

UNACEM Corp S.A.A. and Subsidiaries

UNAUDITED Interim Consolidated
Financial Information as of
September 30, 2025 and
December 31, 2024



UNACEM CORP S.A. AND SUBSIDIARIES
Statement of Financial Position
For the periods ended September 30, 2025 and December 31, 2024
(In thousands of Soles)

	Notes	As of September 30, 2025	As of December 31, 2024
Assets			
Current Assets			
Cash and cash equivalents	5	332,623	360,258
Other Financial Assets		-	1,140
Trade Accounts Receivable and other accounts receivable		1,035,390	973,855
Trade Accounts Receivable , net	6	810,019	780,917
Other Accounts Receivable , net	6	143,497	114,094
Accounts Receivable from Related Companies	6	50,012	36,722
Advanced payments	6	31,862	42,122
Inventories	7	980,521	1,041,725
Biological Assets		-	-
Assets by Income Taxes	6	32,632	37,576
Other Non-Financial Assets		66,000	24,403
Total Current Assets different than assets or groups of assets for its classified as held for sale or for distribution to owners		2,447,166	2,438,957
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		-	-
Non-current assets or groups of assets for disposal Classified as Held for Sale or Held for distribution to owners		-	-
Total Current Assets		2,447,166	2,438,957

Non-Current Assets			
Other Financial Assets		21,572	12,745
Investments in subsidiaries, joint ventures and associates		36,991	39,294
Trade Accounts Receivables and other accounts receivables		127,684	148,980
Trade Accounts Receivable		-	-
Other Accounts Receivable	6	125,906	107,003
Accounts Receivable from Related companies		-	-
Advanced payments	6	1,778	41,977
Biological Assets		-	-
Investment Property		-	-
Property, Plant and Equipment , net	9	8,688,747	8,598,202
Intangible Assets , net	10	840,933	914,657
Assets Deferred Income Tax	14	300,314	311,328
Surplus value	11	1,199,123	1,207,371
Other Assets		320,158	330,722
Total Non-current Assets		11,535,522	11,563,299

TOTAL ASSETS 13,982,688 14,002,256

	Notes	As of September 30, 2025	As of December 31, 2024
Liabilities and Stockholders' Equity			
Current Liabilities			
Other Financial Liabilities	12	966,854	2,279,713
Trade accounts payable and other payable accounts		1,220,190	1,152,364
Trade Accounts Payable	13	821,876	775,403
Other Accounts Payable	13	335,406	328,452
Accounts payable to related companies	13	43,206	34,638
Deferred income		19,702	13,871
Provision for Employee Benefits		-	-
Other provisions		122,455	73,824
Income tax liabilities		31,914	32,683
Other non-financial liabilities	8(b)y23.a	37,467	34,310
Total Current Liabilities different of Liabilities Included groups of assets for disposal Classified as Held for Sale		2,378,880	3,572,894
Liabilities included in asset groups classified as held for sale		-	-
Total Current Liabilities		2,378,880	3,572,894

Non-Current Liabilities			
Other Financial Liabilities	12	4,399,771	3,201,705
Trade accounts payable and other payable accounts		150,038	160,643
Trade Accounts Payable	13	-	-
Other Accounts Payable	13	150,038	160,643
Accounts payable to related companies		-	-
Deferred income		-	-
Provision for Employee Benefits		-	-
Other provisions		116,574	115,967
Liabilities Deferred Income Taxes	14	649,494	659,052
Other non-financial liabilities	8(b)y23.A	214,289	234,177
Total Non-Current Liabilities		5,530,166	4,371,544
Total Liabilities		7,909,046	7,944,438

Stockholders' Equity			
Capital Issued	15	1,600,000	1,648,000
Issuance Premiums	15	-38,019	-38,019
Investment shares		-	-
Treasury Shares in portfolio	15	-	-8,340
Other Capital Reserves	15	363,626	363,626
Accrued Results	15	3,797,398	3,598,732
Other Equity Reserves	15	167,141	300,080
Shareholders' equity attribute to the owners of the Parent		5,890,146	5,864,079
Non Controlling interest		183,496	193,739
Total Stockholders' Equity		6,073,642	6,057,818

TOTAL LIABILITIES AND STOCKHOLDERS' EQUITY 13,982,688 14,002,256



UNACEM CORP S.A.A. AND SUBSIDIARIES

Income Statement

For the periods ended September 30th, 2025 and 2024

(In thousands of Soles)

	Notes	For the specific quarter from January 1st, to September 30th, 2025	For the specific quarter from January 1st, to September 30th, 2024	For the cummulative period from January 1st, to September 30th, 2025	For the cummulative period from January 1st, to September 30th, 2024
Incomes from ordinary activities	16	1,794,176	1,789,092	5,211,598	5,061,450
Cost of Sales	17	-1,345,686	-1,325,620	-3,929,756	-3,761,469
Profit (Loss) Gross		448,490	463,472	1,281,842	1,299,981
Selling Expenses and distribution		-42,567	-37,996	-111,027	-95,828
Administrative expenses	18	-130,767	-122,594	-404,330	-378,943
Profit (Loss) in the write-off of financial assets carried at amortized cost		-	-	-	-
Other Operating Income		31,630	17,116	86,704	96,187
Other Operating Expenses		-38,614	-30,008	-87,554	-115,760
Other profit (loss)		-	-	-	-
Profit (Loss) from operating activities		268,172	289,990	765,635	805,637
Financial Income		4,982	8,224	10,595	32,986
Financial Expenses	19	-95,106	-110,771	-284,547	-332,661
Exchange differences, net		7,369	32,875	56,249	-114
Share of Profit (Loss) in net results from Equity-Accounted Joint Ventures and related companies		2,456	1,237	9,709	9,625
Profit (Loss) arising from the difference between the previous book value and fair value of Reclassified financial assets accounted at fair value		-	-	-	-
Difference between the book value of the distributed assets and the book value of the divided payable		-	-	-	-
Gains before Income tax		187,873	221,555	557,641	515,473
Income tax expenses	14(a)	-68,906	-81,073	-221,024	-216,408
Profit (Loss) Net of Continued Operations		118,967	140,482	336,617	299,065
Profit (loss) net of the tax to the profit from discontinued operations		-	-	-	-
Profit (loss) net of the year		118,967	140,482	336,617	299,065

Profit (Loss) net, attributable to :

Owners of the Parent		115,379	134,218	328,549	286,235
Non-controlling interest		3,588	6,264	8,068	12,830
Net Profit (Loss) of the Year		118,967	140,482	336,617	299,065



UNACEM CORP S.A.A. AND SUBSIDIARIES
Statement of Comprehensive Income
For the periods ended September 30th, 2025 and 2024
(In Thousands of Soles)

Notes	For the specific quarter from January 1st, to September 30th, 2025	For the specific quarter from January 1st, to September 30th, 2024	For the cumulative period from January 1st, to September 30th, 2025	For the cumulative period from January 1st, to September 30th, 2024
Net Profit (Loss) of the year	118,967	140,482	336,617	299,065
Components of other comprehensive income:				
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	-	-	-	-
Participation in other comprehensive income of related companies and joint ventures accounted for using the equity method	-	-	-	-
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	-	-	-	-
Other Comprehensive Income Pre Tax	-	-	-	-
Income tax relating to components of other comprehensive income				
Net Change for Cash Flow Hedges	-2,638	-9,000	-5,655	-10,052
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	-30,602	-54,109	-129,655	-5,629
Net variation of non-current assets or groups of assets held for sale	-	-	-	-
Participation in other comprehensive income of related companies and joint ventures accounted for using the equity method	-	-	-	-
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	-	-	-	-
Sum of Income Tax-Related Components of other comprehensive Income	-33,240	-63,109	-135,310	-15,681
Other Comprehensive Income	-33,240	-63,109	-135,310	-15,681
Total Comprehensive Income for the period , net of income tax	85,727	77,373	201,307	283,384
Comprehensive Income attributable to:				
Owners of the Parent	82,513	73,746	195,610	278,731
Non-controlling interest	3,214	3,627	5,697	4,653
Total Comprehensive Income of the Year, net	85,727	77,373	201,307	283,384



UNACEM CORP S.A.A. AND SUBSIDIARIES

Statement of Cash Flow

Direct Method

For the periods ended September 30th, 2025 and 2024

(In thousands of Soles)

	Notes	For the cumulative period from January 1st, to September 30th, 2025	For the cumulative period from January 1st, to September 30th, 2024
Operating activities cash flows			
Types of cash collections from operating activities			
Sale of Goods and Services		6,832,118	6,693,636
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		80,202	12,035
Types of cash collections from operating activities			
Suppliers of goods and services		-4,646,521	-4,573,183
Contracts held for brokering or trading purposes		-	-
cash payments to and on behalf of employees		-832,072	-748,859
Elaboration or acquisition of assets to be leased and other assets held for sale		-	-
Other Cash Payments Related to Operating Activity		-244,967	-299,073
Cash flows and cash equivalents from (used in) Operating Activities		1,188,760	1,084,556
Interests received (not included in the Investment Activities)		-	-
Interests paid (not included in the Investment Activities)		-275,931	-241,880
Dividends Received (not included in the Investment Activities)		-	-
Dividends Paid (not included in the Investment Activities)		-	-
Income tax (paid) reimbursed		-237,096	-270,612
Other cash collections (payments)		-	-
Cash flows and cash equivalents from (used in) Operating Activities		675,733	572,064
Cash flows from Investment activities			
Type of cash collections from investment activities			
Reimbursement of loan repayment and loans granted to third parties		-	-
Loss of control of subsidiaries or other businesses		-	-
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		3,034	43,721
Sale of intangible assets		-	-
Sale of other long- term assets		-	-
Government Subventions		-	-
Interests received		-	-
Dividends received		12,016	12,124
Type of cash payments from investment activities		-	-
Advances and loans granted to third parties			
Controlling interest of subsidiaries and other businesses		-	-
Purchase of Financial Instruments of equity or debt of other entities		-	-
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	9(b)	-466,867	-420,940
Purchase of intangible assets		-10,397	-15,532
Purchase of other long- term assets		-	-
Income tax (paid) reimbursed		-	-
Other cash receipts (payments) relating to Investment activities		-13,884	-2,778
Cash flows and cash equivalents from (used in) investing activities		-476,098	-383,405
Cash flows from Financing activities			
Type of cash collections from financing activities			
Loan securing		2,470,091	1,998,508
Changes to the subsidiaries ownership interest not resulting in the loss of control		-	-
Share issuance		-	-
Issuance of other Equity Instruments		-	-
Government Subventions		-	-
Type of cash payments from financing activities			
Loan Amortization or Repayment		-2,453,494	-1,908,210
Leasing liabilities		-43,495	-17,283
Changes to the subsidiaries ownership interest not resulting in the loss of control		-48,780	-8,529
Redemption or repurchase of the entities' shares (Shares in the portfolio)		-65,314	-172,169
Acquisition of other equity interest		-	-
Interests paid		-	-
Dividends paid		-105,047	-119,789
Income tax (paid) reimbursed		-	-
Other cash receipts (payments) relating to financing activities		23,248	3,807
Cash flows and cash equivalents from (used in) financing activities		-222,791	-223,665
Increase (Decrease) in Net Cash and cash equivalents, before Changes in Foreign Exchange Rates		-23,156	-35,006
Effects of Changes in Foreign Exchange Rates on Cash and Cash Equivalents		-4,479	938
Increase (Decrease) in Net Cash and Cash Equivalents		-27,635	-34,068
Cash and cash equivalents at beginning of year		360,258	401,275
Cash and cash equivalents at end of year	5	332,623	367,207



UNACEM CORP S.A.A. AND SUBSIDIARIES
Statement of change in Stockholder's Equity
 For the periods ended September 30th, 2025 and 2024
 (In Thousands of Soles)

