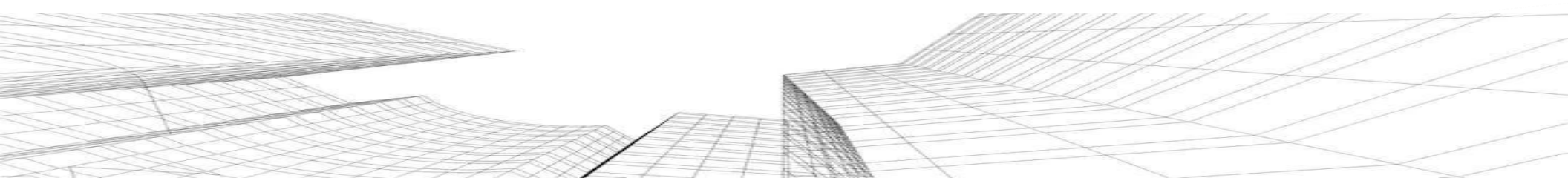




FOURTH QUARTER 2021 QUARTERLY REPORT

February 28th, 2022

FIBRA **SOMA**



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Fibra SOMA invites you to participate in its quarterly conference call regarding its fourth quarter 2021 results.

Conference call will take place on March 3rd, 2022, 11:00am CT || 12:00pm ET

Conference Call Details:

Please click the **link** below to register in advance for this call:

https://us02web.zoom.us/webinar/register/WN_aEPwkRkFQeWqzN-YbFLwMA

INVESTOR RELATIONS CONTACT DETAILS

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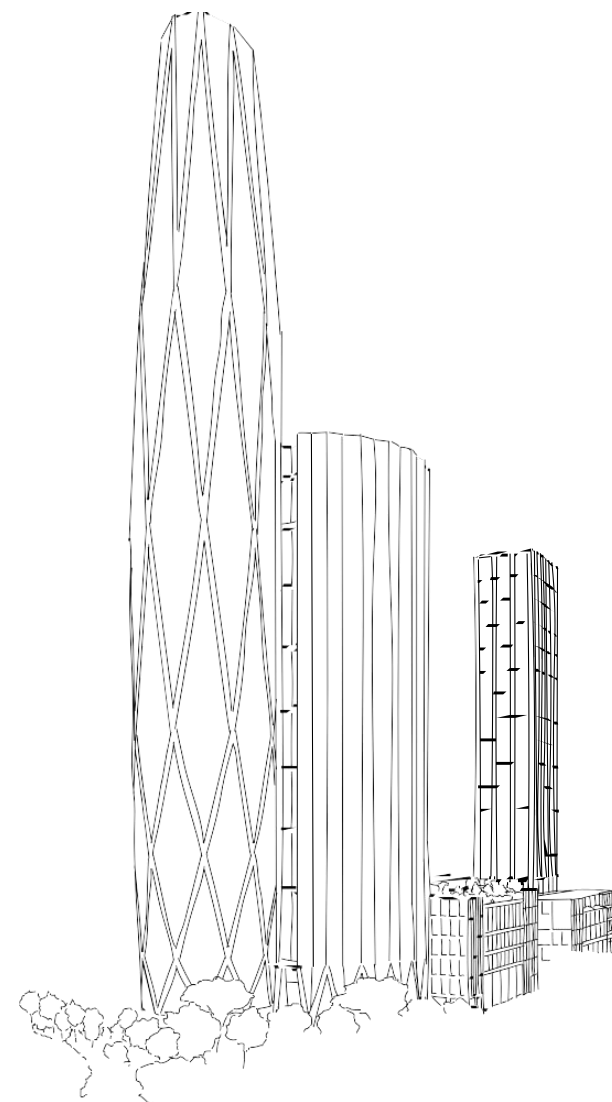
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Fibra SOMA (SOMA 21) announces its fourth quarter 2021 results, reporting NOI of MXN\$381 million for 4Q21, and a cumulative MXN\$1,263 million for 2021. The reported AFFO for the quarter was MXN\$114 million, on a 20.1% margin.

