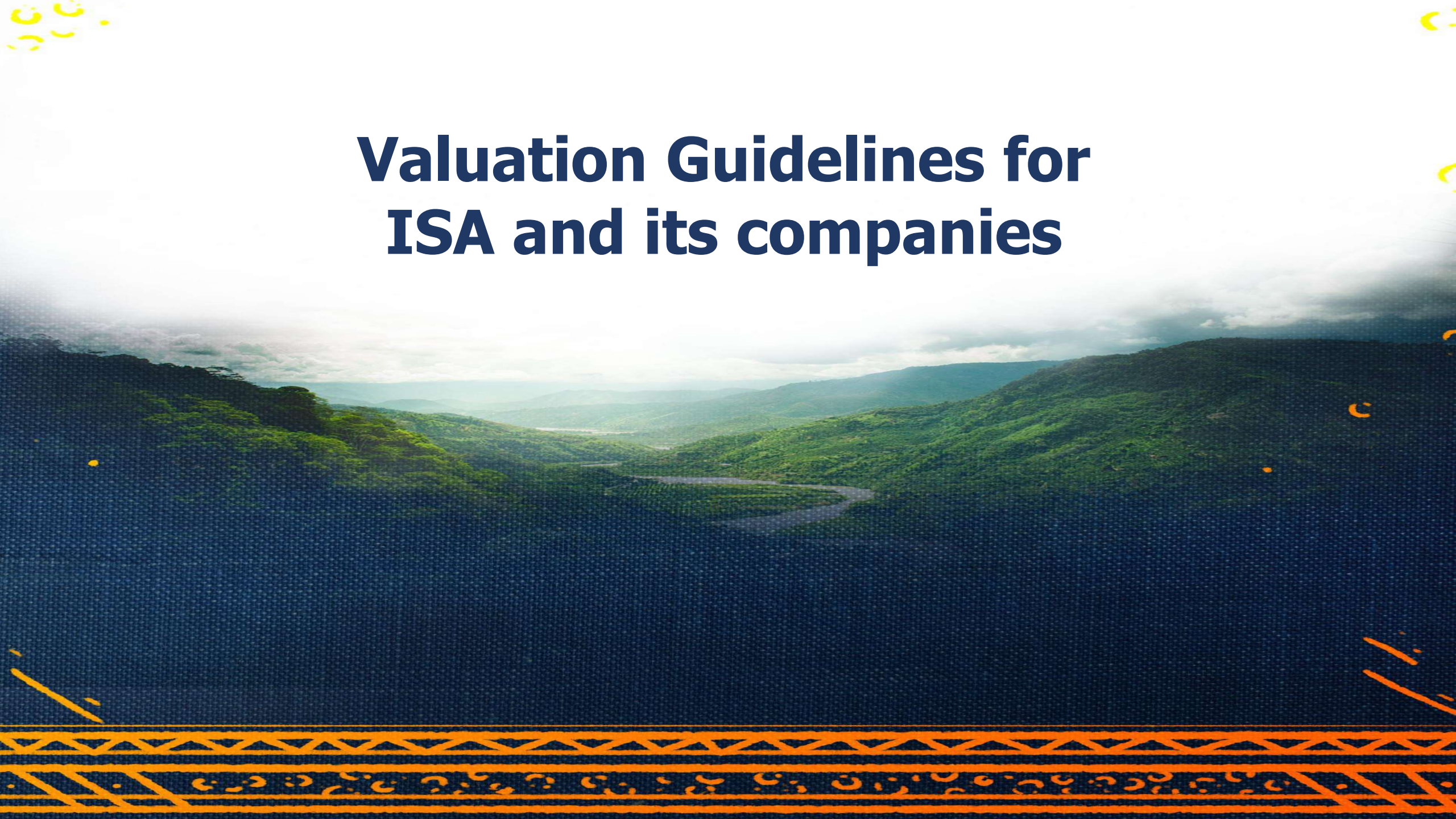
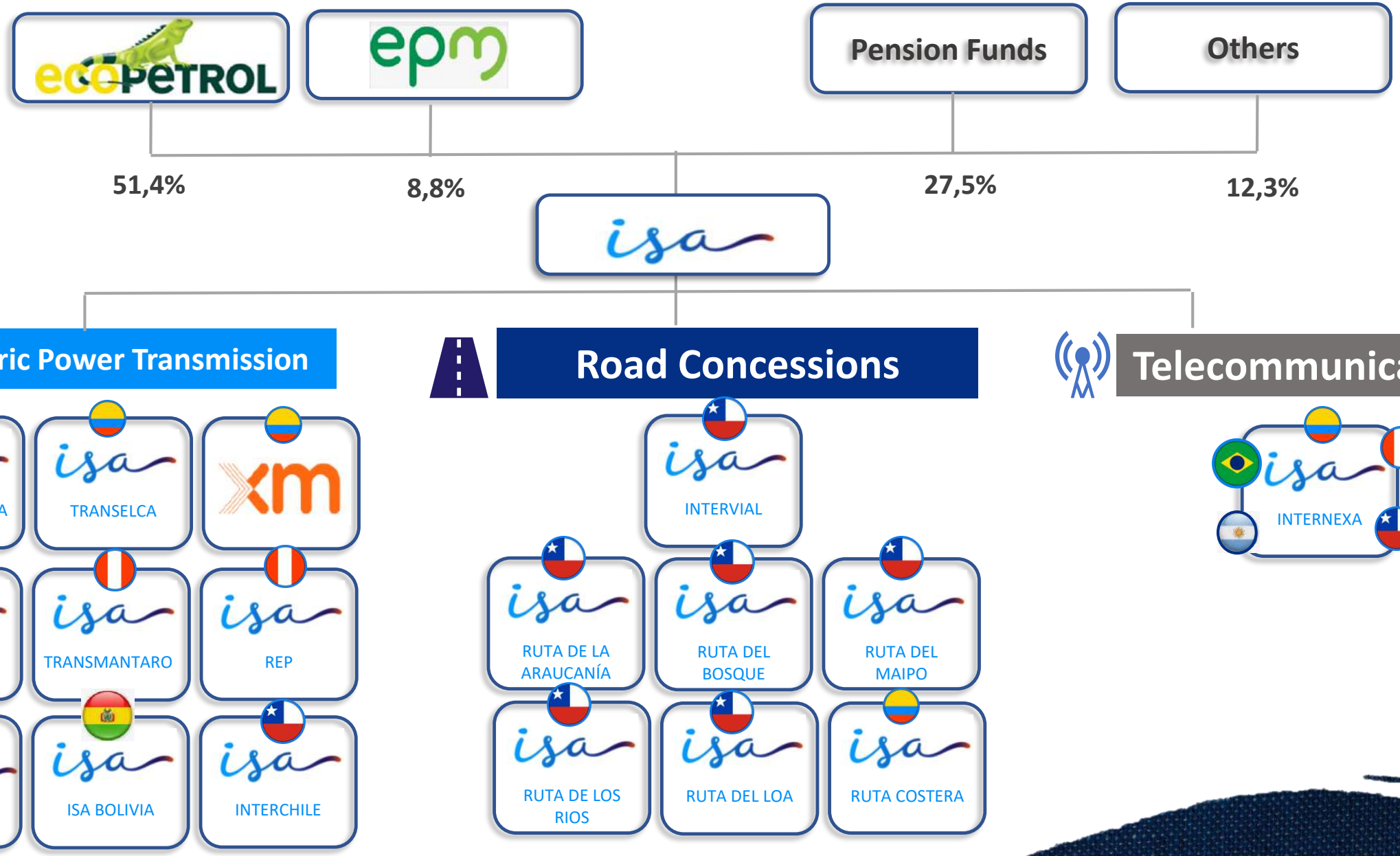
Valuation Guidelines for ISA and its companies