	Other Equity Reserves														Subtotal	Shareholders' equity attribute to the owners of the Parent	Non-controlling Interest	Total Stockholders' Equity		
	Capital Issued	Issuance Premiums	Investment shares	Treasury Shares in Portfolio	Other Capital Reserves	Accrued Results	Cash Flow Hedges	Investment Hedges, net of foreign businesses	Investments in equity instruments accounted at fair value	Exchange difference on translation of Foreign Operations	Non-current assets or groups of assets for held for sale	Participation in other comprehensive income of related companies and joint ventures accounted for using the equity method	Revaluation Surplus	Actuarial Profit (Loss) on defined benefit pension plans					Changes in the fair value of financial liabilities attributable to changes in the credit risk of the liability	
Balance as of January 1, 2024	1,780,000	-38,019	-	-22,948	363,626	3,353,966	-1,629	-	-	291,697	-	-	-	-	-	290,068	5,726,693	184,172	5,910,865	
1. Changes in Accounting Policies	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
2. Correction of Errors	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
3. Restated Initial Balance	1,780,000	-38,019	-	-22,948	363,626	3,353,966	-1,629	-	-	291,697	-	-	-	-	-	290,068	5,726,693	184,172	5,910,865	
4. Changes in Stockholders' Equity:																				
5. Comprehensive Income:																				
6. Gain (Loss) for the year						286,235											286,235	12,830	299,065	
7. Other Comprehensive Income:							-845			-6,659						-7,504	-7,504	-8,177	-15,681	
8. Comprehensive Income - Total year						286,235	-845			-6,659						-7,504	278,731	4,653	283,384	
9. Cash Dividends Declared						-104,811											-104,811	-18,457	-123,268	
10. Equity Issuance (reduction)																				
11. Reduction or amortization of Investment shares																				
12. Increase (decrease) in Other Contributions by Owners																				
13. Decrease (Increase) for Other Distributions to Owners																				
14. Increase (Decrease) due to changes in the subsidiaries ownership interest not resulting in the loss of control						-9,560											-9,560	7,292	-2,268	
15. Increase (decrease) for transactions with Treasury Shares in Portfolio				-172,169													-172,169		-172,169	
16. Increase (Decrease) for Transfer and other Equity Changes						4,900											4,900	7,057	11,957	
Total Equity Increase (decrease)				-172,169		176,764	-845			-6,659						-7,504	-2,909	545	-2,364	
Balance as of September 30, 2024	1,780,000	-38,019	-	-195,117	363,626	3,530,730	-2,474	-	-	285,038	-	-	-	-	-	282,564	5,723,784	184,717	5,908,501	
Balance as of January 1, 2025	1,648,000	-38,019	-	-8,340	363,626	3,598,732	1,313	-	-	298,767	-	-	-	-	-	300,080	5,864,079	193,739	6,057,818	
1. Changes in Accounting Policies	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
2. Correction of Errors	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
3. Restated Initial Balance	1,648,000	-38,019	-	-8,340	363,626	3,598,732	1,313	-	-	298,767	-	-	-	-	-	300,080	5,864,079	193,739	6,057,818	
4. Changes in Stockholders' Equity:																				
5. Comprehensive Income:																				
6. Gain (Loss) for the year						328,549											328,549	8,068	336,617	
7. Other Comprehensive Income:							-5,468			-127,471							-132,939	-132,939	-2,371	-135,310
8. Comprehensive Income - Total year						328,549	-5,468			-127,471							-132,939	185,610	5,697	201,307
9. Cash Dividends Declared						-96,844											-96,844	-11,307	-108,151	
10. Equity Issuance (reduction)																				
11. Reduction or amortization of Investment shares																				
12. Increase (decrease) in Other Contributions by Owners																		23,237	23,237	
13. Decrease (Increase) for Other Distributions to Owners																				
14. Increase (Decrease) due to changes in the subsidiaries ownership interest not resulting in the loss of control						-9,393											-9,393	-27,038	-36,431	
15. Increase (decrease) for transactions with Treasury Shares in Portfolio				8,340		-25,654											-17,314		-17,314	
16. Increase (Decrease) for Transfer and other Equity Changes						2,008											2,008	-852	1,176	
Total Equity Increase (decrease)				8,340		198,666	-5,468			-127,471							-132,939	74,067	-10,243	63,824
Balance as of September 30, 2025	1,648,000	-38,019	-	-	363,626	3,797,398	-4,155	-	-	171,296	-	-	-	-	-	167,141	5,938,146	183,496	6,121,642	

UNACEM Corp S.A.A. and Subsidiaries

Notes to the UNAUDITED Consolidated Financial Statements
September 30, 2025 and December 31, 2024

1. Company Details

A. Company Details and Economic Activity

UNACEM Corp S.A.A. (hereinafter, the “Company”) was incorporated in December 1967.

The main purpose of the Group is to engage in the production and commercialization of all types of cement, clinker and concrete in the Peruvian, United States, Ecuadorian and Chilean markets, mainly; as well as the sale of electricity and power in the Peruvian market.

As of September 30, 2025 and December 31, 2024, the Company is a subsidiary of Inversiones JRPR S.A. (hereinafter, the “Parent Company” and ultimate controlling party of the economic group), which holds a direct stake of 51.10% and 46.62% in its capital stock, respectively. Likewise, Inversiones JRPR S.A. has controlling powers to direct the financial and operating policies of the Company.

The Company’s registered office is located at Av. Carlos Villarán 508, District of La Victoria, Lima, Peru.

The consolidated financial statements of the Company and its subsidiaries (hereinafter, the “Group”) as of the third quarter of fiscal year 2025 have been issued with the authorization of the Management. The consolidated financial statements for fiscal year 2024 were approved at the Shareholders’ Meeting held on March 31, 2025.

UNACEM Corp S.A.A. and Subsidiaries

Notes to the UNAUDITED Consolidated Financial Statements

September 30, 2025 and December 31, 2024

2. Information on the Structure of Subsidiaries

As of September 30, 2025, and December 31, 2024, the consolidated financial statements of the Group include the following subsidiaries (figures according to IFRS and before consolidation write-offs):

In thousands of Soles	Entity	Main Economic Activity	2025		2024		Assets		Liabilities		Net Equity		Profit (Loss) (ix)	
			Direct (%)	Indirect (%)	Direct (%)	Indirect (%)	2025	2024	2025	2024	2025	2024	2025	2024
	Country of Incorporation (viii)													
Peru	UNACEM Perú S.A. and Subsidiary (vii)	Production and sale of cement	99.99	0.01	99.99	0.01	5,254,006	5,070,802	2,366,234	2,380,565	2,887,772	2,690,237	313,301	309,833
Peru / Ecuador	Inversiones Imbabura S.A. and Subsidiaries (i)	Production and sale of cement	100.00	-	100.00	-	2,009,906	2,119,912	388,317	418,299	1,621,589	1,701,613	44,364	35,861
United States	UNACEM North America, Inc. and Subsidiaries – UNA (ii)	Production and sale of cement and concrete	95.85	-	95.85	-	3,104,548	3,293,768	2,299,943	2,300,093	804,605	993,675	(111,310)	(68,577)
Peru	Compañía Eléctrica el Platanal S.A. and Subsidiaries (iii)	Sale of energy and power	90.00	-	90.00	-	2,033,133	2,047,266	1,131,586	1,161,799	901,547	885,467	93,107	53,214
Peru / Chile	Unión de Concreteras and Subsidiaries (1) (iv)	Sale of concrete and ready-mix concrete	100.00	-	93.38	-	1,110,935	1,044,774	700,361	623,716	410,574	421,058	6,283	1,944
Chile	UNACEM Chile S.A.	Production and sale of cement and concrete	99.89	0.11	99.89	0.11	371,769	372,363	298,411	296,475	73,358	75,888	1,186	(11,677)
Peru	Inversiones Nacionales y Multinacionales Andinas S.A. – INMA	Real estate business	99.81	0.19	99.81	0.19	130,834	129,750	17,549	17,848	113,285	111,902	1,383	167
Chile	Prefabricados Andinos S.A. - PREANSA Chile (vi)	Production and sale of precast concrete	100.00	-	100.00	-	46,404	72,895	47,648	71,103	(1,244)	1,792	(2,237)	217
Peru / Colombia	Prefabricados Andinos Perú S.A.C. and Subsidiary (v)	Production and sale of precast concrete	50.00	-	50.00	-	84,170	66,049	64,904	49,886	19,266	16,163	2,223	5,022
Peru	ARPL Tecnología Industrial S.A. – ARPL	Technology advisory and support services	100.00	-	100.00	-	48,690	60,289	9,354	13,370	39,336	46,919	2,197	4,499
Peru	Digicem S.A. – DIGICEM	IT services	99.99	-	99.99	-	38,144	48,772	1,518	4,991	36,626	43,781	(18,975)	(9,505)
Peru	Minera UNA S.A. – MINERA UNA (2)	Mining of non-ferrous metal ores	100.00	-	100.00	-	36,309	28,891	10	5,125	36,299	23,766	(2,960)	(2,484)
Peru	Vigilancia Andina S.A. – VASA	Surveillance services	55.5	44.5	55.5	44.5	17,734	15,448	7,880	6,210	9,854	9,238	679	723
Peru	CALCEM S.A.	Production of quicklime and calcium carbonates	51.00	49.00	51.00	49.00	53,883	9,133	687	2,135	53,196	6,998	(1,257)	(476)
Peru	UNA Business Services S.A.C – UBS	Consulting services	100.00	-	100.00	-	12,563	4,394	11,063	3,908	1,500	486	(6,166)	(2,487)
Peru	Depósito Aduanero Conchán S.A. – DECOSA	Warehousing services	99.99	-	99.99	-	2,865	1,706	1,345	214	1,520	1,492	28	152
Peru	Generación Eléctrica de Atocongo S.A. – GEA	Thermal power plant operation services	99.85	0.15	99.85	0.15	1,569	1,440	501	496	1,068	944	250	90

(1) Formerly named Inversiones en Concretos y Afines S.A., which was absorbed by Unión de Concreteras S.A. through a reverse merger process. (2) Formerly named Minera Adelaida S.A.

UNACEM Corp S.A.A. and Subsidiaries

Notes to the UNAUDITED Consolidated Financial Statements
September 30, 2025 and December 31, 2024

- (i) The subsidiaries of Inversiones Imbabura S.A. (IMBABURA) are UNACEM Ecuador S.A. (UNACEM Ecuador) and Canteras y Voladuras S.A. (CANTYVOL).
- (ii) The main subsidiaries of UNACEM North America, Inc. (UNA) are Drake Cement LLC, Tehachapi Cement LLC, Sunshine Concrete & Materials Inc., which in turn has the following subsidiaries: Maricopa Ready Mix LLC, Drake Aggregates LLC, Desert Ready Mix (DRM), and Desert Aggregates (DA).

(a) *Interests in consolidated structured entities*

- Up until December 31, 2022, DRM was a consolidated structured entity through which UNA conducted its concrete and aggregates operations in the city of Phoenix, United States of America. The initial capitalization and operating expenses of DRM were financed by UNA.

In July 2014, UNA began providing financing to DRM in the amount of USD 1,750,000 for working capital purposes and an additional USD 1,750,000 for raw material purchases. In conjunction with the financing provided, an exclusive option agreement was executed granting UNA the irrevocable and exclusive right to convert the unpaid portion of the financing provided into a 70% majority interest in DRM, at UNA's sole discretion. UNA and DRM also entered into an operating agreement whereby UNA would provide DRM with technical and commercial support, short-term financing and other services. DRM's shareholders pledged their interest as collateral in the event DRM fails to meet its obligations under the above-mentioned agreement. Furthermore, in May 2018, an agreement was reached whereby UNA has the option to acquire the remaining 30% of DRM's shareholding interest.

During 2023, UNA exercised its call option, effective as from January 1, 2023, to acquire a 70% and 15% interest in Desert Ready Mix, LLC at a price equal to the outstanding debt plus accrued interest, in the amount of USD 5,243,000 (equivalent to PEN 20,029,000), as well as an additional 15% interest in DRM for approximately USD 4,882,000 (equivalent to PEN 18,233,000), respectively, thus controlling 85% of DRM. As of December 31, 2023, the price for the acquisition of the 15% shareholding interest in DRM was paid in full.

As of September 30, 2025, UNA is in the process of acquiring the remaining 15% shareholding interest in DRM. This acquisition will take place through prepayments over five years or until the completion of the USD 8,000,000 payment. Control of the 100% shareholding interest will be taken on the date the payment is made in full.

- (iii) Compañía Eléctrica el Platano S.A. (CELEPSA) has the following subsidiaries: Celepsa Renovables S.R.L.(CERE), Termochilca S.A.C., Ambiental Andina S.A.C., and Compañía Eléctrica San Bernardino S.A.C.
- (iv) The subsidiaries of Unión de Concreteras S.A. (UNICON) are Entrepisos Lima S.A. and UNICON Chile S.A., the latter having Mel20 as a subsidiary.

In March 2025, 6.62% of the shares of INVECO was acquired from a minority shareholder, which means that—as of that date—the Company owns 100.00% of the shares of this subsidiary.

- (v) The subsidiary of PREANSA Perú is Prefabricados Andinos Colombia S.A.S.
- (vi) Prefabricados Andinos S.A. (Preansa Chile)

The acquisition of 50% of the shares of Prefabricados Andinos S.A. – Preansa Chile was completed on January 26, 2024, which means that—as of that date—the Company owns 100% of the shares of this

subsidiary. The total price agreed upon for the acquisition was USD 602,000 (equivalent to PEN 2,268,000), paid directly by the Company.

- (vii) The subsidiary of UNACEM Perú is TRANSMICEM S.A.C., incorporated in 2024, which is to be mainly engaged in the transmission, generation and distribution of electric power.
- (viii) The principal place of business where subsidiaries and the other investee companies perform their activities is their country of incorporation.
- (ix) Balances as of September 30, 2025 compared to balances as of September 30, 2024.

3. Summary of Significant Accounting Policies

A. Basis of Preparation and Presentation

The interim unaudited consolidated financial statements have been prepared in accordance with IAS 34 Interim Financial Reporting issued by the International Accounting Standards Board (IASB), effective as of September 30, 2025 and December 31, 2024.

The interim unaudited consolidated financial statements have been prepared on a historical cost basis, except for derivative financial instruments and retirement and termination benefits, which have been measured at fair value. The consolidated financial statements are presented in Soles and all amounts have been rounded to thousands (PEN 000), except as otherwise indicated.