Quarterly results

- **Rental revenues** were MXN\$570 million. Cumulative rental revenues for 2021 were MXN\$1,823 million.
- **Net Operating Income** (NOI) was MXN\$381 million. Cumulative NOI for 2021 was MXN\$1,263 million.
- **EBITDA** reached MXN\$327 million, on a 57.5% EBITDA margin. Cumulative EBITDA for 2021 was MXN\$1,115 million.
- **Consolidated AFFO** for 4Q21 was MXN\$148 million, on a 26% AFFO margin. Cumulative consolidated AFFO for 2021 was MXN\$459 million.
- **Average occupancy** increased to 96%, and we closed the quarter with 1,463 tenants.

Highlights

- The contribution of **Soho House & Beach Club** in Los Cabos was completed. This project plans to develop a **hotel of approximately 70 keys**, as well as a **beach club** that will be available only to members of Soho House.
- Additionally, the acquisition of **Retail Los Cabos** was approved, in which it is contemplated to develop **18,600 sqm of retail space** within the Cabo del Sol complex in Los Cabos. The project will feature recognized luxury, fashion, wellness brands and a luxury restaurant area. The transaction is expected to be completed during the first half of 2022.
- Given the Fibra's strong results, a single **distribution to CBFi holders of MXN\$600m** has been approved for 2022 (MXN\$0.83 per CBFi), which will be distributed in March 2022 in a single installment.



Note: Fibra SOMA's IPO was on February 22, 2021, so the 1Q21 result only includes 38 days of operations. The images correspond to FIBRA's participation projects.

Dear Investors,

During the fourth quarter of 2021, Fibra SOMA delivered strong results, once again. Our portfolio continued to show its resilience in the face of the economic and social impacts of the pandemic. The recovery in our business is evident both in operating and financial metrics. The overall occupancy rate returned to its historical average levels of 96%, which shows how unique our assets are and the trust our tenants have in our management's capabilities.

During the fourth quarter, we reported an 11.6% sequential increase in revenues to MXN\$570 million, and a 5.9% sequential increase in NOI to MXN\$381 million (on an 67% NOI margin). This translated into MXN\$148mm in AFFO, an 87% increase vs. the third quarter's results. We are proud to see our portfolio returning to profitability levels in line with our pre-pandemic track-record.

At the end of 4Q21, Fibra SOMA remained with a solid balance sheet position, with a balance of MXN\$6.3 billion in cash and cash equivalents. This allows us to comply with the business plan and continue working on strengthening Fibra SOMA's portfolio.

Given the strength seen during the past year, a one-time distribution to CBFH holders of MXN\$600 million has been approved for 2022 (MXN\$0.83 per CBFH), which will be paid in March 2022 in a single installment. While we are happy that the results have allowed for such a distribution, I want to emphasize that this is a one-off distribution, and we are not committing to recurring distributions. The Fibra's development pipeline and the strength of our balance sheet are our main priorities in the near future.

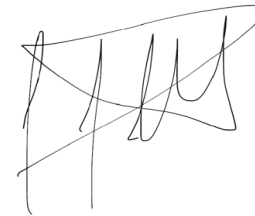
It is also worth noting that the contribution of the Soho House & Beach Club in Los Cabos was completed during 4Q21. This project plans to develop a 70-key hotel, as well as a beach club available to Soho House members only. The lease agreement with Soho House is also dollar denominated, and it has a 20-year duration with corporate guarantees. Soho House is a group of membership clubs across the world with 27 hotels and houses located in 20 countries.

Additionally, the acquisition of Retail Los Cabos was approved, in which it is contemplated to develop 18,600 sqm of retail space inside the Cabo del Sol complex in Los Cabos. We have had advanced discussions with renowned luxury, fashion, wellness, and F&B brands, which indicates us there is strong demand for the project. We expect the entirety of the cash flow to be in dollars, which strengthens our currency mix. As Los Cabos has demonstrated to be a robust, high-end travel destination for US and Mexican tourists, we are convinced that Retail Los Cabos is a great opportunity to satisfy a retail demand that so far has been neglected in the area. We expect to complete the distribution during the first half of 2022.

Also, this year we expect to complete the contribution of 27.4% of Artz, which is agreed and scheduled to be completed by the end of 2022. With this, Fibra SOMA will have 100% of Artz in the portfolio.

On February 23rd we celebrated our first year as a publicly listed entity, and I am proud of what we were able to deliver. I am confident that 2022 will be a strong year for Fibra SOMA, and I would like to reiterate our gratitude to all our stakeholders for their continued support. I look forward to talking to you again soon.

