

---

**11586262**

Balance General al  
Informe al 31 de Diciembre de 2016

**INMOBILIARIA CODELAR LIMITADA**

Estados Financieros al 31 de Diciembre de 2016

Las notas adjuntas forman parte integral de estos estados financieros.  
Departamento de Contabilidad

---

---

Balance General al  
Informe al 31 de Diciembre de 2016

**CONTENIDO**

1. Balance General
2. Estado de Resultado

M\$: Cifras expresadas en miles de pesos

Las notas adjuntas forman parte integral de estos estados financieros.  
Departamento de Contabilidad

---

I Balance General al  
Informe al 31 de Diciembre de 2016

|                                |            | <u>2016</u>      |
|--------------------------------|------------|------------------|
| <b>Activos</b>                 |            |                  |
| <b>Activo circulante:</b>      |            |                  |
| Disponible                     | M\$        | 4.817            |
| Deudores por ventas, neto      |            | -                |
| Deudores Varios                |            | 107.695          |
| Impuestos por recuperar        |            | 28.167           |
| Otros activos circulantes      |            | 973.992          |
|                                |            | <hr/>            |
| <b>Total activo circulante</b> |            | <b>1.114.671</b> |
| <b>Activo Fijo:</b>            |            |                  |
| Bienes Raíces                  |            | 1.426.363        |
| Maquinarias y equipos          |            | 0                |
| Muebles y Equipos              |            | 18.034           |
| Activos en Leasing             |            | 3.932.439        |
|                                |            | <hr/>            |
| Subtotal activo fijo, bruto    |            | 5.376.836        |
| Menos : Depreciación Acumulada |            | ( 463.693)       |
|                                |            | <hr/>            |
| <i>Activo fijo, neto</i>       |            | <b>4.913.143</b> |
|                                |            | <hr/>            |
| <b>Total Activos</b>           | <b>M\$</b> | <b>6.027.814</b> |

=====

Las notas adjuntas forman parte integral de estos estados financieros.  
Departamento de Contabilidad

Balance General al, Continuación  
Informe al 31 de Diciembre de 2016

**2016**

**Pasivos y Patrimonio**

**Pasivo Circulante:**

|                                       |         |
|---------------------------------------|---------|
| Prestamos Bancarios                   | 152.967 |
| Cuentas por pagar Empresa Relacionada | 824.167 |
| Cuentas por pagar                     | 43.928  |
| Obligación Leasing Corto Plazo        | 177.906 |
| Retenciones                           | 101.258 |
| Impuestos Por Pagar                   | 1.899   |

---

|                                |     |                  |
|--------------------------------|-----|------------------|
| <i>Total pasivo circulante</i> | M\$ | <b>1.302.125</b> |
|--------------------------------|-----|------------------|

---

**Pasivo a Largo Plazo:**

|                                 |           |
|---------------------------------|-----------|
| Obligaciones por Leasing        | 2.928.128 |
| Préstamos Bancarios Largo Plazo | 630.597   |
| Otros Pasivos Largo Plazo       | 12.088    |

---

|                                   |     |                  |
|-----------------------------------|-----|------------------|
| <i>Total pasivo a largo plazo</i> | M\$ | <b>3.570.813</b> |
|-----------------------------------|-----|------------------|

---

**Patrimonio:**

|                           |         |
|---------------------------|---------|
| Capital pagado            | 4.000   |
| Revalorización de capital | 87.466  |
| Resultados acumulados:    | 901.501 |
| Utilidad del Ejercicio    | 161.909 |

---

|                         |  |                  |
|-------------------------|--|------------------|
| <i>Total patrimonio</i> |  | <b>1.154.876</b> |
|-------------------------|--|------------------|

---

|                                   |     |                  |
|-----------------------------------|-----|------------------|
| <b>Total Pasivos y Patrimonio</b> | M\$ | <b>6.027.814</b> |
|-----------------------------------|-----|------------------|

---

=====

Las notas adjuntas forman parte integral de estos estados financieros.  
Departamento de Contabilidad Inmobiliaria Codelar Ltda.

