S/ 116,481,000, respectively, see note 11 (b) and 11.1 (e).

**UNACEM CORP S.A.A.**

Notes to the UNAUDITED Interim Separate Financial Statements  
As of December 31, 2022 and 2021

**17. Transactions with Related Companies**

(a) The main transactions with related entities as of December 31, 2022 and 2021 were as follows:

<i>In thousands of soles</i>	<i>Note</i>	<b>2022</b>	<b>2021</b>
<b>Income</b>			
<b>Income of Ordinary Activities-</b>			
<b>Dividends income -</b>	<b>14</b>		
UNACEM Perú S.A.		240,109	
Inversiones Imbabura S.A.		84,945	-
Compañía Eléctrica El Platanal S.A.		17,527	-
ARPL Tecnología Industrial S.A.		10,554	-
Inversiones en Concreto y Afines S.A.		3,106	-
<b>Income from royalties</b>	<b>14</b>		
UNACEM Perú S.A.		119,467	-
UNACEM Ecuador S.A.		26,267	-
Unión de Concreteras S.A.		14,366	-
Compañía Eléctrica El Platanal S.A.		6,991	-
Unicon Chile S.A.		4,420	-
UNACEM Chile S.A.		4,131	-
Concremax S.A.		2,729	-
<b>Income from Cement sales</b>			
La Viga S.A.		-	474,850
Unión de Concreteras S.A.		-	147,871
Concremax S.A.		-	40,605
Prefabricados Andinos Perú S.A.C.		-	578
Asociación UNACEM		-	140
<b>Income from sale of blocks, pavers, pavements and concrete</b>			
Unión de Concreteras S.A.		-	94,427
Concremax S.A.		-	2,997
<b>Income from Cement sales –</b>			
UNACEM Chile S.A.		-	21,488
Unicon Chile S.A.		-	16,043
Drake Cement LLC.		-	1,904
<b>Miscellaneous Income and reimbursements -</b>			
<b>Dividends income -</b>			
Inversiones en Concreto y Afines S.A.		-	56,287
Ferrocarril Central Andino S.A.		-	20,878
Inversiones Imbabura S.A.		-	17,272
ARPL Tecnología Industrial S.A.		-	6,727
<b>Income from Cement sales –</b>			
Unicon Chile S.A.		22,671	-
<b>Licenses - Intellectual property and trademarks – Abroad</b>			
UNACEM Ecuador S.A.		-	22,606
<b>Income from royalties</b>			
Compañía Eléctrica El Platanal S.A.		-	6,467



**UNACEM CORP S.A.A.**

Notes to the UNAUDITED Interim Separate Financial Statements  
As of December 31, 2022 and 2021

<i>In thousands of soles</i>	<i>Note</i>	<b>2022</b>	<b>2021</b>
<b>Administrative, technology and management support</b>			
UNACEM Ecuador S.A.		-	7,493
Drake Cement LLC.		-	1,160
Prefabricados Andinos Perú S.A.C.		-	492
Others		-	2,461
<b>Leases of plant, equipment and facility</b>			
Unión de Concreteras S.A.		-	2,046
Compañía Eléctrica El Platanal S.A.		-	601
ARPL Tecnología Industrial S.A.		-	305
Depósito Aduanero Conchán S.A.		-	307
Prefabricados Andinos Perú S.A.C.		-	187
Others		-	316
<b>Income from loans to related parties</b>			
Prefabricados Andinos Perú S.A.C.		1,527	1,172
Inversiones Nacionales y Multinacionales Andinas S.A.		282	-
Digicem S.A.		78	-
UNACEM Perú S.A.		28	-
Inversiones Imbabura S.A.		18	25
Generación Eléctrica de Atocongo S.A.		12	-
UNACEM Chile S.A.		-	988
Inversiones en Concreto y Afines S.A.		-	11
<b>Other income and refunds</b>			
UNACEM Perú S.A.		50,670	-
Others		99	172
<b>Purchases and costs</b>			
<b>Buy shares</b>			
Inversiones en Concreto y Afines S.A.		-	66,868
Digicem S.A.		-	34,120
ARPL Tecnología Industrial S.A.		-	23,230
<b>Purchases of electric energy</b>			
Compañía Eléctrica El Platanal S.A.		-	127,303
<b>Maquila Service</b>			
Unión de Concreteras S.A.		-	49,664
Concremax S.A.		-	1,796
<b>Commissions and freight costs of cement sales</b>			
La Viga S.A.		-	29,793
<b>Surveillance services</b>			
Vigilancia Andina S.A.		561	23,519
<b>Technical assistance and engineering services</b>			
ARPL Tecnología Industrial S.A.		-	22,491
<b>Purchases of additional material</b>			
Unión de Concreteras S.A.		-	4,797