Regards,

A handwritten signature in black ink, appearing to read 'JJSM', enclosed within a hand-drawn oval shape.

José Juan Sordo Madaleno de Haro CEO,
Chief Executive Officer, Fibra SOMA

Key quarterly indicators

Operating



15

properties in the portfolio



+727,000 sqm

of GLA



96%

average occupancy



6-7%

average lease spread



\$381m

NOI during 4Q21



1,463

tenants



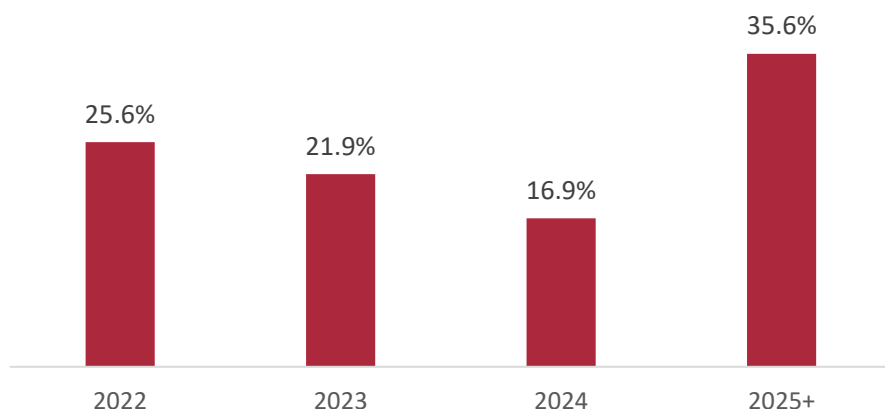
- The portfolio grew by approximately 12,000 sqm due to the contribution of Soho House Los Cabos to the portfolio. Therefore, after the end of the quarter, the total GLA is greater than 727,000 sqm. Of these, approximately 465,000 sqm from the operating portfolio and approximately 262,000 sqm from the development portfolio.
- Occupancy increased to average levels of 96%, compared to the 95% reported in 3Q21.
- Renewal rate during 2021 was above 90%, with an average lease spread of 6-7%.
- Fibra SOMA's Net Operating Income (NOI) was MXN\$381 million for 4Q21, and cumulative MXN\$1,263 million for 2021. The NOI considering 100% participation in current assets was MXN\$656 million for 4Q21 and MXN\$2,177 million for 2021.
- At the end of the quarter Fibra SOMA had 1,463 tenants.

Top Tenants

	% Rent	% GLA
Top-5	15.5%	26.2%
Top-10	20.5%	31.9%
Top-15	24.4%	35.9%
Otros	75.6%	64.1%

- Our tenant base is very diverse. The Fibra's top 5 tenants represent 15.5% of rental revenues and 26.2% of GLA. The top 5 tenants are primarily global tenants with high credit quality.
- The lease spread for renewed leases so far in 2021 has averaged 6.0%-7.0%.
- Fibra SOMA has managed to renew more than 90% of the leases that have expired during 2021.
- Given that the average term for retail contracts is three years, 25.6% of current leases will be subject to renewal in 2022, 21.9% in 2023, and 16.9% in 2024.
- There are still some COVID-19 reliefs in effect, which have been granted to business segments that continue with restrictions in their operation.

Lease Maturity Profile



Key quarterly indicators

Financial

thousand Pesos	4Q21	3Q21	2021 YTD
Total Revenues	\$569,616	\$510,188	\$1,823,037
Joint Venture Results	\$172,792	\$172,575	\$594,995
Net Operating Income	\$381,289	\$359,903	\$1,263,007
NOI Margin	66.9%	70.5%	69.3%
EBITDA	\$327,555	\$318,689	\$1,114,449
EBITDA Margin	57.5%	62.5%	61.1%
Consolidated FFO	\$156,536	\$107,374	\$513,802
Consolidated FFO Margin	27.5%	21.0%	28.2%
Consolidated AFFO	\$148,008	\$79,051	\$459,638
Consolidated AFFO Margin	26.0%	15.5%	25.2%
Controlling Interest AFFO	\$114,645	\$70,079	\$356,288
Controlling Interest AFFO Margin	20.1%	13.7%	19.5%
Distribution to CBFi holders	\$600,000	\$0	\$600,000
<i>CBFIs with economic rights</i>	<i>722,905,676</i>	<i>714,236,948</i>	<i>722,905,676</i>
Distribution per CBFi with economic rights	\$0.83	\$0.00	\$0.83