The interim unaudited consolidated financial statements provide comparative information with respect to prior periods. However, they do not include all the information and disclosures required in the annual consolidated financial statements. Therefore, they should be read in conjunction with the audited consolidated report as of and for the year ended December 31, 2024.

The Group has prepared its consolidated financial statements on a going concern basis. In making its going concern assessment, the Group's Management has taken into consideration matters that could cause a disruption to its operations. The Group's Management has considered all future available information that it has obtained after the reporting date up to the date of approval and issuance of the consolidated financial statements.

B. Basis of Consolidation

The consolidated financial statements include the financial statements of the Company and its Subsidiaries as of September 30, 2025 and December 31, 2024.

The control criteria taken into consideration by the Group are described in the note to the audited consolidated financial statements as of December 31, 2024.

C. Significant Accounting Policies

The accounting policies adopted in the preparation of these interim consolidated financial statements are consistent with the policies considered in the preparation of the audited consolidated financial statements as of December 31, 2024.

4. Accounting Pronouncements Issued Not Yet Effective

The Group has not previously adopted any other standards, interpretations or amendments that have been issued but are not yet effective.

5. Cash and Cash Equivalents

This caption comprises the following:

UNACEM Corp S.A.A. and Subsidiaries

Notes to the UNAUDITED Consolidated Financial Statements

September 30, 2025 and December 31, 2024

<i>In thousands of Soles</i>	As of September 30, 2025	As of December 31, 2024
Checking and savings accounts (a)	110,683	186,508
Time deposits (b)	194,758	168,073
Fixed funds and others	27,182	5,677
	332,623	360,258

- (a) Checking and savings accounts are in domestic and foreign currency, held with local and foreign banks with a high credit rating and are freely available. These accounts accrue interest at market rates.
- (b) Time deposits are held in local and foreign financial institutions, mainly in domestic and foreign currency, which accrue interest at market rates and have original maturities of less than three (3) months.

6. Trade and Other Accounts Receivable, Net

This caption comprises the following:

In thousands of Soles	Note	Current		Non-current	
		As of September 30, 2025	As of December 31, 2024	As of September 30, 2025	As of December 31, 2024
Trade Receivables					
Invoices and bills receivable (a)		755,471	732,921	32,099	25,472
Provision for invoices receivable		94,665	88,902	-	-
		850,136	821,823	32,099	25,472
From related entities					
Trade accounts receivable	20(b)	50,012	36,722	-	-
Miscellaneous Receivables					
Advances to suppliers		31,862	42,122	1,778	41,977
Claims to the Tax Authority (b)		61,274	44,741	25,475	29,756
Loans to employees		6,567	7,656	-	-
Claims to third parties		9,597	8,098	-	-
Derivative financial instruments	23.A.i.	51	417	727	929
Other accounts receivable		30,118	24,707	6,084	3,922
		136,469	127,741	34,064	76,584
Taxes					
Advance payments of income tax		32,632	37,576	-	-
Tax credit in respect of value added tax (c)		46,211	35,880	93,620	72,396
		78,843	73,456	93,620	72,396
		1,115,460	1,059,742	159,783	174,452
Minus – Expected credit loss (d)		(47,438)	(48,311)	(32,099)	(25,472)
		1,068,022	1,011,431	127,684	148,980

- (a) Trade receivables are mainly in domestic and foreign currency, have current maturities and do not accrue interest. Bills receivable have current maturity and accrue interest calculated at current market rates.
- (b) As of September 30, 2025 and December 31, 2024, the balance refers mainly to payments under protest made by the Company to the Tax Administration for approximately PEN 86,749,000 and PEN 74,497,000, respectively.

As of September 30, 2025, payments under protest are mainly comprised of mining royalties for PEN 41,654,000, income tax for PEN 19,182,000, the complementary mining, metallurgical and steel retirement fund for PEN 11,590,000, and other taxes for PEN 11,173,000. As of December 31, 2024, payments under protest were mainly comprised of mining royalties for PEN 44,189,000, income tax for PEN 16,978,000, and the complementary mining, metallurgical and steel retirement fund for PEN 11,590,000.

The Claims filed to the Tax Administration during 2025 and 2024 is as follows:

<i>In thousands of Soles</i>	As of September 30, 2025	As of December 31, 2024
Opening balance	74,497	86,669
Additions	19,499	11,331
Collections	(4,600)	(5,917)
Abandonment due to low probability of recovery	(2,384)	(17,586)
Conversion difference	(263)	-
Closing balance	86,749	74,497

In the opinion of the Group's Management and its legal advisors, it is estimated that there are sufficient legal arguments to obtain a favorable recovery of the short- and long-term payments under protest.

- (c) As of September 30, 2025 and December 31, 2024, this corresponds mainly to tax credit for value-added tax generated by the subsidiaries UNACEM Perú, UNACEM Chile, DIGICEM and UNACEM Ecuador.
- (d) In the opinion of the Group's Management, the estimated expected credit loss adequately hedges the bad debt risk as of September 30, 2025 and December 31, 2024.
- (e) As of September 30, 2025 and December 31, 2024, the Group performed the assessment of the exposure to credit risk on trade receivables (see note 23.B).

7. Inventories, Net

This caption comprises the following:

<i>In thousands of Soles</i>	As of September 30, 2025	As of December 31, 2024
Spare parts and supplies	392,434	393,194
Products in process	295,363	350,828
Raw and auxiliary materials	231,966	244,769
Finished products	56,628	56,554
Containers and packaging materials	19,651	23,314
Inventories receivable	17,914	8,712
	1,013,956	1,077,371
Provision for inventory obsolescence (a)	(33,435)	(35,646)
	980,521	1,041,725

- (a) In the opinion of the Group's Management, the provision for inventory obsolescence adequately hedges the obsolescence risk as of September 30, 2025 and December 31, 2024.

8. Right-of-Use Assets and Lease Liabilities, Net

- (a) As of September 30, 2025 and December 31, 2024, the net carrying value of lease assets amounts to approximately PEN 220,331,000 and PEN 227,762,000, respectively.

UNACEM Corp S.A.A. and Subsidiaries
Notes to the UNAUDITED Consolidated Financial Statements
September 30, 2025 and December 31, 2024

(b) Below is a detail of the balance of lease liabilities:

<i>In thousands of Soles</i>	<i>Note</i>	As of September 30, 2025	As of December 31, 2024
Classification according to maturity			
Current		37,467	34,310
Non-current		208,048	230,404
		245,515	264,714

(c) The depreciation charge for the year has been recorded in the following items of the consolidated income statement:

<i>In thousands of Soles</i>	<i>Note</i>	As of September 30, 2025	As of September 30, 2024
Cost of sales	17	18,627	14,836
Administration expenses	18	2,199	1,857
Selling expenses		504	350
Other expenses		76	-
		21,406	17,043

(d) As of September 30, 2025 and December 31, 2024, the Group only has fixed-payment lease agreements.

9. Mining Concessions, Properties, Plant and Equipment, Net

This caption comprises the following components and changes:

<i>In thousands of Soles</i>	<i>Note</i>	As of September 30, 2025	As of December 31, 2024
Cost			
Opening balance		14,550,635	13,984,385
Additions (b)		675,932	673,624
Withdrawals, sales and others (c)		(40,028)	(121,372)
Translation effect		(325,709)	13,998
Closing balance		14,860,830	14,550,635
Accumulated Depreciation			
Opening balance		5,952,433	5,516,177
Depreciation for the period (d)		379,165	496,213
Withdrawals, sales and others (c)		(39,986)	(63,532)
Translation effect		(119,529)	3,575
Closing balance		6,172,083	5,952,433
Net carrying amount		8,688,747	8,598,202

(a) As of September 30, 2025, the carrying amount of assets acquired under leases and leasebacks amounted to approximately PEN 169,327,000 (PEN 130,663,000 as of December 31, 2024). Leased assets secure leasing liabilities (see note 12(e)).

(b) Additions during 2025 correspond mainly to:

- i. Additions of the subsidiary UNACEM Perú for the following projects: sulfur dioxide emission reduction system for Kilns 1 and 2, and the development of the new primary crusher and storage yards, both located at the Atocongo plant, the new Kiln 3 cooler and dedusting project at the Condorcocha plant. Moreover, the roofing work on the clinker fields continues at both plants: Atocongo and Condorcocha.

UNACEM Corp S.A.A. and Subsidiaries

Notes to the UNAUDITED Consolidated Financial Statements

September 30, 2025 and December 31, 2024

The total amount of the indicated projects is approximately PEN 184,083,000.

- ii. Additions of the subsidiary UNICON Perú for acquisitions of mixer trucks, works in progress for the repair of trucks and pumps, front loaders, preparation of quarries, and implementation of new offices in San Isidro. The total amount is approximately PEN 60,381,000.
- iii. Additions of the subsidiary DRM due to the purchase of machinery and equipment for approximately USD 5,934,000 (equivalent to PEN 20,556,000).
- iv. Additions of the subsidiary UNACEM Ecuador for projects to change the level of the Hazemag crusher, increase production capacity in kiln 1, purchase of the Itulcachi-Pifo land, and acquire mixer trucks. The total amount of the indicated projects is approximately USD 2,663,000 (equivalent to PEN 9,227,000).
- v. Additions of the subsidiary CELEPSA for the acquisition of turbine injectors, installation of optical fiber, and the expansion of administrative offices for approximately PEN 4,505,000.
- vi. Additions of the subsidiary CALCEM for the construction of the lime plant located in Condorcocha (Tarma) for approximately PEN 30,100,000.
- vii. Additions of the subsidiary Termochilca for plant overhaul and upgrade of Siemens turbines. The total amount of the indicated projects is approximately PEN 115,992,000.
- viii. Additions of the subsidiary UNICON Chile for overhaul of trucks and improvements in dedicated plants. The total amount of the indicated projects is approximately PEN 13,469,000.
- ix. Additions of the subsidiary Drake Cement due to the purchase of machinery and equipment for approximately USD 2,096,000 (equivalent to PEN 7,260,738).
- x. Additions of the subsidiary Tehachapi due to the purchase of machinery and equipment for approximately USD 2,445,000 (equivalent to PEN 8,469,000).
- xi. Additions of the subsidiary Desert Aggregates in connection with buildings and built structures for approximately USD 6,067,000 (equivalent to PEN 21,017,000).

Additions during 2024 corresponded mainly to:

- i. Additions of the subsidiary UNACEM Perú for the projects of the Kiln 3 cooler dedusting system of the Condorcocha plant. Moreover, the roofing work on the clinker fields continues at both plants: Atocongo and Condorcocha. Likewise, the expansion of packaging and product delivery capacity is still in progress at the Atocongo plant. The amount of the indicated projects is approximately PEN 179,135,000.
- ii. Additions of the subsidiary Transmicem due to the construction of the electric transmission system that will ensure the energy supply in the Atocongo plant for PEN 69,720,000.
- iii. Additions of the subsidiary UNACEM Chile for the acquisition of land for approximately USD 4,322,000 (equivalent to PEN 16,425,000).
- iv. Additions of works in progress of the subsidiary UNACEM Ecuador for projects to change the level of the Hazemag crusher and increase Kiln 1 production capacity for approximately USD 4,216,000 (equivalent to PEN 15,844,000).
- v. Additions of the subsidiary UNICON Perú for acquisitions of mixer trucks, concrete guns and pumps, front loaders, works in progress for repair of trucks and pumps, preparation of quarries,

UNACEM Corp S.A.A. and Subsidiaries

Notes to the UNAUDITED Consolidated Financial Statements

September 30, 2025 and December 31, 2024

and repair and refurbishment of mixing plants. The total amount of the indicated projects is approximately PEN 48,223,000.

- vi. Additions of the subsidiary Tehachapi for the purchase of machinery and equipment and the purchase of three-support rotary kilns for USD 4,771,000 (equivalent to PEN 17,929,000).
 - vii. Additions of the subsidiary CELEPSA for the acquisition of turbine injectors, a buffer reservoir, improvements to the Paucarcocha instrumentation system, and the expansion of administrative offices for approximately PEN 6,959,000.
 - viii. Additions of the subsidiary UNICON Chile for the acquisition of the new Ochagavia and Talca plants; as well as improvements to other plants and overhaul of trucks. The total amount of the indicated projects is approximately PEN 12,662,000.
 - ix. Additions of the subsidiary DRM for the purchase of machinery and equipment, as well as for the purchase of transportation units for approximately USD 5,336,000 (equivalent to PEN 20,051,000).
 - x. Additions of the subsidiary Drake Cement due to disbursements made for the following projects: Ball mill lining project and for the purchase of machinery and equipment for approximately USD 3,550,000 (equivalent to PEN 13,342,000).
 - xi. Additions of the subsidiary CERE for the manufacture of turbine components for approximately PEN 762,000.
 - xii. Additions of the subsidiary Sunshine Concrete & Materials Inc. for the acquisition of aggregates production equipment for approximately USD 80,000 (equivalent to PEN 297,000).
- (c) During 2025, it mainly includes asset retirements made by the subsidiary UNICON Perú corresponding to the closure of quarries and miscellaneous facilities, whose cost and accumulated depreciation amounted to approximately PEN 36,498,000 and PEN 34,513,000, respectively.