ISA and its (controlled) companies



(1) Simplified organizational structure. Only includes controlled affiliates.

General guidelines Valuation

Methodology:

- Valuating each business unit separately: Electric Power Transmission (ET), Roads and telecommunications
- For ET and Roads, construct the direct free cash flow and deduct it from the WACC of each business unit. It is suggested to valuate Telecom by multiples
- Construct the cash flows ***attributable to the shareholder,*** i.e. multiplied by the percentage of stake in each company *(Source: valuation kit / stake in companies)*

Exchange rates:

It is suggested to perform the valuation in the local currency of each company Cash flows are then converted into pesos at the projected exchange rates

Electric Power Transmission Unit

Electric Power

Transmission

99,811%
availability

99,997%
reliability

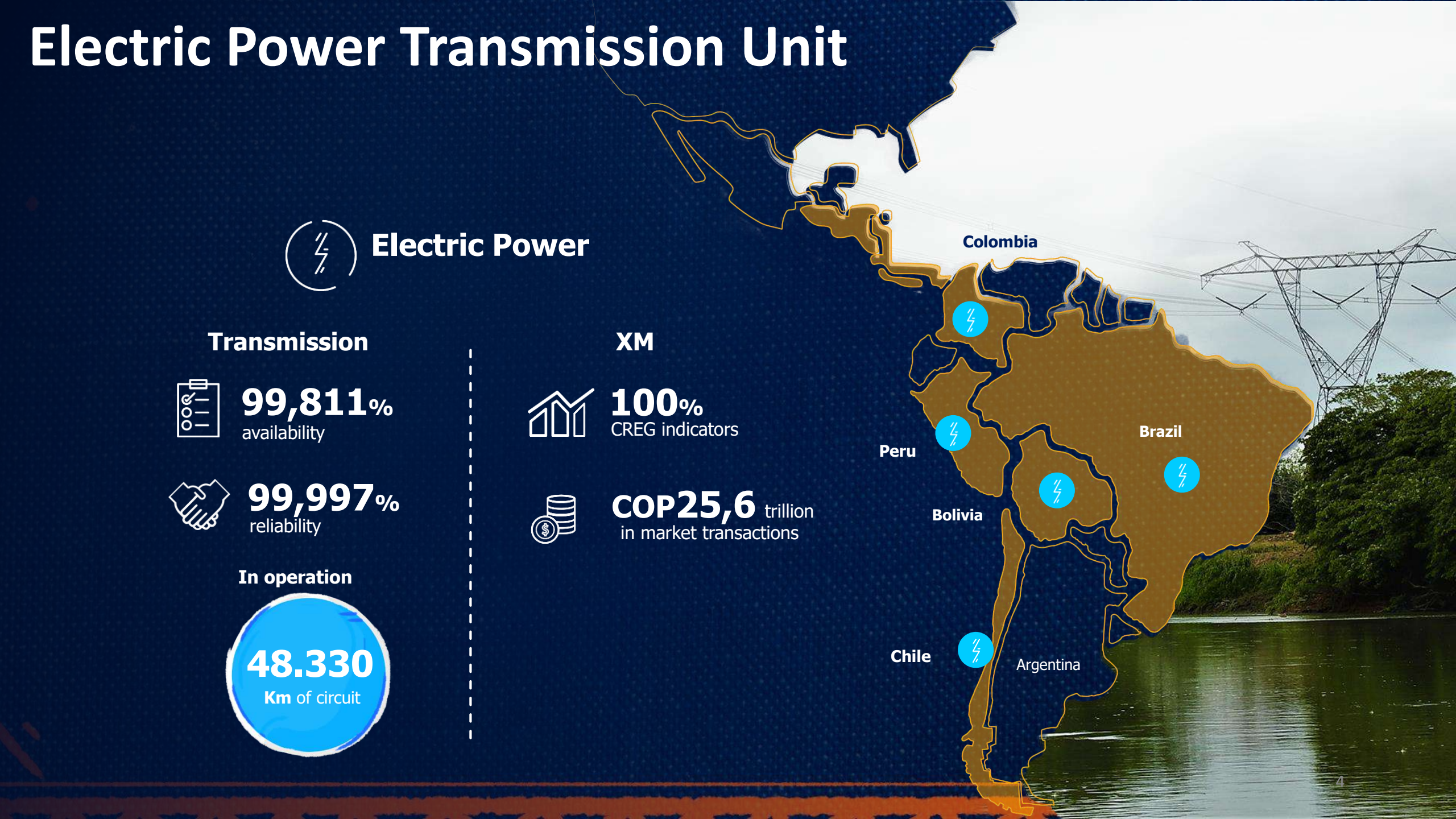
In operation

48.330
Km of circuit

XM

100%
CREG indicators

COP25,6 trillion
in market transactions



Electric Power Transmission Unit

ET Colombia = INTERCOLOMBIA + TRANSELCA + XM

ET Peru = ISA PERÚ + TRANSMANTARO + REP

Direct Free Cash Flow
DFCF

ET Brazil = CTEEP and subsidiaries + Taesa → **CTEEP: DFCF**
Taesa: EV/ EBITDA Multiple