**UNACEM CORP S.A.A.**

Notes to the UNAUDITED Interim Separate Financial Statements  
As of December 31, 2022 and 2021

<i>In thousands of soles</i>	<i>Note</i>	<b>2022</b>	<b>2021</b>
<b>Engineering services and project management</b>			
ARPL Tecnología Industrial S.A.		-	12,938
<b>Warehouse managing services</b>			
Depósito Aduanero Conchán S.A.		-	3,133
<b>Expense reimbursements</b>			
Unión de Concreteras S.A.		-	5,574
ARPL Tecnología Industrial S.A.		-	1,025
<b>Interest expense</b>			
UNACEM Perú S.A.		1,241	-
<b>Others</b>			
UNACEM Ecuador S.A.		2,017	-
UNACEM Perú S.A.		515	-
UNACEM Chile S.A.		379	726
Inversiones Nacionales y Multinacionales Andinas S.A.		324	122
Compañía Eléctrica El Platanal S.A.		45	-
Drake Cement LLC.		33	154
Generación Eléctrica de Atocongo S.A.		-	3,159
Prefabricados Andinos Perú S.A.C.		-	1,789
Unión de Concreteras S.A.		-	460
Unicon Chile		-	140
Compañía de Inversiones Santa Cruz S.A.		-	19

- (b) As a result of these and other minor transactions, the Company has the following balances with its related parties:

<i>In thousands of soles</i>	<i>Note</i>	<b>As of December 31, 2022</b>	<b>As of January 1, 2022</b>	<b>As of December 31, 2021</b>
<b>Accounts receivable</b>				
UNACEM Chile S.A.		21,597	19,452	19,452
UNACEM Perú S.A.		3,496	-	-
Prefabricados Andinos Perú S.A.C.		2,416	3,790	3,790
Drake Cement LLC.		437	456	456
Unión de Concreteras S.A.		23	28,213	28,213
Concremax S.A.		-	748	748
La Viga S.A.		-	30,252	30,252
Unicon Chile S.A.		-	3,612	3,612
UNACEM Ecuador S.A.		-	2,569	2,569
Compañía Eléctrica El Platanal S.A.		-	332	332
Others		295	229	229
		<b>28,264</b>	<b>89,653</b>	<b>89,653</b>
<b>Dividends receivable (c)</b>				
UNACEM Perú S.A.		41,354	-	-
Inversiones Imbabura S.A.		8,119	5,653	5,653
Inversiones en Concreto y Afines S.A.		-	30,724	30,724
Compañía Eléctrica El Platanal S.A.		-	37,771	37,771
		<b>49,473</b>	<b>74,148</b>	<b>74,148</b>
<b>Royalties' receivable</b>				
UNACEM Perú S.A.		31,042	-	-
UNACEM Ecuador S.A.		5,103	5,005	5,005

**UNACEM CORP S.A.A.**

Notes to the UNAUDITED Interim Separate Financial Statements  
As of December 31, 2022 and 2021