Estado de Resultado  
Por el periodo terminado al 31 de Diciembre 2016

|  |      | <b><u>2016</u></b> |
|--|------|--------------------|
| <b>Resultado Operacional</b>           |      |                    |
| Ingresos de la explotación             | M\$  | 568.329            |
| Costos de la explotación               |      | 193.560            |
|  |      | <hr/>              |
| <i>Margen de explotación</i>           | M\$  | <b>374.769</b>     |
| Gastos de administración y ventas      |      | 34.640             |
|  |      | <hr/>              |
| <b>Resultado operacional</b>           | M \$ | <b>340.129</b>     |
|  |      | <hr/>              |
| <b>Resultado No Operacional</b>        |      |                    |
| Gastos financieros                     |      | ( 229.472)         |
| Otros Ingresos                         |      | 31.867             |
| Corrección Monetaria                   |      | 43.584             |
|  |      | <hr/>              |
| Resultado no operacional               | M \$ | ( 154.021)         |
| Resultado antes de Impuesto a la renta | M \$ | <b>186.108</b>     |
| Impuesto a la renta                    |      | ( 24.199 )         |
|  |      | <hr/>              |
| <b>Utilidad 2016</b>                   | M \$ | <b>161.909</b>     |
|  |      | =====              |

Las notas adjuntas forman parte integral de estos estados financieros.  
Departamento de Contabilidad Inmobiliaria Codelar Ltda.

---

Estado de Resultado  
Por el periodo terminado al 31 de Diciembre 2016

Representante Legal

Las notas adjuntas forman parte integral de estos estados financieros.  
Departamento de Contabilidad Empresa

