

# FIBRA SOMA

FibraSOMA is a trust focused on the acquisition, leasing and management of real estate in Mexico.

- **Aprox. 836,000 sqm** of GLA.
- **20 assets in the portfolio** of premium quality real estate with top-class tenants.
- **14 assets in operation.**
- **Approximately 270,000 sqm of GLA** is currently in the development stage across Fibra SOMA's projects.
- **Administrator:** Internal administrator with extensive experience in the sector, backed by one of the leading real estate groups in the country.
- **Operator:** Efficient operator with proven ability to execute maximizes value through a vertically integrated platform.
- **Core segment is Retail (72% of GLA)**, but continues diversifying towards Office (17% of GLA) and Hotel (11% of GLA) given significant appetite for SOMA's highly attractive and unique assets.
- **1,604 top-class tenants.**
- **High potential for growth** through a defined strategy and identification of opportunities in key zones in the country.
- **Robust corporate governance** that applies the best practices in the industry.

## INITIAL PORTFOLIO

Assets in operation:

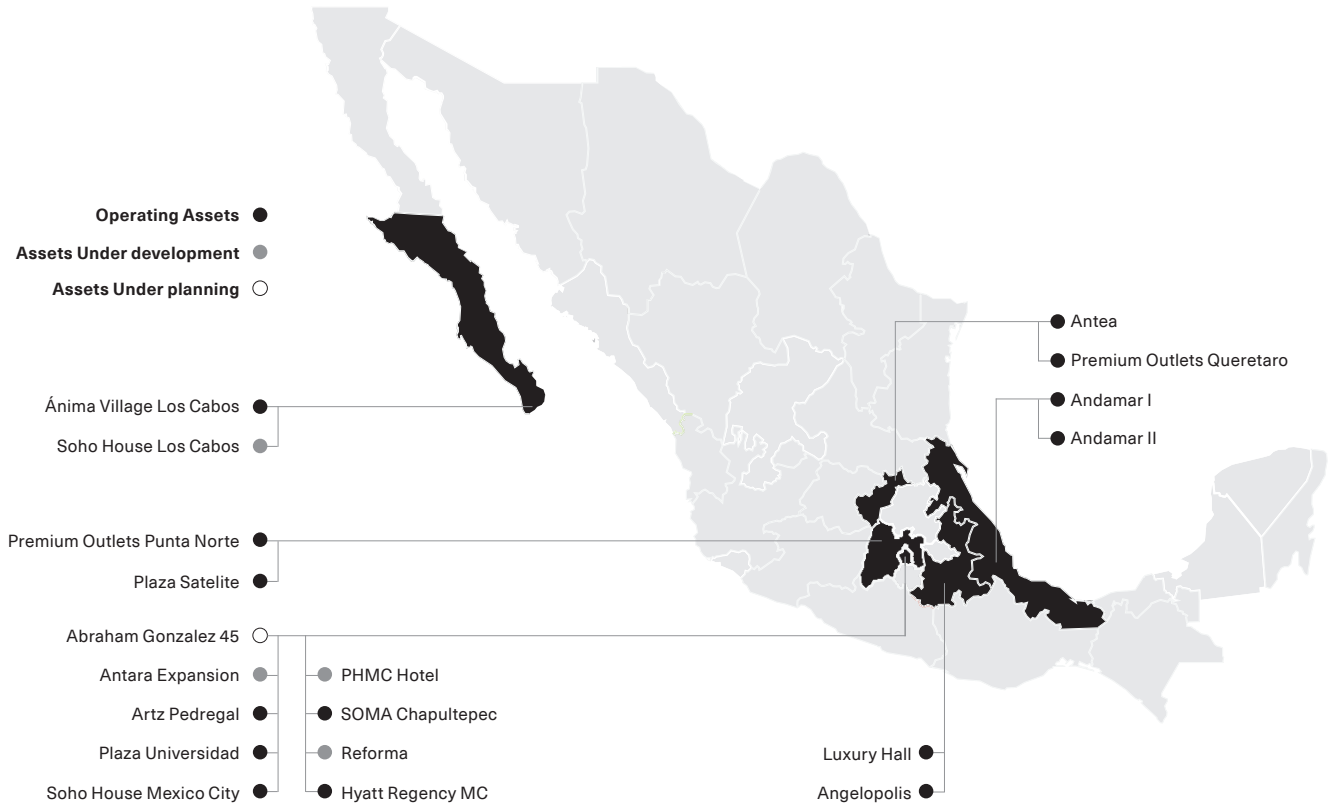
Plaza Universidad  
 Plaza Satelite  
 Angelopolis  
 Premium Outlets Punta Norte  
 Luxury Hall  
 Antea  
 Andamar I  
 Andamar II  
 Artz Pedregal  
 Soho House Mexico City  
 SOMA Chapultepec  
 Hyatt Regency Mexico City  
 Premium Outlets Querétaro  
 Anima Village

Assets under development:

Reforma (under development)  
 Expansión Antara (expected 3Q26)  
 Park Hyatt Hotel Mexico City (expected 3Q26)  
 Soho House Los Cabos (expected 3Q26)  
 Abraham González 45 (under planning)  
 León (under planning)

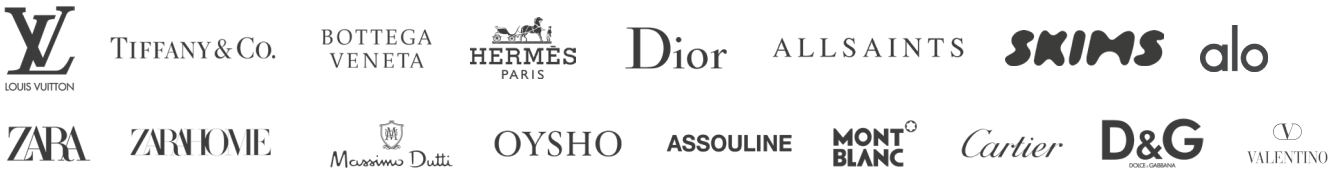
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## Geographic distribution of the portfolio:



## Top tenants:

### Key retail partners:



### Hotel partners:



### Office tenants :



### Tech and comm partners:



# SOMA

A leader in the real estate sector with more than 80 years of experience, specializing in the retail, mixed-use and office sectors.

- **+836,000 sqm of GLA<sup>1</sup>** portfolio in Mexico
- **+270,000 sqm of GLA<sup>1</sup>** in current pipeline
- **+99% average occupancy<sup>2</sup>**
- **+US\$4.8 bn of AUM<sup>2</sup>**
- **1,604 tenants**

(1) Gross Leasable Area

(2) Average calculated on stabilized properties

(3) Assets Under Management