<i>In thousands of soles</i>	<i>Note</i>	<b>As of December 31, 2022</b>	<b>As of January 1, 2022</b>	<b>As of December 31, 2021</b>
Unión de Concreteras S.A.		3,914	-	-
Compañía Eléctrica El Platanal S.A.		1,388	6,467	6,467
UNACEM Chile S.A.		1,170	-	-
Unicon Chile S.A.		1,048	-	-
Concremax S.A.		735	-	-
		<b>44,400</b>	<b>11,472</b>	<b>11,472</b>
<b>Loans receivable</b>				
Prefabricados Andinos Perú S.A.C.		25,055	22,808	22,808
Digicem S.A.		10,486	-	-
Inversiones Nacionales y Multinacionales Andinas S.A.		9,692	-	-
Generación Eléctrica de Atocongo S.A.		220	-	-
Inversiones en Concreto y Afines S.A.		-	272	272
		<b>45,453</b>	<b>23,080</b>	<b>23,080</b>
<b>Other accounts receivable</b>	<b>5</b>	<b>167,590</b>	<b>198,353</b>	<b>198,353</b>
<b>By Term -</b>				
Current Portion		142,535	175,545	175,545
Non- Current Portion		25,055	22,808	22,808
		<b>167,590</b>	<b>198,353</b>	<b>198,353</b>
<b>Payable Accounts</b>				
Inversiones en Concreto y Afines S.A.		6,448	7,298	7,298
UNACEM Ecuador S.A.		2,001	-	-
UNACEM Perú S.A.		135	-	-
Prefabricados Andinos Perú S.A.C.		89	92	1,378
Vigilancia Andina S.A.		62	2,052	2,052
Drake Cement LLC.		53	22	22
Compañía Eléctrica El Platanal S.A.		8	11,299	11,299
Unión de Concreteras S.A.		-	29,590	31,364
Concremax S.A.		-	8,226	8,226
ARPL Tecnología Industrial S.A.		-	6,309	10,080
La Viga S.A.		-	3,415	3,415
Digicem S.A.		-	623	623
Others		38	3	99
<b>Total accounts payable</b>	<b>10</b>	<b>8,834</b>	<b>68,929</b>	<b>75,856</b>

The Company conducts its operations with related entities under the same conditions as those made with third parties, therefore there is no difference in pricing policies or the settlement of tax base, in relation to the payment, and they do not differ with the policies issued to third parties.

- (c) These dividends have been classified as financial assets measured at fair value with changes in other comprehensive income, in accordance with IFRS 9. The effect in the separate statement of comprehensive income for the year 2021 is an income of S/ 3,938,000 (S/ 2,777,000 net of its income tax effect); for the period ended on December 31, 2022, there was no effect on the separate statement of comprehensive income.
- (d) The total remuneration paid to directors and key management members as of December 31, 2022 is amounting to approximately S/ 15,529,000 (as of December 31, 2021 approximately S/29,976,000), which include short-term benefits and compensation for time served.

**UNACEM CORP S.A.A.**

Notes to the UNAUDITED Interim Separate Financial Statements  
As of December 31, 2022 and 2021

**18. Earnings per Share**

Basic earnings per share amounts are calculated by dividing net income for the year by the weighted average number of common shares outstanding during the year.

The calculation of the weighted average number of shares and the basic and diluted earnings per share is shown below:

	As of December 31, 2022	As of December 31, 2021
<b>Numerator</b>		
Income in thousands of soles attributable to common shares	412,442	395,531
<b>Denominator</b>		
Outstanding average number of common shares (In thousands)	1,818,128	1,818,128
Basic and diluted earnings per share (stated in thousands of Soles)	0.227	0.218

As of December 31, 2022 and 2021, the Company held 12,967,000 and 7,289,000 treasury shares, respectively.

**19. Tax situation**

- (a) The Company is subject to the Peruvian tax system As of December 31, 2022 and 2021, the Income Tax rate is 29.5% on the net taxable income determined by the Company.

Legal entities not domiciled in Peru and natural persons are subject to withholding an additional tax on dividends received or any other form of profits distribution. In this regard, in accordance with Legislative Decree No. 1261, the withholding of the additional tax on the dividends received will be 5 percent for the profits generated as of 2017 whose distribution is made as of said date.

- (b) According to current tax legislation in Peru, non-domiciled individuals pay taxes only on their Peruvian source income. Thus, in general terms, the income obtained by individuals not domiciled for services rendered in our country will be taxed with income tax at a rate of 30% on a gross basis, this as long as the application of an Agreement to Avoid the Double Taxation (CDI). In this regard, Peru has currently signed CDIs with the Andean Community, Chile, Canada, Brazil, Portugal, Switzerland, Mexico, and South Korea.