---

**Balance Tributario**  
Acumulado mes/año Diciembre/2016  
Moneda : Peso Chileno

Fecha : 18/05/2017  
Página : 1

|           |  | VALORES ACUMULADOS |             | Deudor        | SALDOS<br>Acreedor | INVENTARIO    |             | Pérdida | RESULTADOS<br>Ganancia |
|-----------|--|--------------------|-------------|---------------|--------------------|---------------|-------------|---------|------------------------|
|           |  | Débitos            | Créditos    |               |                    | Activo        | Pasivo      |         |                        |
| 1-1-01-03 | Banco de Credito e Inversiones           | 347,867,691        | 344,131,778 | 3,735,913     |                    | 3,735,913     |             |         |                        |
| 1-1-01-04 | Banco Santander                          | 115,579,423        | 118,053,479 |               | 2,474,056          |               | 2,474,056   |         |                        |
| 1-1-01-05 | Banco BBVA                               | 43,607,368         | 41,517,756  | 2,089,612     |                    | 2,089,612     |             |         |                        |
| 1-1-01-07 | Banco Internacional                      | 324,335,024        | 322,869,473 | 1,465,551     |                    | 1,465,551     |             |         |                        |
| 1-1-03-01 | Clientes                                 | 358,896,067        | 358,896,066 | 1             |                    | 1             |             |         |                        |
| 1-1-04-02 | Fondos por Rendir                        | 32,828,500         | 32,603,702  | 224,798       |                    | 224,798       |             |         |                        |
| 1-1-06-07 | C x C Imat Chile                         | 107,470,278        |             | 107,470,278   |                    | 107,470,278   |             |         |                        |
| 1-1-07-01 | P.P.M.                                   | 121,117,127        | 68,760,698  | 52,356,429    |                    | 52,356,429    |             |         |                        |
| 1-1-07-02 | Impuestos Por Recuperar                  | 2,996,268          | 2,996,268   |               |                    |               |             |         |                        |
| 1-1-07-04 | Iva Credito Fiscal                       | 9,656,022          | 8,849,613   | 806,409       |                    | 806,409       |             |         |                        |
| 1-1-09-01 | Intereses Dif. en Leasing Corto Plazo    | 225,108,183        | 115,306,138 | 109,802,045   |                    | 109,802,045   |             |         |                        |
| 1-1-09-02 | Inversion en Otras Sociedades            | 973,991,885        |             | 973,991,885   |                    | 973,991,885   |             |         |                        |
| 1-1-09-03 | Interes Dif. Operacion Leaseback C/P     | 121,302,589        | 63,750,170  | 57,552,419    |                    | 57,552,419    |             |         |                        |
| 1-1-10-01 | Propiedades en Leasing                   | 2,606,542,657      |             | 2,606,542,657 |                    | 2,606,542,657 |             |         |                        |
| 1-1-10-04 | Depreciacion Propiedades en Leasing      | 50,661,665         | 50,661,665  |               |                    |               |             |         |                        |
| 1-1-10-07 | Deprec. Acumulada Propiedades en Leasing |                    | 212,867,649 |               | 212,867,649        |               | 212,867,649 |         |                        |
| 1-2-01-01 | Bienes Raices                            | 1,426,362,516      |             | 1,426,362,516 |                    | 1,426,362,516 |             |         |                        |
| 1-2-03-01 | Muebles y Utiles                         | 18,034,856         |             | 18,034,856    |                    | 18,034,856    |             |         |                        |
| 1-2-04-01 | Depreciacion Bienes Raices               | 37,959,265         | 37,959,265  |               |                    |               |             |         |                        |
| 1-2-04-03 | Depreciacion Muebles y Utiles            | 6,363,593          | 6,363,593   |               |                    |               |             |         |                        |
| 1-2-05-01 | Deprec. Acumulada Bienes Raices          |                    | 193,640,214 |               | 193,640,214        |               | 193,640,214 |         |                        |
| 1-2-05-03 | Deprec. Acumulada Muebles y Utiles       |                    | 24,037,314  |               | 24,037,314         |               | 24,037,314  |         |                        |
| 1-2-06-02 | Bienes Raices Leaseback                  | 1,325,896,477      |             | 1,325,896,477 |                    | 1,325,896,477 |             |         |                        |
| 1-2-07-02 | Depreciacion Bienes Raices Leaseback     | 16,106,614         | 16,106,614  |               |                    |               |             |         |                        |
| 1-2-08-02 | Deprec. Acumulada Bienes Raices Leasebac |                    | 33,147,412  |               | 33,147,412         |               | 33,147,412  |         |                        |
| 1-3-01-01 | Interes Diferido en Leasing Largo Plazo  | 895,342,496        | 112,948,109 | 782,394,387   |                    | 782,394,387   |             |         |                        |
| 1-3-01-03 | Interes Dif. Operacion Leaseback L/P     | 336,111,434        | 48,124,572  | 287,986,862   |                    | 287,986,862   |             |         |                        |
| 2-1-01-06 | Prestamos Banco de Credito e Inversiones | 13,707,195         | 27,437,122  |               | 13,729,927         |               | 13,729,927  |         |                        |
| 2-1-01-07 | Prestamo Banco Santander                 | 21,094,384         | 61,128,158  |               | 40,033,774         |               | 40,033,774  |         |                        |
| 2-1-01-08 | Prestamo Banco BBVA                      | 29,792,040         | 58,679,544  |               | 28,887,504         |               | 28,887,504  |         |                        |
| 2-1-01-09 | Prestamo Banco Internacional             | 57,586,717         | 119,869,362 |               | 62,282,645         |               | 62,282,645  |         |                        |
| 2-1-01-10 | Obligacion Banco Internacional           | 50,170,771         | 58,204,206  |               | 8,033,435          |               | 8,033,435   |         |                        |
| 2-1-02-01 | Proveedores                              | 176,266,447        | 183,125,552 |               | 6,859,105          |               | 6,859,105   |         |                        |
| 2-1-02-03 | Honorarios por Pagar                     | 1,980,492          | 1,980,492   |               |                    |               |             |         |                        |
| 2-1-02-05 | Obligacion Leasing Corto Plazo           | 215,853,865        | 417,735,250 |               | 201,881,385        |               | 201,881,385 |         |                        |
| 2-1-02-06 | C x P WSP Servicios Postales SA          | 10,327,811         | 178,041,482 |               | 167,713,671        |               | 167,713,671 |         |                        |
| 2-1-02-07 | C x P Inversiones El Alamo               | 7,980,933          | 336,207,818 |               | 328,226,885        |               | 328,226,885 |         |                        |
| 2-1-02-08 | C x P Inversiones Santiago               | 7,980,933          | 336,207,818 |               | 328,226,885        |               | 328,226,885 |         |                        |