- Net Operating Income (NOI) was MXN\$381 million, on a 66.9% NOI margin. Accumulated NOI for 2021 was MXN\$1,263 million.
- EBITDA reached MXN\$328 million in 4Q21, on a 57.5% EBITDA margin. Accumulated 2021 EBITDA was MXN\$1,114 million.
- Consolidated AFFO for 4Q21 reached MXN\$148 million, on a 26.0% consolidated AFFO margin. Accumulated 2021 consolidated AFFO was MXN\$460 million.
- Controlling interest AFFO for 4Q21 reached MXN\$115 million, on a 20.1% controlling AFFO margin. Accumulated Controlling interest AFFO for 2021 was MXN\$356 million.
- The number of CBFIs increased by 8,668,728 CBFIs due to the contribution of PHMC to the Fibra's portfolio

Note: Fibra SOMA's IPO was on February 22, 2021, so the 1Q21 result only includes 38 days of operations.

Soho House & Beach Club – Los Cabos



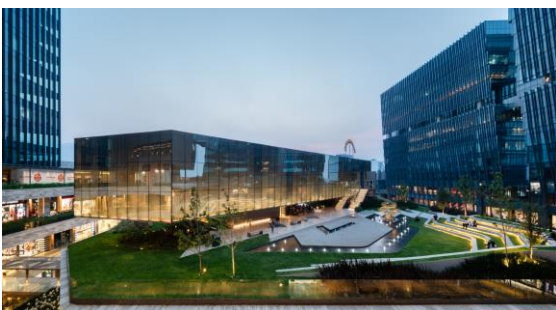
- The Soho House & Beach Club project in Los Cabos plans to develop a hotel with approximately 70 keys, and an exclusive beach club for Soho House members.
- The contract with Soho House is for a term of up to 20 years with an option to extend. It is denominated in dollars.
- Construction will begin in the second half of 2022 and we estimate the development's completion will be during the second half of 2024.

Retail Los Cabos – Los Cabos (1H 2022)⁽¹⁾

- Retail Los Cabos will be a development of approximately 18,600 sqm of retail space within the Cabo del Sol complex in Los Cabos.
- The space will be leased to luxury fashion, decoration, and wellness boutiques, as well as restaurants.
- Los Cabos is a dollarized market with strong tourism trends, in which there is a strong demand for this type of assets that is not being met today.
- Construction is expected to begin in the second half of 2022 and we estimate the development's completion will be during the first half of 2024.



Artz (2H 2022)



- The 27.4% contribution of Artz is scheduled to be completed by the end of 2022.
- There is a signed agreement for the contribution of this asset.
- Fibra SOMA currently has 72.6% of Artz in the portfolio, after the completion of this contribution, Fibra SOMA will own 100% of Artz.
- Artz is a mixed-use asset, which has a GLA of 111,183 sqm with a shopping mall and three office towers in operations.

(1) The acquisition of Retail Los Cabos is expected to be completed during the first half of 2022.



PHMC (2024)

Mexico City

Uses: Office and Hotel

GLA: 40,000 sqm

- Construction: Currently in excavation and substructure processes (13% of total progress).
- Financing: The financing process has started, and an LOI is expected by 2Q22.



Expansión Antara (2025)

Mexico City

Uses: Retail, Office and Hotel

GLA: 90,000 sqm

- LOIs have been signed for ~75% of the GLA of the Retail component of the project.
- Work is underway with the Rosewood design team for the hotel's interiors.
- ~70% of the excavation process is complete.
- Financing: A line of credit of MXN\$3,125 million pesos was closed and are currently working to close the financing of the hotel.



Reforma (2026)

Mexico City

Uses: Retail, Office and Hotel

GLA: 90,000 sqm

- Work is underway on the design of the project and the closing of the lease commitments to start the construction of the first phase.
- Financing: Conversations began with creditors to negotiate the terms and conditions of the project's development loan.



Soho House & Beach Club (2024)

Los Cabos

Uses: Hotel, Beach Club

GLA: 12,000 sqm

- During 1Q22, a 97% stake in the land was purchased.
- Construction: The project is currently in the land moving phase and construction is expected to begin during 2H22.
- Financing: The financing process has started, and an LOI is expected by 2Q22.
- The estimated investment for this project is USD\$30mm.