For the purposes of technical assistance services or digital services provided by non-domiciled subjects in favor of domiciled subjects, the place of provision of the same will be indistinct and in all cases will be taxed with the Income Tax with a rate of 15% and 30% on a gross basis, respectively. The rate applicable to technical assistance services will be 15%, provided that the requirements indicated in the Income Tax Law.

- (c) The Tax Authority has the power to review and adjust the income tax calculated by the Company in the four years following the year of the presentation of the tax returns. The affidavits of Income Tax for the years 2013, 2019 to 2021, are open to inspection by the Tax Authority. Currently, there is a final audit process underway for the declaration of income tax for the 2018 fiscal year.
- (d) Due to the interpretations likely to be given by the Tax Authority on current legal regulations, it is not possible to determine, as of this date, whether the reviews to be conducted will result or not in liabilities for the Company, therefore, any increased tax or surcharge that could arise from possible tax reviews will be applied to the results of the year in which it is determined. In the Management's and its legal advisors' opinion, any additional tax settlement would not be significant for the separate financial statements as of December 31, 2022 and 2021.
- (e) As of December 31, 2022, the Company recorded an income tax provision of S/18,872,000 and made advance payments of S/104,627,000 (S/153,666,000 and S/82,003,000, respectively, in the year 2021). As of December 31, 2022, the net credit balance for income tax of S/ 14,092,000 (net payable balance of S/ 71,663,000 as of December 31, 2021) is presented in the "Commercial and miscellaneous accounts receivable" and "Commercial and miscellaneous accounts payable" sections of the separate financial statements, see notes 5 and 10, respectively.

## **UNACEM CORP S.A.A.**

Notes to the UNAUDITED Interim Separate Financial Statements  
As of December 31, 2022 and 2021

### **20. Contingencies**

In the normal course of its operations, the Company has been subject to various claims of a tax, legal (labor and administrative) and regulatory nature, which are recorded and disclosed in accordance with International Financial Reporting Standards.

#### **(a) Tax processes:**

As a result of audits from previous years, the Company has been notified by the Tax Administration Superintendency (SUNAT) with various resolutions for alleged omissions to income tax. In some cases, the Company has filed appeals to higher authorities because it does not find that these resolutions are in accordance with the law, and in others it has proceeded to pay the assessments received under protest. These tax proceedings are related to:

- Income tax for the years 2000 and 2001
- Income tax for the years 2004 and 2005
- Income tax for the year 2009
- Fine for Income Tax for the 2013 fiscal year
- Fines for interest on advance payments for the 2014 fiscal year
- Contribution to the complementary pension fund for mining, metallurgical and steel industries for the years 2013 to 2017
- Mining Royalties, former Cementos Lima, years 2008 and 2009
- Mining Royalties, former Cemento Andino, year 2008

As of December 31, 2022 and 2021, the Company maintains accounts receivable balances related to these tax proceedings, note 5(b), because, in the opinion of the Company's management and legal advisors, there are reasonable arguments to obtain a favorable outcome for the interests of the Company.

### **21. Financial Risk Management Objectives and Policies**

It includes the management of the main risks that the Company faces due to the nature of its operations, these are: credit, liquidity, and market risk.

#### **A. Market risk**

Market risk is the risk that the fair value or future cash flows of a financial instrument will fluctuate due to changes in market prices. Market prices involve four types of risk: interest rate risk, currency risk, commodity price risk and other price risks. As of December 31, 2022; the financial instruments affected by market risk include loans and borrowings and derivative financial instruments.

As of December 31, 2022, the sensitivity analysis applicable to the Company is the sensitivity to foreign exchange rate, included in section (ii) of this note.

#### **i. Interest rate risk**

Interest rate risk is the risk that the fair value or future cash flows of a financial instrument will fluctuate because of changes in the market interest rates. As of December 31, 2022, the Company is not exposed to interest rate risk.