ET Chile-Bolivia = INTERCHILE + ISA BOLIVIA → **Interchile: DFCF**
ISA Bol: Carrying value

It is suggested to project DFCF for 10 years. In the last year, calculate a continuity value, and multiply it by 55% to take into account only companies with infinite life

Valuation Drivers

- Starting point: take the last year's revenue of the company(ies) from the valuation kit and project it with the following guidelines:
- Assuming an explicit period (10 years) + continuity value for all companies
- To project the revenue from new investments assume a ratio **Revenue / Investment =12%**

ET Colombia

ISA + TRANSELCA + XM

Revenues Projection
- IPP (Producer Price Index)
- Revenues from new investments: Take the capex for the previous year and multiply by 12% and project it *Source: Valuation Kit/ CAPEX*

Expenses
- Take Transelca's average EBITDA margin for the last few years and apply it to revenues.

Source: Valuation Kit/ EEFF_TE_COL

ET Peru

REP + CTM(*) + ISA Perú

Revenues Projection
- Take the total revenues excluding construction.
- CPI USA
- Revenues from new investments: Take the capex for the previous year (in USD) and multiply by 12% and project it *Source: Valuation Kit/ CAPEX*

Expenses
- Take CTM's average EBITDA margin for the last few years excluding construction and apply it to revenues.

Source: Valuation Kit/ EEFF_TE_COL

ET Chile

INTERCHILE

Revenues Projection
- CPI USA
- Revenues from new investments: Take the capex for the previous year (in USD) and multiply by 12% and project it Source: Valuation Kit/ CAPEX

Expenses
- Take average EBITDA margin for the last few years and apply it to revenues.

Source: Valuation Kit/ EEFF_TE_COL

(*) CTM: Consorcio Transmantaro

Valuation Drivers

ET Brazil

CTEEP + Controlled subsidiaries

Revenues Projection

- Cash flows should be constructed based on CTEEP Consolidated regulatory financial statements *Source: Valuation Kit/ EEFF_TE_BR*
- The RBSE flow must be substracted from these revenues *Source: Valuation Kit/ RBSE Flow .* The resulting value should be projected based on the IPCA
- Add RBSE revenue projection
- Revenues from new investments: Take the capex for the previous year and multiply by 12% and project it *Source: Valuation Kit/ CAPEX*

Expenses

- Take the average EBITDA margin of the last few years from the consolidated report and apply it to revenues.

Source: Valuation Kit/ EEFF_TE_BR

CTEEP non-controlled subsidiaries

Valuate by **EV/ EBITDA multiple**

- Identify non-controlled subsidiaries and their stake. *Source: valuation kit / Stake in Companies*
- EBITDA and net debt: Access the link indicated at the end of: *Valuation Kit/ EEFF_TE_BR*