During 2024, asset retirements mainly include those carried out by: i) the subsidiary UNICON PERU for sales of mixer trucks and front loaders, the cost and accumulated depreciation of which amounted to approximately PEN 28,288,000 and PEN 27,835,000, respectively; ii) the disposal of land by Staten Island, the cost of which amounted to PEN 36,187,000.

UNACEM Corp S.A.A. and Subsidiaries
Notes to the UNAUDITED Consolidated Financial Statements
September 30, 2025 and December 31, 2024

(d) Depreciation has been distributed as follows:

<i>In thousands of Soles</i>	<i>Note</i>	As of September 30, 2025	As of September 30, 2024
Cost of sales	17	370,451	363,329
Administration expenses	18	6,458	11,153
Selling expenses		529	440
Other expenses		1,727	1,242
		379,165	376,164

(e) The subsidiary UNA has guarantee contracts regarding the plant, transportation units and equipment located in the United States of America, which secure loans (see note 12(e)).

Likewise, the subsidiary UNACEM Chile has a mortgage on the "San Juan" plant, for approximately USD 23,000,000, with Banco de Crédito e Inversiones de Chile (BCI) to secure the loan granted by this financial institution (see note 12(e)).

(f) The Group maintains insurance policies in force on its main assets, in accordance with the policies established by the Group's Management. In the opinion of the Group's Management, its insurance policies are consistent with international industry practices.

(g) In the Management's opinion, the Group has insurance policies that sufficiently cover all of its fixed assets.

10. Intangible Assets, Net

This caption comprises the following components and changes:

<i>In thousands of Soles</i>	<i>Note</i>	As of September 30, 2025	As of December 31, 2024
Cost			
Opening balance		1,118,487	1,088,928
Additions		11,196	24,742
Withdrawals and others		(219)	(5,152)
Translation effect		(62,912)	9,969
Closing balance		1,066,552	1,118,487
Accumulated Amortization			
Opening balance		203,830	183,548
Amortization for the period (a)		24,954	34,345
Withdrawals and others		(158)	(13,799)
Translation effect		(3,007)	(264)
Closing balance		225,619	203,830
Net carrying amount		840,933	914,657

UNACEM Corp S.A.A. and Subsidiaries
Notes to the UNAUDITED Consolidated Financial Statements
September 30, 2025 and December 31, 2024

(a) The amortization of intangible assets has been distributed as follows:

<i>In thousands of Soles</i>	<i>Note</i>	As of September 30, 2025	As of September 30, 2024
Cost of sales	17	19,701	6,688
Administration expenses	18	4,309	11,837
Selling expenses		879	1,816
Other expenses		65	70
		24,954	20,411

11. Goodwill

As of September 30, 2025 and December 31, 2024, the balance of goodwill is mainly composed of the higher value paid for the acquisition of UNACEM Ecuador amounting to PEN 1,025,529,000.

UNACEM Corp S.A.A. and Subsidiaries

Notes to the UNAUDITED Consolidated Financial Statements

September 30, 2025 and December 31, 2024

12. Other Financial Liabilities

This caption comprises the following:

<i>In thousands of Soles</i>	<i>Note</i>	As of September 30, 2025			As of December 31, 2024		
		Current portion	Non-current portion	Total	Current portion	Non-current portion	Total
Bank loans (e)		591,109	4,006,700	4,597,809	728,322	2,774,419	3,502,741
Corporate bonds (d)		-	393,071	393,071	-	427,286	427,286
Bank promissory notes (a) and (b)		318,054	-	318,054	1,537,830	-	1,537,830
Bank overdrafts (c)		57,691	-	57,691	13,561	-	13,561
		966,854	4,399,771	5,366,625	2,279,713	3,201,705	5,481,418

- (a) Bank promissory notes correspond mainly to working capital financing with fixed interest rates fluctuating ranging between 3.85 and 7.46 per annum in U.S. Dollars (fixed interest rates ranging between 5.06 and 7.46% per annum in U.S. Dollars and between 4.94 and 6.05% in Soles as of December 31, 2024). They do not have specific guarantees and are renewed depending on the Group's working capital needs.

As of September 30, 2025 and December 31, 2024, the balance by bank is composed as follows:

<i>In thousands of Soles</i>	Currency of origin	Maturity	2025	2024
Financial Entity				
Banco de Crédito del Perú S.A.	PEN	August 2026	102,542	362,000
Banco BBVA USA	USD	November 2025	97,328	-
Banco de Crédito e Inversiones S.A. (BCI)	USD	January 2026	69,520	75,400
Banco ITAU S.A.	USD	January 2026	48,664	52,780
Banco BBVA New York Branch	USD	September 2025	-	-
Banco BBVA Perú S.A.	PEN	August 2025	-	410,000
Banco Internacional del Perú S.A.A. – Interbank	PEN	March 2025	-	318,000
Banco de Crédito del Perú S.A.	USD	March 2025	-	169,650
Scotiabank Perú S.A.	PEN	March 2025	-	150,000
			318,054	1,537,830

- (b) As of September 30, 2025 and December 31, 2024, interest payable on bank promissory notes amounted to approximately PEN 367,000 and PEN 22,173,000, respectively, and is recognized in "Trade and Other Accounts Payable" in the consolidated statement of financial position, see note 13. As of September 30, 2025 and

UNACEM Corp S.A.A. and Subsidiaries

Notes to the UNAUDITED Consolidated Financial Statements

September 30, 2025 and December 31, 2024

September 30, 2024, interest expenses amounted to approximately PEN 22,007,000 and PEN 45,944,000, respectively, and are included in “Financial Expenses” in the consolidated income statement (see note 19).

(c) As of September 30, 2025, bank overdrafts correspond mainly to obligations of UNA and Preansa Chile amounting to approximately PEN 57,354,000 and PEN 337,000, respectively. As of December 31, 2024, bank overdrafts correspond mainly to obligations of UNA and Preansa Chile amounting to PEN 13,195,000 and PEN 366,000, respectively.

(d) As of September 30, 2025 and December 31, 2024, the balance of corporate bonds is detailed below:

<i>In thousands of Soles</i>	Annual interest rate %	Maturity	As of September 30, 2025	As of December 31, 2024
Bonds				
Arizona State Bonds (i)	Between 1.78 and 2.11 + variable rate	September 2035	399,740	433,550
			399,740	433,550
Amortized cost			(6,669)	(6,264)
			393,071	427,286

(i) On November 18, 2010, UNA obtained financing through the issuance of bonds from the Development Authority of the County of Yavapai, State of Arizona, United States of America, for the purpose of financing part of the investment in the cement plant of such subsidiary for up to USD 40,000,000 maturing in September 2035 and a monthly interest payment based on a variable interest rate (Securities Industry and Financial Markets Association Index Rate) plus 1.6%, compared to a maximum interest rate of 12%. Bonds are secured by a bank letter of credit (see note 22.A(ii)).

In addition, on July 30, 2015, Drake Cement, LCC issued new bonds for the purpose of refinancing loans for the construction of the cement plant, acquisition of assets, materials and facilities up to an amount of USD 75,000,000 maturing in September 2035 and a monthly interest payment based on a variable interest rate (Securities Industry and Financial Markets Association Index Rate) plus 1.95%, compared to a maximum interest rate of 12%. Bonds are secured by a bank letter of credit (see note 22.A(ii)).

These bonds were issued under the following conditions:

- The subsidiary UNA may not increase its debt by more than USD 591,000,000.

UNACEM Corp S.A.A. and Subsidiaries

Notes to the UNAUDITED Consolidated Financial Statements

September 30, 2025 and December 31, 2024

- Maintain an interest coverage ratio equal to or greater than 1.0.

As of September 30, 2025, UNA does not meet the restrictive condition of interest coverage ratio; however, it has obtained the corresponding waiver from the bank. As December 31, 2024, Drake Cement and UNA did not meet the restrictive condition of coverage ratio due to the acquisition of Tehachapi in 2023. However, before the acquisition, a duly approved waiver was obtained from and granted by the bank that issued the letter of credit guaranteeing such bonds. Therefore, the debt was presented in accordance with the initially approved maturity terms.

UNACEM Corp S.A.A. and Subsidiaries
Notes to the UNAUDITED Consolidated Financial Statements
September 30, 2025 and December 31, 2024

(e) The balance of bank loans is detailed below:

<i>In thousands of Soles</i>	Maturity	Initial amount	Currency	Destination of funds	Guarantees	As of September 30, 2025	As of December 31, 2024
Bank loans							
Bank of NY Mellon	October 2026	345,000	USD	Financing for the purchase of Tehachapi	Joint and several guarantee	1,199,220	1,300,650
BBVA Perú	January 2027 and March 2030	783,357	PEN	Refinancing of financial liabilities	No guarantee was furnished	714,584	357,349
Banco Internacional del Perú – Interbank	January 2027 and March 2030	228,385	PEN	Refinancing of financial liabilities	No guarantee was furnished	661,065	153,018
Scotiabank del Perú	January 2027 and March 2030	771,547	PEN	Refinancing of financial liabilities	No guarantee was furnished	640,086	276,136
Banco de Crédito del Perú	October 2026 and April 2030	782,500	PEN	Redemption of foreign bond and Refinancing of financial liabilities	No guarantee was furnished	348,113	311,550
Banco Internacional del Perú – Interbank	April 2027	60,000	USD	-	No guarantee was furnished	208,560	226,200
Banco de Crédito e Inversiones (BCI)	June 2027	50,000	USD	-	Secured loans	173,800	188,500
Bank of Nova Scotia	June 2027	50,000	USD	-	Secured loans	173,800	188,500
Banco de Crédito e Inversiones (Chile)	July 2027	-	CLP	-	Real estate guarantee	79,556	83,599
Banco de Crédito del Perú	May 2027	26,900	USD	Refinancing of financial liabilities	No guarantee was furnished	63,116	76,060
Bank of America	April 2030	36,857	PEN	Refinancing of financial liabilities	No guarantee was furnished	36,857	-
Banco de Crédito del Perú	March 2027	34,000	USD	Refinancing of financial liabilities	No guarantee was furnished	35,455	57,680
Citibank N.A. (i)	October 2025	50,000	USD	Refinancing of financial liabilities	No guarantee was furnished	34,760	75,400
Banco Scotiabank (Chile) (i)	October 2025	4,000	USD	-	No guarantee was furnished	13,921	15,146
Banco BBVA Colombia	September 2027	-	COP	-	Letter of credit	9,365	10,517
Bank of Nova Scotia (i)	September 2025	30,000	USD	Partial redemption of foreign bond	No guarantee was furnished	-	16,965
Scotiabank del Perú	April 2025	72,000	PEN	Financing for the purchase of UNICON Chile	Real estate guarantee	-	7,200
Less than PEN 10,000,000	-	-	-	-	-	51,649	57,192
						4,443,907	3,401,662
Amortized cost						(19,375)	(12,502)
						4,424,532	3,389,160
Leaseback							
Scotiabank (Chile)	August 2028	-	CLP	Leased assets	-	1,490	-
Leasing							
TCF Equipment Financing	July 2030	-	USD	Leased assets	-	26,578	-
Bank of America	September 2030	-	USD	Leased assets	-	24,568	15,569
Banco de Crédito del Perú	Between October 2025 and August 2028	-	PEN	Leased assets	-	24,390	3,784
Bok Financial Corporation	Between December 2025 and May 2030	-	USD	Leased assets	-	21,707	28,523
Scotiabank del Perú	Between March 2026 and September 2028	-	-	Leased assets	-	18,658	13,768
Mack Financial	Between September 2028 and March 2030	-	USD	Leased assets	-	14,925	7,098
Less than PEN 10,000,000						40,961	44,839
						171,787	113,581
Total						4,597,809	3,502,741

- (i) The Group entered into swap contracts to reduce the variable rate risk related to these loans (see note 23.A.i).
- (f) The financial safeguards applicable to local financial liabilities are monitored quarterly, semi-annually and annually and must be calculated based on the separate and/or consolidated financial information of the Company and its subsidiaries and the calculation methodologies required by each financial institution.
- (i) As of September 30, 2025 and December 31, 2024, the main financial safeguards based on separate financial information are as follows:

UNACEM Corp S.A.A. and UNACEM Perú S.A. (*)

- Maintain a leverage ratio less than or equal to 1.5.
- Maintain a debt service coverage ratio greater than 1.2.
- Maintain a debt or financial debt / EBITDA coverage ratio less than or equal to 4.25 during 2025, 4.00 during 2026, and 3.75 from 2027 onwards.
- Maintain a debt or financial debt/EBITDA coverage ratio less than or equal to 3.75 for Bank of America.

() Safeguards calculated based on information combined from both companies.*

UNACEM Perú S.A.

- Maintain a leverage ratio less than or equal to 1.5.
- Maintain a debt service coverage ratio greater than or equal to 1.2.
- Maintain a debt or financial debt/EBITDA coverage ratio less than 3.5.

UNACEM Ecuador S.A.

- Maintain debt service coverage ratio greater than or equal to 1.2.
- Maintain a financial debt / EBITDA coverage ratio less than or equal to 3.

Unión de Concreteras S.A.

- Maintain debt service coverage ratio greater than or equal to 1.2.
- Maintain a total financial debt/EBITDA ratio less than or equal to 2.5.

Compañía Eléctrica El Platanal S.A.