**UNACEM CORP S.A.A.**

Notes to the UNAUDITED Interim Separate Financial Statements  
As of December 31, 2022 and 2021

▪ **Derivative Financial instruments from hedge**

As of December 31, 2022, the Company does not maintain hedging financial instruments. As of December 31, 2021, it had three interest rate swap contracts designated as cash flow hedges that are recorded at fair value. The details of these operations are as follows:

<i>In thousands of soles</i>	Reference value US\$(000)	Receives variable rate at:	Pays fix rate at:	Fair values	
				As of December 31, 2022	As of December 31, 2021
<b>Counterparty</b>					
<b>Liabilities</b>					
Citibank N.A.	50,000	Libor to 3 months + 1.75%	5.700%	-	13,210
Santander S.A.	45,000	Libor to 3 months + 1.85%	5.030%	-	8,499
Bank of Nova Scotia	30,000	Libor to 3 months + 2.60%	5.660%	-	3,719
				-	<b>25,428</b>

The financial instruments aimed to reduce the exposure to the variable interest rate risk associated with the bank loans indicated in note 11.1 (c), these related loans have been transferred to UNACEM Perú S.A. as part of a simple reorganization, see note 1.1.

ii. **Foreign currency risk**

Currency risk is the risk that the fair value or future cash flows of a financial instrument will fluctuate due to changes in exchange rates. The Company's exposure to foreign exchange risk is primarily related to the Company's operating activities (when revenues and expenses are denominated in a currency other than the Company's functional currency).

Management monitors this risk through the analysis of the country's macroeconomic variables.

The result of holding foreign currency balances for the Company as of December 31, 2022 and 2021 were a net loss of approximately S/ 2,284,000 (loss of approximately S/ 29,643,000 and gain of approximately S/ 27,359,000), and a net loss of approximately S/ 48,270,000 (loss of approximately S/ 227,645,000 and gain of approximately S/ 179,375,000), respectively, which are presented in the "Net foreign exchange difference" section of the separate income statements.

**Foreign currency sensitivity**

The following table shows the sensitivity to a reasonably possible change in the US dollar exchange rate, assuming all other variables remain constant, on the Company's profit before income tax (due to changes in the fair value of monetary assets and liabilities).

<i>In thousands of soles</i>	Period Outcome	
	Strengthening	Weakening
<b>As of December 31, 2022</b>		
US\$ (5% movement)	2,391	(2,391)
US\$ (10% movement)	4,782	(4,782)
<b>As of December 31, 2021</b>		
US\$ (5% movement)	26,801	(26,801)
US\$ (10% movement)	53,602	(53,602)

**UNACEM CORP S.A.A.**

Notes to the UNAUDITED Interim Separate Financial Statements  
As of December 31, 2022 and 2021

**B. Credit risk**

Credit risk is the risk that counterparty will not meet its obligations under a financial instrument or customer contract, leading to a financial loss. The Company is exposed to credit risk due to its operating activities and financial activities. The maximum exposure to credit risk for the components of the separate financial statements as of December 31, 2022, is represented by the sum of the items cash and cash equivalents and trade and other accounts receivable (mainly with related entities).

With respect to banks and financial institutions, only institutions whose independent risk ratings are at least "A" are accepted.

Cash and cash equivalents and trade and other accounts receivable have been measured on the basis of expected credit loss (with the exception of dividends receivable, they are classified as financial assets measured at fair value with changes in other comprehensive income) and are not subject to deterioration). The Company's Management has concluded that it has a low credit risk and is not expected to incur significant losses.

**C. Liquidity risk**

The Company monitors the risk of a funding deficit by regularly using a liquidity planning tool.

The Company's goal is to maintain a balance between continuity and flexibility of financing through the use of overdrafts on checking accounts, bank loans, and other financial liabilities.

The following tables summarize the maturity profile of the Company's financial liabilities based on the undiscounted payments expected under the respective contracts:

<i>In thousands of soles</i>	<i>Note</i>	As of December 31, 2022				Total
		Carrying value	Up to 12 months	From 2 to 3 years	From 4 to 8 years	
Trade and other accounts payable	10	50,439	48,852	1,587	-	50,439
Other financial liabilities:						
Amortization of capital	11	1,090,104	140,057	880,790	69,257	1,090,104
Flow of interest payments		-	47,053	76,797	745	124,595
<b>Total liabilities</b>		<b>1,140,543</b>	<b>235,962</b>	<b>959,174</b>	<b>70,002</b>	<b>1,265,138</b>