TAESA

Valuate **EV/ EBITDA multiple**

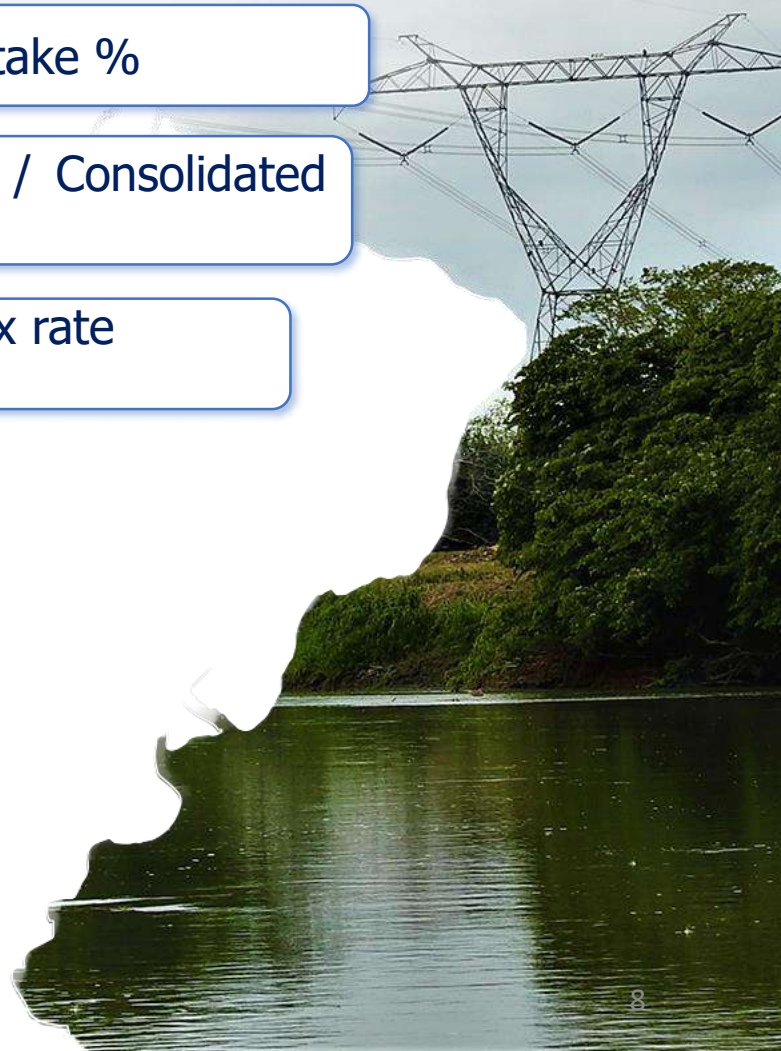
- EBITDA and net debt: Access the link indicated at the end of: *Valuation Kit/ EEFF_TE_BR*
- Take into account the percentage of stake: 14,88%

DFCF Electric Power Transmission

+EBITDA attributable to shareholder	Sum of EBITDA already calculated x stake %
- Capex ET attributable to shareholder	*Source: Valuation Kit/ CAPEX* x stake %
- Income tax	Calculate historical Income Tax / Consolidated EBITDA
- Reversal of tax shelter	Financial expenses x Effective tax rate *See Annex 1*

DFCF substracted from WACC

- Net debt of ET companies attributable to the shareholder
- \+ Equity other companies: Taesa + non-controlled CTEEP + ISA Bolivia
- = Equity Value ET Business Unit



Road Concessions Business Unit

Kilometers that Inspire

Road Concessions

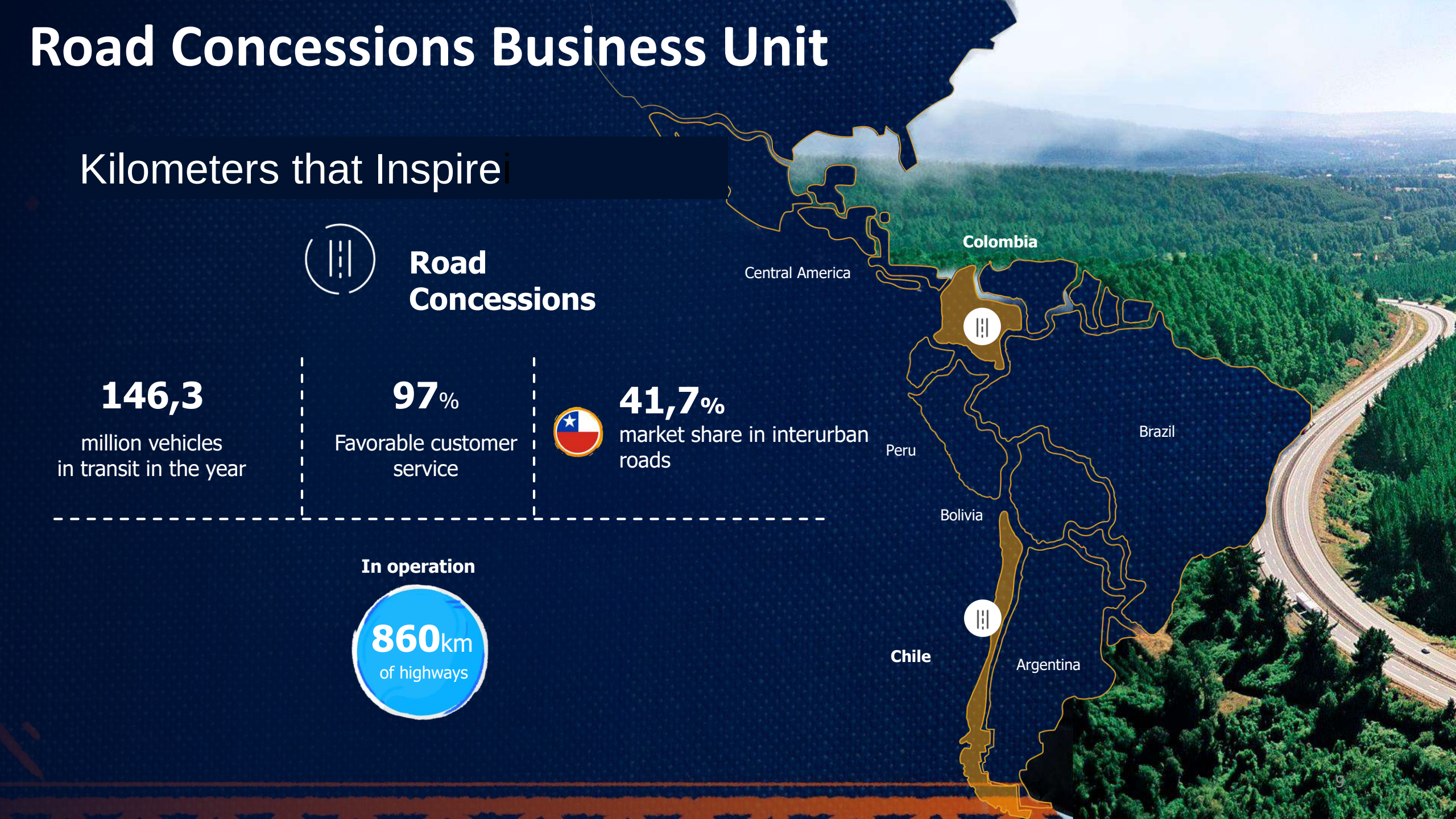
146,3
million vehicles in transit in the year