- Maintain a leverage ratio less than or equal to 3.5 until December 2025 and less than 3.0 onwards.
- Maintain a debt service coverage ratio greater than or equal to 1.2.

UNACEM North America, Inc. and Subsidiaries

- Maintain a leverage ratio less than 2.25 for Banco de Crédito del Perú.

- (ii) As of September 30, 2025 and December 31, 2024, the main financial safeguards based on consolidated financial information were as follows:

UNACEM Corp S.A.A. and Subsidiaries

- Maintain a leverage ratio less than or equal to 1.5.
- Maintain a debt service coverage ratio greater than 1.20.
- Maintain a debt or financial debt/EBITDA coverage ratio less than or equal to 3.75.
- Maintain a minimum total equity equivalent to USD 1,400,000,000 for Bank of America.

UNACEM Chile S.A.

- Maintain a debt service coverage ratio greater than or equal to 3.
- Maintain a minimum total equity equivalent to USD 1,400,000,000.
- Maintain a debt or financial debt/EBITDA coverage ratio less than or equal to 3.75.

UNACEM North America, Inc. and Subsidiaries (*)

- Maintain a leverage ratio less than 3.75.
- Maintain an interest coverage ratio greater than or equal to 3.
- Maintain a minimum total equity equivalent to USD 1,400,000,000.

(*) Conditions to be met with the Bank of New York Mellon.

In the opinion of the Group's Management, the Company and subsidiaries have complied with the financial safeguards as of September 30, 2025 and December 31, 2024, with the exception of UNA for the leverage ratio with Banco de Crédito del Perú, for which we have already obtained a duly approved waiver.

(g) As of September 30, 2025 and December 31, 2024, interest payable on bonds and medium and long-term debt with banks amounted to approximately PEN 29,281,000 and PEN 51,380,000, respectively, and are recorded under "Trade and Other Accounts Payable" in the consolidated statement of financial position (see note 13).

Interest accrued by bonds and bank loans as of September 30, 2025 and September 30, 2024, amounted to approximately PEN 225,638,000 and PEN 218,595,000, respectively, and is recorded under "Financial Expenses" in the consolidated income statement (see note 19).

(h) As of September 30, 2025, the Group has bank loans in domestic currency with effective annual interest rates ranging from 4.30 to 6.92%. Bank loans in foreign currency are at fixed rates ranging from 2.75 to 7.88% and at variable rates plus a margin. In addition, the Group maintains a 3-month SOFR variable rate plus a margin ranging between 1.75 and 2.23%.

As of December 31, 2024, the Group has bank loans in domestic currency with effective annual interest rates ranging from 4.10 to 6.89%. Bank loans in foreign currency are at fixed rates ranging from 2.75 to 8.07% and at variable rates plus a margin. In addition, the Group maintains a 3-month SOFR variable rate plus a margin ranging between 2.01 and 2.86%.

13. Trade and Other Accounts Payable

This caption comprises the following:

<i>In thousands of Soles</i>	<i>Note</i>	As of September 30, 2025	As of December 31, 2024
Trade accounts payable (a)		821,876	775,403
Account payable for acquisition of subsidiary (b)		134,007	145,550
Remuneration and vacation payable		135,086	97,926
Customer advances		49,519	66,797
Accounts payable to related parties	20(b)	43,206	34,638
Interest payable	12(b) and 12(g)	29,648	73,553
Dividends payable	15(F)	26,609	23,590
Taxes, labor and other contributions payable		24,443	16,910
Commitments with communities		17,130	20,126
Value added tax payable		16,015	9,174
Remuneration of the Board of Directors		4,787	6,831
Accounts payable for purchase of property, plant and equipment		2,529	6,546
Other accounts payable		45,671	22,092
		1,350,526	1,299,136
Classification by maturity:			
Current		1,200,488	1,138,493
Non-current		150,038	160,643
		1,350,526	1,299,136

- (a) Trade accounts payable mainly arise from the acquisition of goods and services for the development of the Group's operations and correspond to invoices payable to domestic and foreign suppliers, have current maturities, do not accrue interest and no guarantees have been furnished for these obligations.
- (b) As of September 30, 2025, it corresponds to the account payable for the acquisition of Termochilca S.A.C. by the subsidiary CELEPSA. The agreed-upon acquisition price was USD 141,000,000 (equivalent to PEN 523,110,000). As of December 31, 2023, a payment of USD 100,000,000 (equivalent to PEN 371,000,000) was made and the remaining balance was adjusted to fair value, resulting in an amount of USD 38,552,000 (equivalent to PEN 134,007,000) to be paid in May 2028.

14. Income Tax

Deferred income tax liabilities, according to the items that originated them, comprise the following:

<i>In thousands of Soles</i>	<i>Note</i>	As of September 30, 2025	As of December 31, 2024
Deferred income tax asset			
Opening balance		499,879	483,846
Effect on the consolidated income statement		(10,127)	18,630
Charge to comprehensive income		836	1,510
Others		218	(5,722)
Translation effect		(25,715)	1,615
Closing balance		465,091	499,879
Deferred income tax liability			
Opening balance		(847,603)	(929,494)
Effect on the consolidated income statement		24,930	85,455
Others		-	(3,036)
Translation effect		8,402	(528)
Closing balance		(814,271)	(847,603)
Total deferred income tax liability, net		(349,180)	(347,724)

- (a) The income tax expense shown in the consolidated income statement for the years ended September 30, 2025 and September 30, 2024 amounts to:

<i>In thousands of Soles</i>	<i>Note</i>	As of September 30, 2025	As of September 30, 2024
Current		(234,586)	(223,662)
Deferred		14,803	25,900
Tax contingency	22.D	(1,241)	(18,646)
		(221,024)	(216,408)

15. Net Equity

A. Issued Capital

As of September 30, 2025 and December 31, 2024, the Company's issued capital is represented by 1,600,000,000 and 1,648,000,000 fully subscribed and paid-in ordinary shares, with a par value of PEN 1 (One Sol) each. The ordinary shares representing the capital stock of the Company are traded on the Lima Stock Exchange.

On June 30, 2025, the Shareholders' Meeting approved the reduction of the Company's capital stock from PEN 1,648,000,000 to PEN 1,600,000,000, which was registered with the National Superintendency of Public Records Offices on August 29, 2025 (see note 15.C).

On October 10, 2024, the Shareholders' Meeting approved the reduction of the Company's capital stock from PEN 1,780,000,000 to PEN 1,648,000,000, which was registered with the National Superintendency of Public Records Offices on December 14, 2024.

	As of September 30, 2025	
	Number of Shares	Percentage share
Shareholders		

UNACEM Corp S.A.A. and Subsidiaries

Notes to the UNAUDITED Consolidated Financial Statements

September 30, 2025 and December 31, 2024

Inversiones JRPR S.A.	532,715,664	33.30%
Nuevas Inversiones S.A.	460,400,000	28.78%
Private Pension Fund Administrators (AFPs)	185,657,389	11.60%
Others	421,226,947	26.32%
	1,600,000,000	100.00%

	As of December 31, 2024	
	Number of Shares	Percentage share
Shareholders		
Inversiones JRPR S.A.	484,165,664	29.38%
Nuevas Inversiones S.A.	459,129,497	27.86%
Private Pension Fund Administrators (AFPs)	275,122,516	16.69%
Others	429,582,323	26.07%
	1,648,000,000	100.00%

As of September 30, 2025 and December 31, 2024, the stock price of each ordinary share has been PEN 1.60 and PEN 1.55, respectively.

On August 25, 2025, Inversiones JRPR S.A., the majority shareholder of the Company, announced its intention to acquire the Company's voting common shares through a Public Tender Offer (PTO), with the purpose of increasing its shareholding percentage.

The PTO was completed on September 23, 2025, the date on which acceptances were received for 143,990,728 shares, resulting in the final allocation of 48,550,000 shares to the offeror at a price of PEN 1.75 per share.

B. Additional Capital

This is the variation between the capital increase made in 2019 due to the merger of the Company with and into Sindicato de Inversiones y Administración S.A., Inversiones Andino S.A., and Inmobiliaria Pronto S.A. and the equity recorded.

C. Treasury Stock

In a meeting held on August 20, 2021, the Board of Directors approved a program for the purchase of treasury shares for up to PEN 36,400,000, without exceeding 2% of the issued shares. The program was extended in the Board of Directors' meetings held on December 22, 2021, June 28, 2022, December 28, 2022, and June 28, 2023. In the Board of Directors' meeting held on June 28, 2023, it was resolved to extend the program until June 30, 2025, extending the maximum amount to PEN 112,000,000, without exceeding 4% of treasury stock.

In the meeting held on April 26, 2024, the Board of Directors agreed to a new extension of the stock buyback program for an additional 50 million shares and for an additional amount of PEN 80,000,000. Subsequently, at the meeting held on August 28, 2024, a new stock buyback plan was agreed upon for up to 93 million shares and for an amount of up to PEN 150,000,000, and the term of the buyback program was extended until August 31, 2025.

The shares purchased are held in the portfolio for a maximum period of two (2) years and, during said period, all the rights attaching there to will be suspended.

At the meeting on October 10, 2024, the Shareholders' Meeting approved the amortization of 132 million treasury shares acquired through the Stock Buyback Programs, which resulted in the reduction of the Company's capital stock from PEN 1,780,000,000 to PEN 1,648,000,000. The amount paid in excess of the par value of such shares, which amounts to PEN 62,527,000, was charged to the retained earnings account.

At the meeting held on June 30, 2025, the Shareholders' Meeting approved, by majority vote, the amortization of 48,000,000 treasury shares acquired through the Stock Buyback Programs, which resulted in the reduction of the Company's capital stock from PEN 1,648,000,000 to PEN 1,600,000,000. The amount paid in excess of the par value of such shares, which amounts to PEN 25,653,971, was charged to the retained earnings account.

As of September 30, 2025, the Company does not hold any treasury shares. As of December 31, 2024, the Company holds 5,401,000 treasury shares equivalent to PEN 8,340,000.

D. Legal Reserve

The Business Corporations Act requires that no less than 10% of each year's distributable profits, less the income tax, be transferred to a legal reserve until it equals 20% of the issued capital. The legal reserve may be used to offset losses or may be capitalized, but it must be replenished in both cases. As of September 30, 2025 and December 31, 2024, the legal reserve reached the cap of 20% of the issued capital.

E. Unrealized Profits or Losses

Unrealized profits or losses are changes in the fair value, net of the tax effect, of hedging financial instruments (see note 23.A.i) and fringe benefits for employer retirement and termination.

F. Dividend Distribution

The information on dividends distributed in 2025 and 2024 is shown below:

Dividends 2025

<i>In thousands of Soles</i>	Dividends declared and paid	Payment date	Dividends per ordinary share
Date of Board of Directors' meeting			
January 31, 2025	32,607	March 4, 2025	0.02
April 30, 2025	32,236	June 3, 2025	0.02
July 24, 2025	32,000	August 28, 2025	0.02
	96,843		

Dividends 2024

<i>In thousands of Soles</i>	Dividends declared and paid	Payment date	Dividends per ordinary share
Date of Board of Directors' meeting			
January 31, 2024	35,303	March 4, 2024	0.020
April 26, 2024	35,104	May 30, 2024	0.020
July 24, 2014	34,404	August 28, 2024	0.020
October 30, 2024	32,852	December 3, 2024	0.020
	137,663		

During 2025, the subsidiaries Desert Ready Mix, CELEPSA and UNACEM Ecuador distributed dividends to their non-controlling shareholders for approximately PEN 3,357,000, PEN 7,750,000 and PEN 200,000, respectively.

During 2024, the subsidiaries Desert Ready Mix, Entrepisos, CELEPSA, Inveco and UNACEM Ecuador distributed dividends to their non-controlling shareholders for approximately PEN 7,553,000, PEN 1,250,000, PEN 6,021,000, PEN 1,225,000 and PEN 109,000, respectively.

As of September 30, 2025, there is an outstanding balance of dividends of approximately PEN 26,609,000 (PEN 23,590,000 as of December 31, 2024) (see note 13).

By means of a Shareholders' Meeting held on December 14, 2021, it was resolved to replace the dividend policy approved by the Annual Shareholders' Meeting held on March 31, 2015, with a new dividend policy, consisting of the distribution, as from this resolution, of quarterly dividends in cash, in Soles or in U.S. Dollars, within a range between USD 0.005 and USD 0.010 per share issued by the Company, charged to retained earnings, beginning with the oldest and ending with the most recent.

G. Translation Profits or Losses

Translation profits or losses correspond mainly to the exchange difference resulting from the translation of the financial statements of foreign subsidiaries to the Group's reporting currency.

H. Unclaimed Dividends

Unclaimed dividends correspond to dividends from previous years made available to certain shareholders of the Group's companies that have not been collected for more than three (3) years.