<i>In thousands of soles</i>	<i>Note</i>	As of December 31, 2021				Total
		Carrying value	Up to 12 months	From 2 to 3 years	From 4 to 8 years	
Trade and other accounts payable	10	427,127	427,127	-	-	427,127
Other financial liabilities:						
Amortization of capital	11	2,663,907	383,635	1,752,487	527,785	2,663,907
Flow of interest payments		-	113,814	208,551	17,695	340,060
<b>Total liabilities</b>		<b>3,091,034</b>	<b>924,576</b>	<b>1,961,038</b>	<b>545,480</b>	<b>3,431,094</b>

**D. Capital management.**

The Company's objectives in managing capital are to safeguard the ability to continue as a going concern in order to generate returns for its shareholders, benefits for other stakeholders, and maintain an optimal capital structure in order to reduce the cost of capital.

In order to maintain or adjust the capital structure, the Company may adjust the number of dividends paid to shareholders, return capital to shareholders, issue new shares, or sell assets in order to reduce its debt.

The Company monitors its capital based on the leverage ratio. This ratio is calculated by dividing the net debt by the total capital. Net debt corresponds to the total indebtedness (including current and non-current indebtedness)

**UNACEM CORP S.A.A.**

Notes to the UNAUDITED Interim Separate Financial Statements  
As of December 31, 2022 and 2021

minus the cash and cash equivalents. The total capital stock corresponds to the net equity and is presented in the separate statement of financial position plus the net debt.

**22. Fair values****A. Financial instruments measured at fair value and fair value hierarchy.**

The following table shows an analysis of the financial instruments that are measured at fair value as of the reporting date, including the level of the fair value hierarchy. The amounts are based on balances presented in the separate statement of financial position:

<i>In thousands of soles</i>	<b>Level 2</b>	<b>Total</b>
<b>As of December 31, 2022</b>		
<b>Financial assets</b>		
Dividends receivable, see note 17(b)	49,473	49,473
<b>Total current assets</b>	<b>49,473</b>	<b>49,473</b>
<b>As of December 31, 2021</b>		
<b>Financial assets</b>		
Dividends receivable, see note 17(b)	74,148	74,148
<b>Total current assets</b>	<b>74,148</b>	<b>74,148</b>
<b>Financial liabilities</b>		
Derivative financial instruments	25,428	25,428
<b>Other financial liabilities</b>	<b>25,428</b>	<b>25,428</b>

**B. Financial instruments not measured at fair value.**

Other financial instruments are carried at amortized cost and their estimated fair value. The level of the fair value hierarchy is described as follows:

**Level 1**

- Cash and cash equivalents do not represent significant credit or interest rate risk, so their book values approximate their fair value.
- Accounts receivable, because they are net of an allowance for uncollectibility and mainly have maturities of less than three months, Management has considered that their fair value is not significantly different from their book value.
- Due to their current maturity, the Company's Management estimates that their book balance approximates their fair value for commercial and other accounts payable.

**Level 2**

- For other financial liabilities, fair values have been determined by comparing market interest rates at the time of initial recognition with current market rates related to similar financial instruments. The following is a comparison between the book values and fair values of these financial instruments.

<i>In thousands of soles</i>	<b>As of December 31, 2022</b>		<b>As of December 31, 2021</b>	
	<b>Carrying value</b>	<b>Fair values</b>	<b>Carrying value</b>	<b>Fair values</b>
Bank notes	-	-	170,000	166,847
Other financial liabilities	1,090,104	923,013	2,493,907	2,263,217



**UNACEM CORP S.A.A.**

Notes to the UNAUDITED Interim Separate Financial Statements  
As of December 31, 2022 and 2021

**23. Subsequent events**

On January 19, 2023, the Company informed the Securities Market Superintendency (SMV) that its subsidiary Compañía Eléctrica el Platanal S.A (CELEPSA) had entered a stock transfer contract with Fiduciaria S.A., under which CELEPSA will acquire, subject to authorization from the National Institute for the Defense of Competition and the Protection of Intellectual Property (INDECOPI), in compliance with applicable regulations, 100% of the shares representing the capital stock; as well as the commitment to acquire together with the aforementioned shares, 100% of the guaranteed claims (senior debt and subordinated bonds) of Termochilca S.A. The total agreed price is USD 141,000,000.00.

No other significant financial-accounting events have been identified after December 31, 2022, that could affect the interpretation of these financial statements.