97%
Favorable customer service

41,7%
market share in interurban roads

In operation

860km
of highways



Roads Valuation

Colombia Roads = RUTA COSTERA

EV/ EBITDA Multiple

Chile Roads

RUTA DE LA ARAUCANÍA + RUTA DEL BOSQUE + RUTA DEL MAIPO

RUTA DE LOS RIOS + RUTA DEL LOA

Direct Free Cash Flow DFCF

Valuation Drivers Roads Concessions

Starting point:

- Take **cash** revenues and EBITDA for the last year from the Annual Report
- **Traffic**: Take TMDE* of last year's tolls and convert to daily traffic (x 365). *Source: Valuation Kit/ Roads Traffic*
- **Price**: Calculate last year's toll rate = Revenue / Annual Traffic
- Project each concession to its end, *Source: Valuation Kit/ Concessions expiration*

Rutas del Maipo/Bosque/Araucanía/Rios

Revenues Projection

- Fee **(P)** IPC Chile
- Vehicle Traffic **(Q)** GDP Chile

Revenues and EBITDA Source:
https://www.rutamaipo.cl/memorias-y-estados-financieros/
https://www.rutabosque.cl/memorias-y-estados-financieros/
https://www.rutaaraucania.cl/memorias-y-estados-financieros/
https://www.rutarios.cl/memorias-y-estados-financieros/

Revenues from new investments: Take the capex for the previous year and multiply by 10% and project it *Source: Valuation Kit/ CAPEX*

Expenses

- Take cash EBITDA margin from the Annual Report and apply it to revenues.

Rutas del Loa

Entry into Operation: 2023

Revenues Projection: Take minimum revenue guarantee (UF) from the Annual Report. (Page 25)

Find the link: Valuation Kit/ EEFF_Vías_Chi

Expenses

- Take Maipo cash EBITDA margin and apply it.