16. Net Sales

This caption comprises the following:

<i>In thousands of Soles</i>	As of September 30, 2025	As of September 30, 2024
Segments		
Cement	2,628,504	2,571,641
Concrete	2,022,629	1,999,829
Power and energy	539,541	475,184
Other services	20,924	14,796
	5,211,598	5,061,450
Timing of revenue recognition		
Assets transferred at a point in time	4,558,534	4,489,993
Service delivery at a point in time	653,064	571,457
	5,211,598	5,061,450

17. Cost of Sales

This caption comprises the following:

<i>In thousands of Soles</i>	<i>Note</i>	As of September 30, 2025	As of September 30, 2024
Initial inventory of finished products and in-process products	7	407,382	388,263
Cost of production			
Use of raw materials		857,500	886,063
Personnel expenses		684,467	637,952
Fuel		670,731	714,621
Depreciation	9(d)	370,451	363,329
Electricity		315,913	262,465
Maintenance cost		293,275	281,344
Transportation and freight		112,776	113,934
Use of containers		73,692	81,414
Amortization	10(a)	19,701	6,688
Depreciation of right-of-use assets	8(c)	18,627	14,836
Preparation of quarries		5,378	5,664
Depreciation for deferred asset for land clearing		2,609	2,447
Estimate for inventory impairment		(2,550)	4,879
Other manufacturing expenses		451,795	435,045
Final inventory of finished products and in-process products	7	(351,991)	(437,475)
		3,929,756	3,761,469

18. Administrative Expenses

This caption comprises the following:

<i>In thousands of Soles</i>	<i>Note</i>	As of September 30, 2025	As of September 30, 2024
Personnel expenses		200,591	183,475
Services provided by third parties		102,701	84,439
Donations		20,908	31,081
Miscellaneous Management Expenses		15,159	13,976
Taxes		13,301	13,592
Allowance for expected credit loss		9,460	6,836
Depreciation	9(d)	6,458	11,153
Amortization	10(a)	4,309	11,837
Depreciation of right-of-use assets	8(c)	2,199	1,857
Others		29,244	20,697
		404,330	378,943

19. Financial Expenses

This caption comprises the following:

<i>In thousands of Soles</i>	<i>Note</i>	As of September 30, 2025	As of September 30, 2024
Interest on bonds and bank loans	12(g)	225,638	218,595
Interest on bank promissory notes	12(b)	22,007	45,944
Interest on right-of-use liabilities		15,791	16,543
Loss due to liability revaluation		10,519	1,101
Interest from tax obligations	22.D	-	40,724
Other minor expenses		10,592	9,754
		284,547	332,661

20. Transactions with Related Companies

(a) The main transactions with related companies as of September 30, 2025 and September 30, 2024 were as follows:

<i>In thousands of Soles</i>	<i>Note</i>	2025	2024
Revenues			
Sale of cement			
La Viga S.A.		390,336	405,426
Asociación UNACEM		386	466
Earned Dividends			
Sika MBCC Perú S.A. (i)		5,488	5,071
Costs and/or expenses			
Donations			
Asociación UNACEM		11,851	16,844
Purchase of additives			
Sika MBCC Perú S.A.		51,816	57,299
Fees and freights from sale of cement			
La Viga S.A.		24,891	23,818
Other expenses			
Sika MBCC Perú S.A.		363	5,570
Compañía Inversiones Santa Cruz S.A.		-	284
Other revenue			
Sika MBCC Perú S.A.		140	1,522
Asociación UNACEM		2	200
Ecorer S.A.C.		322	
La Viga S.A.		227	160

UNACEM Corp S.A.A. and Subsidiaries
Notes to the UNAUDITED Consolidated Financial Statements
September 30, 2025 and December 31, 2024

- (b) As a result of these and other minor transactions, the Group had the following balances with its related companies:

<i>In thousands of Soles</i>	<i>Note</i>	As of September 30, 2025	As of December 31, 2024
Accounts receivable	6		
La Viga S.A.		42,872	29,822
Ecorer S.A.C.		6,419	6,146
Sika MBCC Perú S.A.		343	366
Other minor accounts		378	388
		50,012	36,722
Accounts payable	13		
Sika MBCC Perú S.A.		27,427	28,905
Asociación UNACEM		9,265	191
La Viga S.A.		4,596	3,723
Ecorer S.A.C.		1,800	1,800
Other minor accounts		118	19
		43,206	34,638

- (c) The Group carries out its operations with related companies under the same conditions as those carried out with third parties. Accordingly, there are no differences in pricing policies or in the tax settlement base; in relation to payment methods, these do not differ from policies granted to third parties.
- (d) The total remuneration received by the directors and key officers of the Group's Management as of September 30, 2025 and September 30, 2024 amounted to PEN 13,930,413 and PEN 14,073,000, respectively, which include short-term benefits and severance indemnity packages.

21. Earnings per Share

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

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

<i>In thousands of</i>	Outstanding shares	Base shares for the calculation	Number of days in the year	Weighted average number of outstanding shares
Year 2025				
Balance as of January 1, 2025	1,642,600	1,642,600	365	1,642,600
Purchase of treasury stock	(42,600)	(42,600)	189	(22,059)
Balance as of September 30, 2025	1,600,000	1,600,000		1,620,541
Profit for the year (in thousands of Soles)				328,549
Net basic and diluted earnings per share (expressed in Soles)				0.201

UNACEM Corp S.A.A. and Subsidiaries
Notes to the UNAUDITED Consolidated Financial Statements
September 30, 2025 and December 31, 2024

<i>In thousands of</i>	Outstanding shares	Base shares for the calculation	Number of days in the year	Weighted average number of outstanding shares
Year 2024				
Balance as of January 1, 2024	1,765,172	1,765,172	365	1,765,172
Purchase of treasury stock	(117,573)	(117,573)	49	(15,784)
Balance as of September 30, 2024	1,647,599	1,647,599		1,749,388
Profit for the year (in thousands of Soles)				286,235
Net basic and diluted earnings per share (expressed in Soles)				0.164

As of September 30, 2024, the Company holds 132,401,000 treasury shares.

22. Commitments and Contingencies

A. Financial and Purchase Commitments

(i) The subsidiaries have the following letters of guarantee in force:

- Letters of guarantee granted by the Company in favor of the National Superintendency of Customs and Tax Administration (SUNAT) for a total of PEN 52,000,000 maturing in December 2025.
- Letter of guarantee granted by the subsidiary UNACEM Perú S.A. in favor of the Ministry of Production by Banco Internacional del Perú S.A.A. - Interbank, in the total amount of approximately USD 1,216,000, equivalent to PEN 4,226,000, maturing in December 2025, in order to guarantee compliance with the Mine Closure Plan of its mining concessions.
- Letter of guarantee granted by the subsidiary UNACEM Perú S.A. in favor of the Ministry of Production by Banco BBVA Perú, in the total amount of approximately USD 7,767,000, equivalent to PEN 26,999,000, maturing in January 2026, in order to guarantee compliance with the Mine Closure Plan of its mining concessions.
- Letters of guarantee granted by the subsidiary UNACEM Perú S.A. in favor of the National Superintendency of Tax Administration (SUNAT) for a total of PEN 6,686,000 and USD 2,216,000, equivalent to PEN 7,703,000, maturing in October, November and December 2025, and January and July 2026, in order to secure the customs tax debt.

Letters of guarantee granted by the subsidiary UNACEM Perú S.A. in favor of third parties in the total amount of PEN 103,000, maturing in October 2025, and January, February and July 2026.

- The subsidiary UNACEM Perú S.A. is listed as guarantor for short-term financing (Bridge Loan) with Banco de Crédito del Perú in favor of its subsidiary TRANSMICEM S.A.C. in the amount of USD 29,500,000, at an interest rate of 3.85%, maturing on August 24, 2026.
- Letters of guarantee issued by financial institutions on behalf of UNICON Perú S.A. in order to guarantee the supply of concrete to certain customers, as of September 30, 2025, for approximately PEN 92,378,737 maturing from January to December 2026 (PEN 116,709,000 as of December 31, 2024, maturing from February to December 2025).
- Letters of guarantee issued by financial institutions on behalf of ENTREPISOS S.A. in order to guarantee the supply of slabs and pre-cast concrete to certain customers, as of September 30,

UNACEM Corp S.A.A. and Subsidiaries

Notes to the UNAUDITED Consolidated Financial Statements

September 30, 2025 and December 31, 2024

2025, for approximately PEN 7,770,819 maturing from January to September 2026 (PEN 1,901,240 as of December 31, 2024, maturing from January to November 2025).

- Letters of guarantee issued by financial institutions on behalf of UNICON Chile S.A. in order to guarantee the supply of slabs and pre-cast concrete to certain customers, as of September 30, 2025, for approximately PEN 5,471,802 maturing from January to September 2026 (PEN 6,131,088 as of December 31, 2024, maturing from January to November 2025).
- Letters of guarantee issued by financial institutions on behalf of Depósito Aduanero Conchán S.A. in order to secure its obligations generated in the performance of its duties as a bonded warehouse in accordance with the Customs Act, its regulations and other applicable administrative provisions, as of September 30, 2025, for approximately USD 100,000, equivalent to PEN 347,600 maturing in February 2026 (USD 100,000, equivalent to PEN 371,000 as of December 31, 2024 maturing in February 2025).
- Letter of guarantee granted by CELEPSA in favor of Consorcio Transmantaro S.A. for a total of USD 3,000,000, maturing in July 2026, issued by Scotiabank del Perú in order to secure compliance with the obligations of the power transmission contract.
- Letters of guarantee granted by CELEPSA in favor of the Ministry of Energy and Mines (MEM), issued by Banco de Crédito del Perú, for a total of approximately PEN 2,963,000, maturing between January 2026 and June 2027, in order to secure compliance with various projects
- Letter of guarantee granted by CELEPSA in favor of the Municipality of Zuñiga, issued by Banco de Crédito del Perú, for a total amount of approximately PEN 6,201,000 maturing in February 2026, in order to avoid illegal coercive collection.
- Letter of guarantee issued by CELEPSA in favor of Zelestra Peru S.A.C., issued by Banco Scotiabank del Perú, for a total of approximately PEN 17,380,000, maturing in November 2025, in order to secure all material obligations of CELEPSA under the contract for the supply of electricity and transfer of other products.
- Letter of guarantee issued by CELEPSA in favor of Energía Renovable del Sur S.A., issued by Banco de Crédito del Perú, for a total of PEN 116,794, maturing in November 2025, in order to secure all the obligations established in the operational coordination service contract entered into with the Financial Operation Committee of the National Electric Power Grid (COES).
- Letter of guarantee granted by Termochilca in favor of Consorcio Transmantaro S.A., for a total of USD 2,000,000, maturing in December 2025, issued by Scotiabank del Perú in order to secure compliance with the obligations of the power transmission contract.
- Letter of guarantee granted by Termochilca in favor of Consorcio Transmantaro S.A., for a total of approximately USD 12,747,000, maturing in July 2026, issued by Scotiabank del Perú in order to guarantee the payment of the net balance of amortization in the event of termination of the power transmission contract for facilities of the Complementary Transmission System and its respective addenda.
- Letters of guarantee granted by Termochilca in favor of Consorcio Camisea to secure compliance with the obligations assumed by the subsidiary under the “Natural Gas Supply Contract” entered into in 2020, for a total of approximately USD 6,186,000, issued by Banco de Crédito del Perú, maturing in May 2026.
- On December 13, 2016, BBVA Colombia approved a credit facility of up to USD 2,900,000 in favor of PREANSA Colombia, which is secured through a letter of credit of PREANSA Perú issued by BBVA Perú, maturing in September 2026.

UNACEM Corp S.A.A. and Subsidiaries

Notes to the UNAUDITED Consolidated Financial Statements

September 30, 2025 and December 31, 2024

- On September 23, 2016, Banco Scotiabank Chile approved a credit facility of up to USD 4,000,000 in favor of PREANSA Chile, which is secured through a joint and several letter of credit of the Company issued by Scotiabank del Perú, maturing on October 3, 2025.
 - As of September 30, 2025, the subsidiary Vigilancia Andina S.A. has letters of guarantee issued by financial institutions to secure the payment of remunerations of personnel under labor intermediation to customers for approximately PEN 3,371,000 maturing in September 2026.
- (ii) Guarantees for the payment of financial obligations:
- Joint and several guarantee granted by UNACEM Corp S.A.A., UNACEM Perú S.A., Desert Ready Mix and Desert Aggregates in favor of the subsidiary UNACEM North America, Inc. for a total of USD 345,000,000, maturing in October 2026, in favor of the syndicate of banks that granted the debt for the acquisition of Tehachapi Cement.
 - Letter of credit for USD 40,447,000 maturing in 2030, entered into by and between Nova Scotia U.S. Operations (issuer) and U.S. Bank National Association (trustee). Subsequently, U.S. Bank National Association entered into a trust agreement with the Industrial Development Authority (authority) of the County of Yavapai.
 - Letter of credit for USD 75,838,000 maturing in 2030, entered into by and among Drake Cement, LLC, UNACEM North America, Inc. (guarantor) and Bank of Nova Scotia, New York Agency (issuer) in order for the issuer to directly pay on behalf of Drake the credit in favor of U.S. Bank National Association (trustee). Subsequently, U.S. Bank National Association entered into a trust agreement with the Industrial Development Authority (authority) of the County of Yavapai.