Financial information

NOI & EBITDA

NOI & EBITDA (Considering 100% participation in current assets)

thousand Pesos	4Q21	3Q21	2021 YTD
Total revenues	\$935,545	\$853,232	\$3,027,332
Total expenses	\$279,593	\$223,774	\$850,517
Net Operating Income (NOI)	\$655,953	\$629,458	\$2,176,815
NOI margin	70.1%	73.8%	71.9%

NOI & EBITDA (Fibra SOMA participation)

thousand Pesos	4Q21	3Q21	2021 YTD
Base rent	\$281,129	\$233,996	\$852,398
Parking	\$22,954	\$14,445	\$55,732
Maintenance, Operation, Advertising and Other	\$27,631	\$37,322	\$121,402
Total revenues (Own Portfolio)	\$331,715	\$285,762	\$1,029,532
Operation and maintenance expenses	\$106,013	\$81,370	\$302,883
Property tax	\$15,850	\$15,837	\$54,226
Insurance	\$1,354	\$1,227	\$4,411
Total expenses (Own Portfolio)	\$123,217	\$98,434	\$361,519
Joint Venture revenues	\$237,901	\$224,425	\$793,505
Joint Venture expenses	\$65,109	\$51,851	\$198,511
Joint Venture result (Net)	\$172,792	\$172,575	\$594,995
Net Operating Income	\$381,289	\$359,903	\$1,263,007
NOI margin	66.9%	70.5%	69.3%
Administrator Expenses and other non operating expenses	\$53,734	\$41,214	\$148,558
EBITDA	\$327,555	\$318,689	\$1,114,449
EBITDA margin	57.5%	62.5%	61.1%

Note: Fibra SOMA's IPO was on February 22, 2021, so the 1Q21 result only includes 38 days of operations.

Financial information

FFO / AFFO reconciliation

FFO & AFFO Reconciliation

Thousand Pesos	4Q21	3Q21	2021 YTD
Consolidated Net Income (loss)	(\$35,765)	(\$57,051)	\$296,177
Foreign exchange Gain (loss), net	\$3,158	\$290,957	\$234,752
Derivative financial instrument adjustment	\$387,323	(\$214,619)	\$85,530
Banking Commissions Amortization	\$4,728	\$88,087	\$100,251
Adjustments to fair value of investment properties	(\$202,909)		(\$202,909)
Consolidated FFO	\$156,536	\$107,374	\$513,802
Net anticipated rents	(\$2,323)	\$753	\$718
Net Tenant Admission Payments	(\$14,015)	(\$18,474)	(\$60,505)
Other Provisions	\$15,174	\$0	\$35,922
Net straight-line effect	(\$7,982)	(\$7,982)	(\$26,481)
Net property tax and insurance unaccrued	\$617	(\$2,621)	(\$3,818)
Consolidated AFFO	\$148,008	\$79,051	\$459,638
Non-Controlling Interest	(\$33,363)	(\$8,971)	(\$103,351)
Controlling Interest AFFO	\$114,645	\$70,079	\$356,288
SOMA21 at BIVA	4Q21	3Q21	
Closing price as of December 31 st , 2021	\$50	\$50	
Outstanding CBFIs as of December 31 st , 2021	722,905,676	714,236,948	
Market capitalization as of December 31 st , 2021	\$36,145,283,800	\$35,711,847,400	

Note: Fibra SOMA's IPO was on February 22, 2021, so the 1Q21 result only includes 38 days of operations.

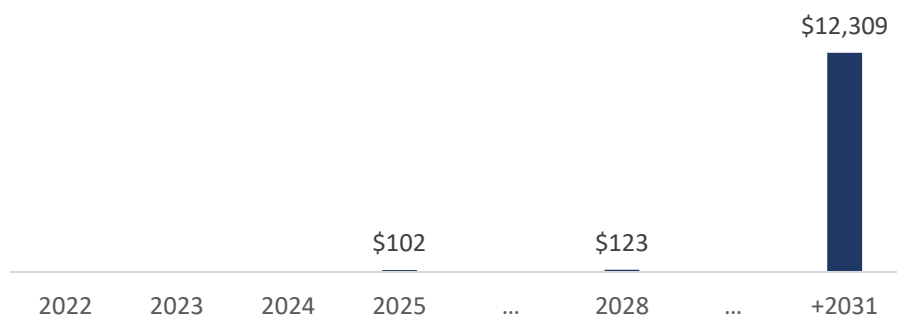
Ratios (CNBV) as of December 31 st , 2021	SOMA	Limit	Status
Loan to Value (total debt / Assets book value)	23.5%	50%	OK
Debt service coverage ratio	3.4x	≥1.0x	OK