Ruta Costera

Valuate **EV/ EBITDA multiple**

EBITDA and net debt: *Valuation Kit/ Quarterly financial statements Roads Chile*

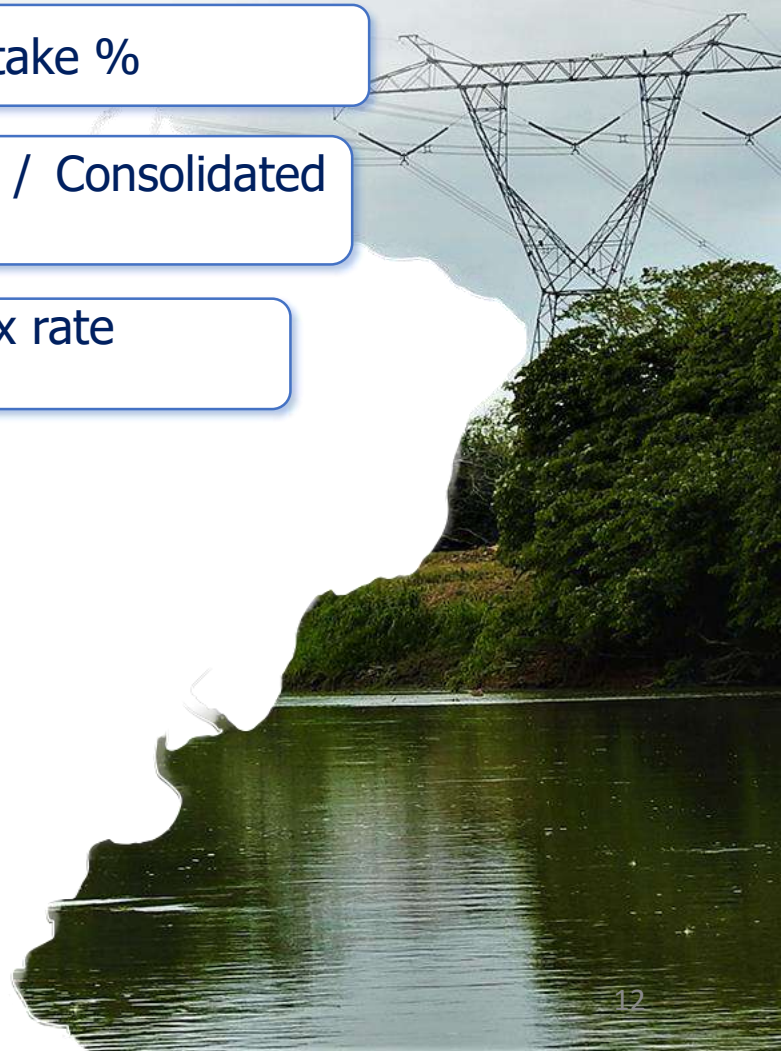
(*) TMD: Equivalent average daily traffic

FCLD Road Concessions

+EBITDA attributable to shareholder	Sum of EBITDA already calculated x stake %
- Capex attributable to shareholder	*Source: Valuation Kit/ CAPEX* x stake %
- Income tax	Calculate historical Income Tax / Consolidated EBITDA
- Reversal of tax shelter	Financial expenses x Effective tax rate *See Annex 1*

DFCF substracted from WACC

- Net debt of ET companies attributable to the shareholder
- \+ Equity other companies: Ruta Costera
- = Equity Value Road Concessions Business Unit



Telecom business unit

Telecommunications and ICT

270+
cities connected

1.049
customers

97,7%
service level

In operation

56.387
km of fiber optics

Telecom Business Unit

EV / EBITDA

Internexa (sugested peers)

Compañía
America móvil
Tigo
TIM
Shenandoah Telecom.
Level 3
Zayo
Cogent
CyrusOne
Equinix
C&W
Entel

Internexa Financial Statements :

Consolidated EBITDA 2021= COP 185.812 millones

Consolidated Debt 2021 = COP 395.115 millones

Consolidated Cash 2021 = COP 53.933 millones


Inspirando
el futuro
juntos

Annex 1: debt tax benefit modeling

Financial expenses x Effective tax rate

1. Take projected debt balances from the Group's debt profile *Source: Valuation Kit/ Debt profile*
2. Cost of debt: Calculate historical financial expenses (P&L) divided by debt balance (Balance Sheet)
3. Projected consolidated interest: Balance of debt (1) x Cost of debt (2)
4. Projected interest ET/Road Concessions Business Unit: Multiply the interest of the consolidated statement by the share of the ET/ Roads business unit in the total debt. *Source: Valuation Kit/ Debt profile*
5. The reversal of the tax shelter is obtained by multiplying the above result by the effective tax rate, which can be calculated as the average income tax provision divided by the income before taxes of the last years.