(iii) Indemnification Agreement:

The UNA subsidiary establishes indemnification provisions under its agreements with other companies in the normal course of business, generally with business partners, customers, property owners, lenders and lessors. Under such provisions, UNA generally indemnifies and holds harmless the indemnified party for losses suffered or incurred as a result of its activities or, in some cases, as a result of the indemnified party's activities under the agreement. The maximum potential future payments that UNA could make under these indemnification provisions are unlimited. UNA has not incurred any material costs to defend complaints or settle claims related to these indemnification agreements. As a result, UNA considers the estimated fair value of these agreements to be minimal. Accordingly, the Group's Management has no liability recorded for these agreements as of September 30, 2025 and December 31, 2024.

B. Leasing Agreements

Future minimum payments for leasing and leaseback agreements are as follows:

	As of September 30, 2025		As of December 31, 2024	
	Present value of		Present value of	
	Minimum payments	lease payments	Minimum payments	lease payments
<i>In thousands of Soles</i>				
In one year	57,600	57,061	42,533	40,362
Between one year and over	121,001	116,216	84,006	73,219
Total payments due	178,601	173,277	126,539	113,581
Less – financial costs	(5,324)	-	(12,958)	-
Value of minimum lease payments	173,277	173,277	113,581	113,581

UNACEM Corp S.A.A. and Subsidiaries

Notes to the UNAUDITED Consolidated Financial Statements

September 30, 2025 and December 31, 2024

C. Tax Situation

- (a) The Group's companies are subject to the tax regime of the country in which they operate and are taxed separately on the basis of their unconsolidated profit or loss. As of September 30, 2025 and December 31, 2024, the income tax rate on taxable profits in the main countries in which the Company and its subsidiaries operate are as follows:

In percentages	Tax Rates	
	2025	2024
Peru	29.5	29.5
Ecuador	25.0	25.0
United States of America (*)		
Arizona	21.0 and 4.9	21.0 and 4.9
California	21.0 and 8.8	21.0 and 8.8
Chile	27.0	27.0

(*) According to the laws of the United States of America, the subsidiary is subject to the application of the 21% federal rate and the 4.9 and 8.8% state rate in the States of Arizona and California, respectively.

- (b) In order to determine the income tax, the transfer prices of transactions with related companies and companies domiciled in territories with low or no taxation must be supported by documentation and information on the valuation methods used and the criteria considered for their determination.

Based on the analysis of the Group's operations, Management and its legal advisors are of the opinion that, as a result of the implementation of these standards, no significant contingencies will arise for the Group as of September 30, 2025 and December 31, 2024.

- (c) The Tax Authority of each country has the authority to review and, if applicable, correct the corresponding income tax calculated by the Company and its Subsidiaries. Income tax returns are subject to audit by the Tax Authority, as shown below:

UNACEM Corp S.A.A. and Subsidiaries
Notes to the UNAUDITED Consolidated Financial Statements
September 30, 2025 and December 31, 2024

	Period subject to audit
In Peru	
UNACEM Corp S.A.A.	2020 – 2024
UNACEM Perú S.A.	2020 – 2024
Compañía Eléctrica el Platanal S.A.	2020 – 2024
Celepsa Renovables S.R.L.	2020 – 2024
Termochilca S.A.C.	2017 – 2024
Generación Eléctrica Atocongo S.A.	2020 – 2024
Unión de Concreteras S.A.	2020 – 2024
Inversiones en Concreto y Afines S.A.	2020 – 2024
Prefabricados Andinos Perú S.A.C.	2020 – 2024
Digicem S.A.	2020 – 2024
Depósito Aduanero Conchán S.A.	2020 – 2024
Inversiones Imbabura S.A.	2020 – 2024
Inversiones Nacionales y Multinacionales Andinas S.A.	2020 – 2024
ARPL tecnología Industrial S.A.	2020 – 2024
Vigilancia Andina S.A.	2020 – 2024
Entrepisos Lima S.A.C.	2020 – 2024
In Ecuador	
UNACEM Ecuador S.A.	2022-2024
In Chile	
Prefabricados Andinos S.A.	2022-2024
UNACEM Chile S.A.	2022-2024
Inversiones MEL20 Limitada	2022-2024
UNICON Chile S.A.	2022-2024
In Colombia	
Prefabricados Andinos Colombia S.A.S.	2019-2024
In the United States of America	
	2021-2024

Due to the possible ways in which the Tax Authorities of each country in which the Group operates may interpret the legal regulations in force, it is not possible to determine, as of this date, whether or not the reviews will result in liabilities for the Company and its Subsidiaries. Therefore, any higher tax or surcharge that may result from the tax reviews would be applied to the profit or loss for the year in which it is determined. In the opinion of the Group's Management and its legal advisors, any additional tax settlement would not be material to the consolidated financial statements as of September 30, 2025 and December 31, 2024.

UNACEM Corp S.A.A. and Subsidiaries
Notes to the UNAUDITED Consolidated Financial Statements
September 30, 2025 and December 31, 2024

- (d) As of September 30, 2025 and December 31, 2024, the tax loss carryforwards of the subsidiaries are as follows:

<i>In thousands of Soles</i>	2025	2024
UNACEM North America, Inc. and Subsidiaries (i)	1,177,829	1,277,795
UNACEM CHILE S.A. (iii)	198,668	208,764
Compañía Eléctrica el Platanal S.A. and Subsidiaries (ii)	129,775	208,128
Prefabricados Andinos S.A. – PREANSA Chile (iii)	49,978	52,516
DIGICEM S.A. (ii)	35,819	34,389
UNICON Chile S.A. (iii)	28,866	30,333
Inversiones Mel 20 Limitada	24,132	25,359
Prefabricados Andinos Perú S.A.C. – PREANSA Perú (ii)	11,081	12,877
Prefabricados Andinos Colombia S.A.S (iii)	4,947	4,747
Transmicem S.A.C	3,619	2,468
Minera UNA S.A.	2,578	1,671
UNA Business Services S.A	2,046	-
Inversiones Nacionales y Multinacionales Andinas S.A. (ii)	1,440	336
Depósito Aduanero Conchán S.A. (ii)	538	592
Generación Eléctrica de Atocongo S.A. (ii)	308	649
Inversiones en Concreto y Afines S.A.	-	7
Other minor Peruvian subsidiaries (ii)	2,447	714

- (i) Tax loss carryforwards of U.S. subsidiaries amount to approximately USD 340,020,000 (equivalent to PEN 1,177,829,000). Additionally, from the 2018 profit or loss onwards, the federal loss of approximately USD 99,061,000 (equivalent to PEN 371,975,000) does not expire.
- (ii) The Management of each Peruvian subsidiary with tax loss carryforwards has elected both the option that allows offsetting tax losses up to 50% of the taxable income generated in each year, for an indefinite term, and the option that allows offsetting tax losses over the four years starting from the date of their generation.
- (iii) Tax loss carryforwards of the subsidiaries in Chile (which do not expire) and Colombia (which expire during the following twelve years after the tax loss is generated), will be offset against future profits of the subsidiaries in accordance with the corresponding tax requirements.
- (e) As of September 30, 2025 and December 31, 2024, the balance receivable net of income tax is approximately PEN 718,000 and PEN 4,893,000, respectively.

D. Contingencies

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

Peru

i. Tax Contingencies

As a result of audits carried out in previous years, the Company and its subsidiaries have been notified by the National Superintendency of Customs and Tax Administration (SUNAT) with various resolutions for alleged income tax omissions. In some cases, the Company and its subsidiaries have filed appeals to appellate courts as they did not find that such resolutions are in accordance with the law, but in other cases they paid the tax assessments received under protest. These tax proceedings are mainly related to:

UNACEM Corp S.A.A.

As a result of the tax audit and inspection processes performed on previous years, SUNAT has served the Company with several resolutions for alleged income tax non-payments. In some cases, the Company has filed claim remedies before higher instances because it considers that such resolutions do not comply with the law; and, in other cases, the Company has paid the tax assessments received under protest.

In June 2024, a payment under protest was made in the amount of PEN 52,109,000 on account of income tax for the year 2010, which has been effectively recognized in the separate income statement. The process is currently underway in the corresponding judicial instances. In December 2024, a precautionary measure was granted in favor of the Company, ordering SUNAT to return all amounts collected, which took place in the months of February and March of 2025 (see note 22.A (i)).

As of September 30, 2025 and December 31, 2024, the main tax proceedings pending before the Tax Administration are related to the following matters:

- Income tax for the years 2004, 2005 and 2009;
- Contribution to the supplementary mining, metallurgical and steel retirement fund from 2013 to 2017;
- Mining Royalties, formerly Cementos Lima, years 2008 and 2009;

As of September 30, 2025 and December 31, 2024, the Company has balances receivable related to these tax proceedings since, in the opinion of the Company's Management and its legal advisors, there are reasonable grounds to obtain an outcome favorable to the Company's interests, see note 6(b).

E. Environmental Commitments

The Group's activities are subject to environmental protection standards. These standards are the same as those described in the note to the annual consolidated financial statements as of December 31, 2024.

23. Financial Risk Management Objectives and Policies

The Group is exposed to market, credit and liquidity risks.

A. Market Risk

Market risk is the risk that the fair value or future cash flows of a financial instrument will fluctuate as a result of changes in market prices. Market prices involve four types of risk: interest rate risk, exchange rate risk, commodity price risk, and other price risks. Financial instruments affected by market risk include bank deposits, trade and other accounts receivable, other financial liabilities and derivative financial instruments.

The sensitivity analyses in the following sections relate to the consolidated financial position as of September 30, 2025 and December 31, 2024.

These sensitivity analyses have been prepared on the assumption that the amount of net debt, the ratio of fixed to floating interest rates on debt and derivative financial instruments, and the proportion of financial instruments in foreign currencies are all constant as of September 30, 2025 and December 31, 2024.

i. Interest Rate Risk

Interest rate risk is the risk that the fair value or future cash flows of a financial instrument will fluctuate as a result of changes in market interest rates. The Group's exposure to market interest rate risk relates primarily to long-term debt obligations with variable interest rates.

The Group minimizes this risk by using interest rate swaps (hedging derivative financial instrument), as a hedge of the variability in cash flows attributable to changes in interest rates.

UNACEM Corp S.A.A. and Subsidiaries

Notes to the UNAUDITED Consolidated Financial Statements

September 30, 2025 and December 31, 2024

▪ **Hedging Derivative Financial Instruments**

The Group has entered into interest rate swap contracts designated as cash flow hedges, which are recorded at fair value. The details of these transactions are as follows:

<i>In thousands of Soles</i>	Currency	Reference amount (000)	Maturity	Received at a variable rate of:	Paid at a fixed rate of:	Fair value	
						As of September 30, 2025	As of December 31, 2024
Counterpart							
Active							
Citibank N.A.	USD	50,000	October 2025	3-month SOFR + 2.01%	5.73%	51	299
Banco de Crédito e Inversiones (BCI) (Chile)	CLP	2,692,424	November 2027	CLP Rate + 6.78%	UF Rate +3.38%	727	929
Bank of Nova Scotia	USD	30,000	September 2025	3-month SOFR + 2.86%	5.70%	-	118
Total Assets						778	1,346
Liabilities							
Banco de Crédito e Inversiones	USD	50,000	June 2027	USD - 3-month CME Term SOFR	4.46%	3,120	1,886
Bank of Nova Scotia	USD	50,000	June 2027	USD - 3-month CME Term SOFR	4.46%	3,121	1,887
Total Liabilities						6,241	3,773
Total Net Amount						(5,463)	(2,427)

UNACEM Corp S.A.A. and Subsidiaries

Notes to the UNAUDITED Consolidated Financial Statements
September 30, 2025 and December 31, 2024

The Group has designated these financial instruments as hedging instruments, since it has determined that there is an economic relationship between the hedged item and the hedging instrument.

The effective portion of changes in the fair value of derivative financial instruments that qualify as hedges are recognized as assets or liabilities, with a balancing entry in equity. As of September 30, 2025 and September 30, 2024, the Group recognized negative variations of approximately PEN 5,454,000 and PEN 1,052,000, respectively, under "Unrealized profits and losses" of the consolidated statement of changes in net equity, which are recorded net of the income tax effect, respectively.

Likewise, as of September 30, 2025 and September 30, 2024, the Group recognized financial income for these derivative financial instruments in the amount of approximately PEN 282,000 and PEN 2,390,000, respectively. Said amounts have been actually collected and/or paid during the year and/or paid during the year and are presented in the consolidated income statement under "Financial Income."

Interest Rate Sensitivity

The Group does not have significant sensitivity to a reasonably possible change in interest rates on the portion of loans, after the impact of hedge accounting.

ii. Exchange Rate Risk

Exchange rate risk is the risk that the fair value or future cash flows of a financial instrument will fluctuate as a result of changes in exchange rates. The Group's exposure to currency risk is related, firstly, to the Group's operating activities (when income and expenses are denominated in a currency other than the Group's functional currency) and, secondly, by obtaining financing in U.S. Dollars.

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

The result of maintaining balances in foreign currency for the Group in the periods ended September 30, 2025 and September 30, 2024 resulted in net gains of approximately PEN 56,249,000 and net losses of approximately PEN 114,000, respectively, which are recorded under "Exchange difference, net" in the consolidated income statement.

As of September 30, 2025 and September 30, 2024, changes in fair value are recognized as expense or income. As of September 30, 2025, the effect corresponds to a net financial income of approximately PEN 2,227,000 and PEN 589,000, respectively and is recorded under "Financial Income" in the consolidated income statement.