Ratios (Senior notes) as of December 31 st , 2021	Type	SOMA	Limit	Status
Limitation on Outstanding Debt (LTV)	Incurrence	23.5%	60%	OK
Limitation on Secured Debt (Secured debt / Total Assets)	Incurrence	0.9%	40%	OK
Debt service test	Incurrence	1.8x	≥1.5x	OK
Maintenance of Unencumbered Assets	Maintenance	293.0%	≥150%	OK

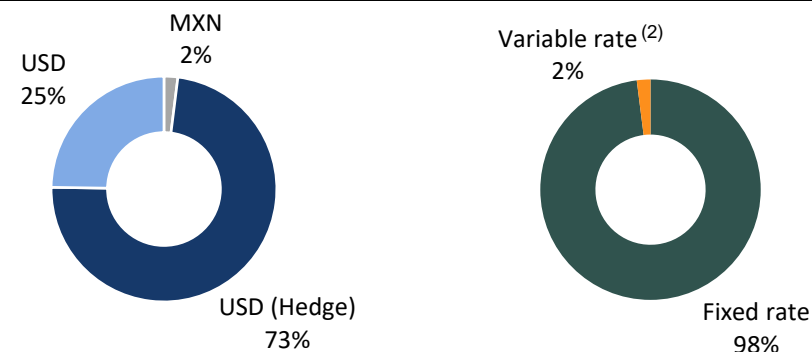
Debt summary

Fibra SOMA's debt as of December 31 st , 2021	% share of Fibra SOMA	Currency	Amount (in MXN\$mm)	Interest rate	Outstanding balance (in MXN\$mm)	Maturity
Senior bond	100%	USD	\$12,309.4	4.375%	\$12,309.4	22/Jul/31
Antea loan	20%	MXN	\$1,100.0	TIIE + 290 bps	\$102.4	30/Sep/25
PO Querétaro loan	50%	MXN	\$450.0	TIIE + 225 bps	\$0.0	30/Nov/33
Expansión Antara loan ⁽¹⁾	50%	MXN	\$3,125.0	TIIE + 325 bps (2021-2024) TIIE + 375 bps (2025-2028)	\$122.8	20/Feb/28
Total					\$12,534.7	

Debt maturity profile



Debt profile per currency and rate



(1) The Expansión Antara loan is a project finance loan that is non-recourse at the Fibra level. The total available amount of the credit line is MXN\$3,125 million, however, as of 4Q21 there are MXN\$123.1 million outstanding. (2) Interest rate swaps have been contracted to cover most of the outstanding balance of the loans with variable rate.

Base rent: Minimum fixed rent payable by tenants as determined in the lease agreement.

Consolidated Adjusted Funds from Operations (Consolidated AFFO): Result of adjusting FFO by adding or subtracting the following items as applicable: Net Tenant Admission Payments (*Refers to Tenant Admission Payments collected in the current period that are unearned and Tenant Admission Payments collected in prior periods accrued in the current period*), Net straight-line effect (*Refers to the effect of recognizing the amounts of Base Rent, proportionately in straight line throughout the term of lease agreements, no matter the payment method agreed upon with the tenant*), Net property tax and insurance (*Refers to un-accrued Property Tax and Insurance expenses from the current period and Property Tax and Insurance expenses that correspond to previous periods*), Net anticipated rents (*Refers to rents collected in advance in the current period that are unearned, and rents collected in advance in prior periods that are accrued in the current period*), Other Provisions (*Refers to other non-cash expenses accrued during the period*), Banking Commissions Amortization (*Refers to the non-cash adjustment related to Debt issuance costs*).