**Balance Tributario**  
Acumulado mes/año Diciembre/2016  
Moneda : Peso Chileno

Fecha : 18/05/2017  
Página : 2

|           |  | VALORES ACUMULADOS |               | SALDOS     |               | INVENTARIO |               | Pérdida    | RESULTADOS<br>Ganancia |
|-----------|--|--------------------|---------------|------------|---------------|------------|---------------|------------|------------------------|
|           |  | Débitos            | Créditos      | Deudor     | Acreedor      | Activo     | Pasivo        |            |                        |
| 2-1-02-10 | Otras Cuentas por Pagar                      |                    | 37,069,389    |            | 37,069,389    |            | 37,069,389    |            |                        |
| 2-1-02-11 | Obligacion Leaseback Corto Plazo             | 80,513,643         | 223,892,913   |            | 143,379,270   |            | 143,379,270   |            |                        |
| 2-1-04-02 | Utilidad Diferida por Venta Asociada a Lease | 9,240,426          | 107,804,965   |            | 98,564,539    |            | 98,564,539    |            |                        |
| 2-1-05-01 | IVA Debito Fiscal                            | 31,998,361         | 34,704,029    |            | 2,705,668     |            | 2,705,668     |            |                        |
| 2-1-05-02 | Impuestos Retenidos (10%)                    | 128,277            | 218,722       |            | 90,445        |            | 90,445        |            |                        |
| 2-1-05-04 | P.P.M. Por Pagar                             | 7,669,514          | 10,272,430    |            | 2,602,916     |            | 2,602,916     |            |                        |
| 2-1-06-01 | Impuesto de Primera Categoría                | 33,801,462         | 57,991,571    |            | 24,190,109    |            | 24,190,109    |            |                        |
| 2-2-01-01 | Obligacion Leasing Largo Plazo               | 204,961,026        | 2,829,419,025 |            | 2,624,457,999 |            | 2,624,457,999 |            |                        |
| 2-2-01-02 | Prestamo Banco Santander Largo Plazo         | 20,127,848         | 415,079,007   |            | 394,951,159   |            | 394,951,159   |            |                        |
| 2-2-01-03 | Prestamo a Largo Plazo Banco BCI             | 13,920,500         | 50,299,673    |            | 36,379,173    |            | 36,379,173    |            |                        |
| 2-2-01-04 | Garantia Arriendo Propiedades                |                    | 12,087,996    |            | 12,087,996    |            | 12,087,996    |            |                        |
| 2-2-01-05 | Prestamo Banco BBVA Largo Plazo              | 26,480,212         | 122,771,860   |            | 96,291,648    |            | 96,291,648    |            |                        |
| 2-2-01-06 | Obligacion Leaseback Largo Plazo             | 101,977,018        | 1,476,028,354 |            | 1,374,051,336 |            | 1,374,051,336 |            |                        |
| 2-2-01-07 | Prestamo Largo Plazo Banco Internacional     | 62,282,645         | 165,257,614   |            | 102,974,969   |            | 102,974,969   |            |                        |
| 3-1-01-01 | Capital Pagado                               |                    | 4,000,000     |            | 4,000,000     |            | 4,000,000     |            |                        |
| 3-1-02-01 | Revalorizacion Capital Propio                |                    | 87,465,878    |            | 87,465,878    |            | 87,465,878    |            |                        |
| 3-1-03-01 | Cuenta Particular Socio                      | 93,810,668         | 62,000,000    | 31,810,668 |               | 31,810,668 |               |            |                        |
| 3-1-03-02 | Resultado Acumulado                          | 62,000,000         | 995,311,644   |            | 933,311,644   |            | 933,311,644   |            |                        |
| 4-1-01-01 | Ingresos de Explotacion                      | 6,874,444          | 565,963,227   |            | 559,088,783   |            |               |            | 559,088,783            |
| 4-1-02-01 | Ingresos por Vta. Activos Fijo               |                    | 9,240,426     |            | 9,240,426     |            |               |            | 9,240,426              |
| 4-1-02-02 | Dividendos Percibidos                        |                    | 31,867,201    |            | 31,867,201    |            |               |            | 31,867,201             |
| 5-1-07-01 | luz  | 259,100            |               | 259,100    |               |            |               | 259,100    |                        |
| 5-1-07-02 | Gas  | 58,540             |               | 58,540     |               |            |               | 58,540     |                        |
| 5-1-07-03 | Agua   | 298,650            |               | 298,650    |               |            |               | 298,650    |                        |
| 5-1-07-04 | Aseo y Mantencion Oficinas                   | 39,405,963         |               | 39,405,963 |               |            |               | 39,405,963 |                        |
| 5-1-07-05 | Equipos y Materiales                         | 259,990            |               | 259,990    |               |            |               | 259,990    |                        |
| 5-1-07-11 | Mantencion Maquinas y Equipos                | 7,353,482          |               | 7,353,482  |               |            |               | 7,353,482  |                        |
| 5-1-08-01 | Movilizacion                                 | 99,520             |               | 99,520     |               |            |               | 99,520     |                        |
| 5-1-10-01 | Alimentacion                                 | 60,770             |               | 60,770     |               |            |               | 60,770     |                        |
| 5-1-11-01 | Seguros Gencrales                            | 17,452,249         |               | 17,452,249 |               |            |               | 17,452,249 |                        |
| 5-1-14-01 | Notariales y Legales                         | 1,620,824          |               | 1,620,824  |               |            |               | 1,620,824  |                        |
| 5-1-14-03 | Asesorias Profesionales                      | 12,890,193         |               | 12,890,193 |               |            |               | 12,890,193 |                        |
| 5-1-15-01 | Patentes Municipales                         | 86,831             |               | 86,831     |               |            |               | 86,831     |                        |
| 5-1-15-02 | Impuesto de Timbres y Estampillas            | 2,358              |               | 2,358      |               |            |               | 2,358      |                        |
| 5-1-15-03 | Multas e Infracciones                        | 41,409             |               | 41,409     |               |            |               | 41,409     |                        |
| 5-1-15-04 | Contribuciones de Bienes Raices              | 25,714,842         |               | 25,714,842 |               |            |               | 25,714,842 |                        |
| 5-1-17-01 | Depreciacion Bienes Propios                  | 19,250,904         |               | 19,250,904 |               |            |               | 19,250,904 |                        |
| 5-1-17-02 | Depreciacion Bienes de Leasing               | 68,704,559         |               | 68,704,559 |               |            |               | 68,704,559 |                        |