Sensitivity to Exchange Rate

Transactions in foreign currency are carried out at the free-market exchange rates published by the Superintendency of Banking, Insurance and Private Pension Fund Administrators (SBS). As of September 30, 2025, the weighted average free market exchange rates for U.S. dollar transactions were PEN 3.464 for buying and PEN 3.476 for selling (PEN 3.758 for buying and PEN 3.770 for selling as of December 31, 2024), respectively.

UNACEM Corp S.A.A. and Subsidiaries

Notes to the UNAUDITED Consolidated Financial Statements
September 30, 2025 and December 31, 2024

As of September 30, 2025 and December 31, 2024, the main foreign currency in which the Group maintains assets and liabilities is the U.S. Dollar. The balances of assets and liabilities in such foreign currency are shown below:

<i>In thousands of U.S. Dollars</i>	2025	2024
Assets		
Cash and cash equivalents	19,888	36,469
Trade and other accounts receivable	188,667	179,392
	208,555	215,861
Liabilities		
Other financial liabilities	(169,073)	(197,154)
Trade and other accounts payable	(237,568)	(210,725)
	(406,641)	(407,879)
Liabilities, net	(198,086)	(192,018)

The following table shows the sensitivity to a reasonably possible change in the U.S. dollar exchange rate, with all other variables held constant, on the Group's profit before income taxes (due to changes in the fair value of monetary assets and liabilities, including foreign currency derivative financial instruments not designated as hedges).

<i>In thousands of Soles</i>	Impact on profit before income tax	
	As of September 30, 2025	As of September 30, 2024
Change in exchange rates in U.S. Dollars		
%		
+5	(33,585)	(40,338)
+10	(67,169)	(80,676)
-5	33,585	40,338
-10	67,169	80,676

B. Credit Risk

Credit risk is the risk that a financial loss will be incurred if a counterparty to a financial instrument or commercial contract fails to discharge its obligations. The Group is exposed to credit risk due to its operating activities (in particular trade debtors) and its financial activities, including deposits with banks and financial institutions, foreign exchange transactions and other financial instruments. The maximum exposure to credit risk for the items in the consolidated financial statements as of September 30, 2025 and December 31, 2024, is represented by the sum of the items of cash and cash equivalents, and trade and other accounts receivable.

The Group's Management continuously monitors the credit risk of these items and periodically evaluates those debts that show evidence of impairment to determine the required allowance for doubtful accounts.

C. Liquidity Risk

The Group monitors the risk of a funding shortfall using a liquidity planning tool on a recurring basis.

The Group's objective is to maintain a balance between continuity and flexibility of funding through the use of overdrafts on bank checking accounts and other financial liabilities.

As of September 30, 2025, the Group has positive working capital of approximately PEN 71,086,000. Additionally, the Group continuously monitors interest rate trends to optimize its cost and term structure.

The following tables summarize the maturity profile of the Group's financial liabilities based on the undiscounted payments provided for in the respective contracts:

UNACEM Corp S.A.A. and Subsidiaries

Notes to the UNAUDITED Consolidated Financial Statements

September 30, 2025 and December 31, 2024

<i>In thousands of Soles</i>	As of September 30, 2025			
	From 1 to 12 months	From 1 to 3 years	Over 4 years	Total
Trade and other accounts payable (*)	1,117,934	18,272	131,766	1,267,972
Other financial liabilities				
Amortization of principal	966,854	3,615,038	784,733	5,366,625
Cash flows from interest payment	202,416	120,570	72,937	395,923
Lease liabilities				
Amortization of principal	37,467	82,248	125,800	245,515
Cash flows from interest payment	23,256	52,458	77,114	152,828
Total liabilities	2,347,927	3,888,586	1,192,350	7,428,863

<i>In thousands of Soles</i>	As of December 31, 2024			
	From 1 to 12 months	From 1 to 3 years	Over 4 years	Total
Trade and other accounts payable (*)	1,045,612	3,966	156,677	1,206,255
Other financial liabilities				
Amortization of principal	2,279,713	2,770,936	430,769	5,481,418
Cash flows from interest payment	235,282	184,329	70,338	489,949
Lease liabilities				
Amortization of principal	34,310	77,537	152,867	264,714
Cash flows from interest payment	23,593	51,242	99,157	173,992
Total liabilities	3,618,510	3,088,010	909,808	7,616,328

(*) As of September 30, 2025 and December 31, 2024, this item does not include customer advances, taxes, labor contributions and value added tax for approximately PEN 82,554,000 and PEN 92,881,000, respectively.

D. Capital Management

During the years ended September 30, 2025 and December 31, 2024, there were no changes in the objectives, policies or processes related to capital management.

24. Fair Value

A. Instruments carried at fair value based on the fair value accounting hierarchy

The following table shows an analysis of the financial instruments that are carried at fair value according to the level of the fair value accounting hierarchy:

<i>In thousands of Soles</i>	Level 2	Total
As of September 30, 2025		
Financial assets		
Derivative financial instruments	778	778
Financial liabilities		
Derivative financial instruments	(6,241)	(6,241)
Total financial liabilities, net	(5,463)	(5,463)
As of December 31, 2024		
Financial assets		
Derivative financial instruments	1,346	1,346
Financial liabilities		
Derivative financial instruments	(3,773)	(3,773)
Total financial liabilities, net	(2,427)	(2,427)

Fair value of financial instruments carried at amortized cost

The other financial instruments that are measured at amortized cost and which estimated fair value is disclosed in this note, as well as the level of such fair value in the accounting hierarchy, are presented below.

UNACEM Corp S.A.A. and Subsidiaries

Notes to the UNAUDITED Consolidated Financial Statements

September 30, 2025 and December 31, 2024

Level 1

- Cash and cash equivalents do not represent a significant credit or interest rate risk; therefore, their carrying amounts approximate their fair value.
- Due to the fact that accounts receivable are net of their allowance for doubtful accounts and they mainly have current maturities, Management has considered that their fair value is not significantly different from their carrying amount.
- As trade and other accounts payable have current maturities, the Group's Management estimates that their carrying amount approximates their fair value.

Level 2

- The fair values of the other financial liabilities have been determined by comparing the market interest rates at their initial recognition and the current market rates related to similar financial instruments. The table below provides a comparison between the carrying amounts and the fair values of these financial instruments:

<i>In thousands of Soles</i>	As of September 30, 2025		As of December 31, 2024	
	Carrying amount	Fair value	Carrying amount	Fair value
Other financial liabilities (*)	4,990,880	5,465,044	3,930,027	4,086,538
	4,990,880	5,465,044	3,930,027	4,086,538

(*) As of September 30, 2025 and December 31, 2024, the balance does not include bank promissory notes and overdrafts (see note 12).

25. Information by Operating Segments

For management purposes, the Group is organized into business units based on its products and activities and has three different segments organized as follows:

- Production and sale of cement.
- Production and sale of concrete.
- Generation and sale of electricity using hydraulic resources.

No other operating segments have been added as part of the operating segments described above.

The Management of each company monitors the operating results of the business units separately in order to make decisions on the allocation of resources and evaluate their performance.

Segment performance is evaluated on the basis of operating profit or loss and is measured consistently with operating profit or loss in the consolidated financial statements. Transfer prices between operating segments are agreed upon as between independent parties in a manner similar to that agreed upon with third parties.

UNACEM Corp S.A.A. and Subsidiaries

Notes to the UNAUDITED Consolidated Financial Statements

September 30, 2025 and December 31, 2024

Financial information by business segment, net of eliminations, is presented below:

<i>In thousands of Soles</i>	As of September 30, 2025						
	Cement	Concrete	Electricity	Others	Total segments	Adjustments and eliminations	Consolidated
Revenues							
External customers	2,628,504	2,022,629	539,541	20,924	5,211,598		5,211,598
Inter-segments	382,780	109,431	72,514	509,237	1,073,962	(1,073,962)	-
Total income	3,011,284	2,132,060	612,055	530,161	6,285,560	(1,073,962)	5,211,598
Gross profit	926,267	177,667	150,296	454,685	1,708,915	(427,073)	1,281,842
Operating income (expenses)							
Administration expenses	(214,409)	(72,594)	(23,686)	(133,912)	(444,601)	40,271	(404,330)
Selling expenses	(58,361)	(43,256)	(7,245)	(2,165)	(111,027)		(111,027)
Other operating income (expense), net	(68,505)	(6,864)	376	(30,412)	(105,405)	104,555	(850)
Operating profit	584,992	54,953	119,741	288,196	1,047,882	(282,247)	765,635
Other income (expense)							
Share in net profits of associated companies	-	5,002	(307)	-	4,695	5,014	9,709
Financial income	5,914	1,579	1,464	3,265	12,222	(1,627)	10,595
Financial expenses	(108,934)	(14,961)	(46,430)	(115,849)	(286,174)	1,627	(284,547)
Exchange difference, net	9,043	(6,091)	57,269	(3,972)	56,249	-	56,249
Profit before income tax	491,015	40,482	131,737	171,640	834,874	(277,233)	557,641
Income Tax	(154,899)	(7,640)	(38,630)	(19,855)	(221,024)	-	(221,024)
Net profit by segment	336,116	32,842	93,107	151,785	613,850	(277,233)	336,617
Segment profits before taxes	594,035	48,862	177,010	279,210	1,099,117	(541,476)	557,641

UNACEM Corp S.A.A. and Subsidiaries

Notes to the UNAUDITED Consolidated Financial Statements

September 30, 2025 and December 31, 2024

	As of September 30, 2024						
<i>In thousands of Soles</i>	Cement	Concrete	Electricity	Others	Total segments	Adjustments and eliminations	Consolidated
Revenues							
External customers	2,571,641	1,999,829	475,184	14,796	5,061,450		5,061,450
Inter-segments	376,687	82,734	76,523	463,986	999,930	(999,930)	-
Total income	2,948,328	2,082,563	551,707	478,782	6,061,380	(999,930)	5,061,450
Gross profit	914,919	236,845	117,584	410,927	1,680,275	(380,294)	1,299,981
Operating income (expenses)							
Administration expenses	(208,110)	(77,920)	(20,648)	(100,968)	(407,646)	28,703	(378,943)
Selling expenses	(54,199)	(30,901)	(5,779)	(4,949)	(95,828)	-	(95,828)
Other operating income (expense), net	(83,090)	(14,916)	(3,498)	(43,334)	(144,838)	125,265	(19,573)
Operating profit	569,520	113,108	87,659	261,676	1,031,963	(226,326)	805,637
Other income (expense)							
Share in net profits of associated companies	-	6,484	(2,638)	-	3,846	5,779	9,625
Financial income	7,046	1,819	21,716	7,653	38,234	(5,248)	32,986
Financial expenses	(110,826)	(19,428)	(40,304)	(167,351)	(337,909)	5,248	(332,661)
Exchange difference, net	936	(1,525)	398	77	(114)	-	(114)
Profit before income tax	466,676	100,458	66,831	102,055	736,020	(220,547)	515,473
Income tax	(148,179)	(12,787)	(13,617)	(41,825)	(216,408)	-	(216,408)
Net profit by segment	318,497	87,671	53,214	60,230	519,612	(220,547)	299,065
Segment profits before taxes	570,456	111,583	88,057	255,974	1,026,070	(510,597)	515,473

UNACEM Corp S.A.A. and Subsidiaries

Notes to the UNAUDITED Consolidated Financial Statements

September 30, 2025 and December 31, 2024

Eliminations and reconciliation

Financial income and expenses and profits and losses from changes in the fair value of the financial assets are not allocated to individual segments as the underlying instruments are managed centrally.

Current and deferred taxes and certain financial assets and liabilities are not charged to the segments as they managed centrally as well.

<i>In thousands of Soles</i>	As of September 30, 2025	As of September 30, 2024
Reconciliation of profit or loss		
Segment profits before taxes before adjustments and eliminations	1,099,117	1,026,070
Financial income	10,595	32,986
Financial expenses	(284,547)	(332,661)
Share in net profits of associated companies	9,709	9,625
Elimination of transactions with related companies	(277,233)	(220,547)
Segment profits before taxes	557,641	515,473

Geographic Information

The above information on revenue and non-current assets, distributed according to the location of the customer, is as follows:

<i>In thousands of Soles</i>	As of September 30, 2025	As of September 30, 2024
Revenues from customers		
Peru	3,240,367	3,138,443
United States of America	1,061,945	1,094,933
Ecuador	476,265	459,034
Chile	418,583	338,064
Colombia	14,438	30,976
Total revenue according to the consolidated income statement	5,211,598	5,061,450

<i>In thousands of Soles</i>	As of September 30, 2025	As of December 31, 2024
Non-current assets		
Peru	7,775,131	7,576,319
United States of America	2,646,827	2,878,076
Ecuador	792,074	843,979
Chile	296,954	241,248
Colombia	24,536	23,677
Total non-current assets according to the consolidated statement of financial position	11,535,522	11,563,299

26. Subsequent Events

In the opinion of the Company's Management, between October 1, 2025 and the date of issuance of these separate financial statements, no significant financial and accounting events have occurred that could affect the interpretation of these financial statements.