Consolidated Funds from Operations (FFO): The result of adding to or subtracting adjustments related to negative or positive changes, respectively, in some non-cash items reflected in results, from Consolidated Net Income, as applicable and as follows: Adjustments to fair value of investment properties-Net (*Refers to the non-realized accounting gains or losses resulting from changes in the determination of the reasonable value of investment properties*), Valuation Effect on Financial Instruments (*Refers to non-realized profits or losses in the reasonable value of financial instruments (includes debt and equity related instruments) that, as applicable, derive from accounting guidelines with respect to the fair value determination of these instruments in the financial statements*) and Foreign exchange Gain (loss), net (*Refers to the unrealized gains losses in the value of monetary assets and liabilities resulting from fluctuations in the exchange rate*).

Controlling Interest (AFFO): Result of adjusting Consolidated AFFO by adding or subtracting the Non-Controlling Interest (*Refers to excluding the minority interest effects related to adjustments outlined above*) to the FFO.

Earnings before interests, taxes, depreciation, and amortization (EBITDA): . Result of subtracting the Administrator Expenses and other Non-Operating expenses to the NOI.

GLA: Gross leasable area

Market Cap. Calculation: (Outstanding CBFIs) *(Average Quarterly Closing Price)

Net Operating Income (NOI):Total revenues (*including lease revenues, maintenance fees and joint venture revenues*) minus operating expenses of the properties (*which includes operating expenses, joint venture expenses, maintenance expenses, property taxes and insurance expenses*). The NOI calculation does not include certain other expenses such as administrator expenses and other non-operating expenses, fair value adjustments to investment properties, interest expense, interest income, and foreign exchange (loss) gain-net.

- **Debt service coverage ratio (“ICDt”) terms:**

ALO = Liquid assets at the end of 4Q21, including cash and investment in securities, but not restricted cash.

VATt = Value-added tax to be recovered in the estimated quarter of recovery t.

UOt = Estimated operating income after payment of distributions for quarter t. Considering projects in operation, and in the case of projects under development, only those whose development has begun as of the date of this calculation.

LRO = Revolving credit lines outstanding, irrevocable and undrawn at the end of 4Q21.

It = Estimated interest payments derived from financing for quarter t.

Pt = Scheduled principal repayments of borrowings for quarter t.

Kt = Estimated recurring capital expenditures for quarter t.

Dt = Non-discretionary development expenses estimated for quarter t. Only those investments in announced projects whose development is in projects announced and whose development has begun as of the date of this calculation are considered.