**Balance Tributario**  
 Acumulado mes/año Diciembre/2016  
 Moneda : Peso Chileno

Fecha : 18/05/2017

Página : 3

|                     |                                 | VALORES ACUMULADOS |                | Deudor        | SALDOS        | Acreedor      | INVENTARIO    |             | Pérdida     | RESULTADOS  |
|---------------------|---------------------------------|--------------------|----------------|---------------|---------------|---------------|---------------|-------------|-------------|-------------|
|                     |                                 | Débitos            | Créditos       |               |               |               | Activo        | Pasivo      |             |             |
| 6-1-11-01           | Seguros Generales               | 519,787            |                | 519,787       |               |               |               |             | 519,787     |             |
| 6-1-13-01           | Asesorias Profesionales         | 34,120,658         |                | 34,120,658    |               |               |               |             | 34,120,658  |             |
| 7-3-01-01           | Intereses Bancarios             | 1,143,605          |                | 1,143,605     |               |               |               |             | 1,143,605   |             |
| 7-3-01-02           | Intereses Otras Deudas          | 30,499             |                | 30,499        |               |               |               |             | 30,499      |             |
| 7-3-01-03           | Impuestos Bancarios             | 2,822,296          |                | 2,822,296     |               |               |               |             | 2,822,296   |             |
| 7-3-01-04           | Intereses Leasing               | 115,306,138        |                | 115,306,138   |               |               |               |             | 115,306,138 |             |
| 7-3-01-05           | Interes Leasback                | 61,794,811         |                | 61,794,811    |               |               |               |             | 61,794,811  |             |
| 7-3-01-06           | Intereses Prestamos Bancarios   | 48,375,060         |                | 48,375,060    |               |               |               |             | 48,375,060  |             |
| 7-3-03-01           | Correccion Monetaria            | 1,703,235          | 24,706,638     |               |               | 23,003,403    |               |             |             | 23,003,403  |
| 7-3-03-02           | Correccion Monetaria en Leasing | 112,723,322        | 133,318,818    |               |               | 20,595,496    |               |             |             | 20,595,496  |
| 7-3-04-01           | Diferencia de Cambio            | 15,073             |                | 15,073        |               |               |               |             | 15,073      |             |
| 7-3-05-01           | Impuesto de Primera Categoría   | 24,199,434         |                | 24,199,434    |               |               |               |             | 24,199,434  |             |
| Sub Total           |                                 | 11,448,979,732     | 11,448,979,732 | 8,270,411,308 | 8,270,411,308 | 7,788,523,763 | 7,626,615,999 |             | 481,887,545 | 643,795,309 |
| Pérdidas/ Ganancias |                                 |                    |                |               |               |               |               | 161,907,764 | 161,907,764 |             |
| Total General       |                                 | 11,448,979,732     | 11,448,979,732 | 8,270,411,308 | 8,270,411,308 | 7,788,523,763 | 7,788,523,763 |             | 643,795,309 | 643,795,309 |

De acuerdo al artículo 100 del código tributario, la sociedad es responsable de la veracidad de la información entregada a los contadores contables y el balance general.

Firma Contador Contador

Fecha \_\_\_\_\_

Firma Representante Legal \_\_\_\_\_