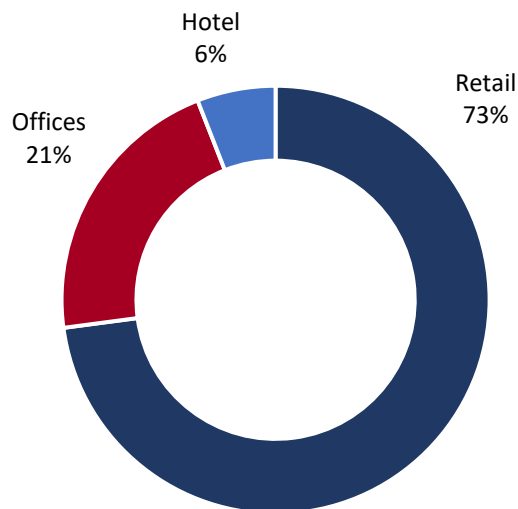
t = 1Q22, 2Q22, 3Q22, 4Q22, 1Q23

FIBRA SOMA

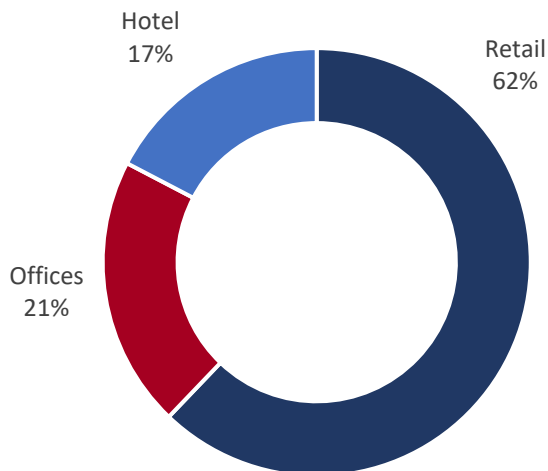


Appendix GLA breakdown

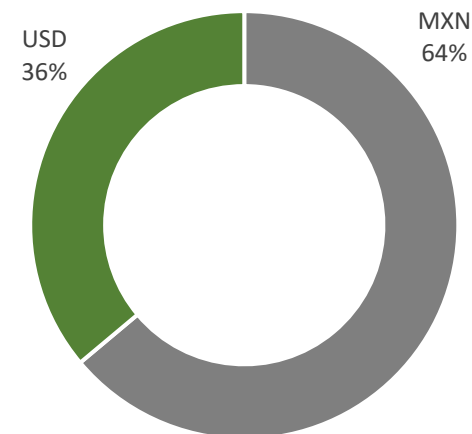
GLA by segment⁽¹⁾



Income by segment⁽¹⁾



Income by currency⁽¹⁾



- The GLA of the portfolio, considering the assets in operation and the projects under development, is divided into 73% retail, 21% offices, and 6% hotels. The portfolio has offices in Artz, Reforma, Expansión Antara and PHMC, while the hotel component is present in Expansión Antara, PHMC, and Soho House & Beach Club in Los Cabos.
- 62% of income comes from the retail component, 21% from the office component, and the remaining 17% comes from the hotel component. These revenues consider both operating properties and properties under development in the stabilization phase.
- Within the total revenues mentioned in the previous point, those in Mexican pesos represent 64% of revenues, while the other 36% are in US dollars. These mainly come from the office and hotel components.

¹ GLA breakdown includes operating assets and development pipeline (in the stabilization phase).

FIBRA SOMA



Appendix Financial Statements

Financial Information

Income Statement

thousand Pesos	4Q21	3Q21	2021 YTD
Rental income	\$281,129	\$233,996	\$852,398
Parking	\$22,954	\$14,445	\$55,732
Maintenance, Operation, Advertising and Other	\$27,631	\$37,322	\$121,402
Total revenues (Own Portfolio)	\$331,715	\$285,762	\$1,029,532
Operation and maintenance expenses	\$87,767	\$65,752	\$256,078
Operation Fee	\$18,246	\$15,618	\$46,805
Administrator Expenses and other non operation expenses	\$53,734	\$41,214	\$148,558
Property tax	\$15,850	\$15,837	\$54,226
Property Insurance	\$1,354	\$1,227	\$4,411
Total expenses (Own Portfolio)	\$176,952	\$139,648	\$510,077
Joint Venture result (Net)	\$172,792	\$172,575	\$594,995
Income after Joint Venture result (Net)	\$327,555	\$318,689	\$1,114,449
Interest expense and debt cost	(\$229,722)	(\$344,096)	(\$808,404)
Derivative financial instrument effect	\$4,256	(\$68,328)	\$23,101
Interest income	\$47,659	\$44,694	\$101,190
Foreign exchange Gain (loss), net	\$11,258	(\$152,807)	(\$82,186)
Adjustments to fair value of investment properties - Net	\$202,909	\$0	\$202,909
Net income	\$363,915	(\$201,848)	\$551,059
(Loss) gain on foreign exchange of financial instrument	(\$8,100)	(\$138,150)	(\$146,250)
(Loss) gain on valuation of financial instrument	(\$391,579)	\$282,947	(\$108,632)
Consolidated comprehensive (loss) income	(\$35,765)	(\$57,051)	\$296,177
Net Consolidated income (loss)			
Controlling Interest	\$321,581	(\$192,877)	\$456,680
Non Controlling Interest	\$42,334	(\$8,971)	\$94,379
Consolidated comprehensive (loss) income			
Controlling Interest	(\$78,099)	(\$48,079)	\$201,798
Non Controlling Interest	\$42,334	(\$8,971)	\$94,379

Note: Fibra SOMA's IPO was on February 22, 2021, so the 1Q21 result only includes 38 days of operations.

Financial Information

Balance Sheet

FIBRA SOMA

(thousand pesos)

Assets	As of December 31 st , 2021
Current assets:	
Cash, cash equivalents	\$6,278,094
Lease receivables and other accounts receivable	\$678,483
Accounts receivable from related parties	\$52,673
Recoverable taxes, mainly Value-Added Tax	\$255,600
Prepaid expenses	\$2,261
Total current assets	\$7,267,112
Non-current assets:	
Restricted cash	\$0
Investment properties	\$30,559,344
Investments in joint ventures	\$15,470,953
Derivative Financial Instruments	\$0
Long - term prepaid expenses	\$27,030
Fixed Assets	\$10,204
Total non-current assets	\$46,067,532
Total assets	\$53,334,643

Liabilities and Trustors' / Beneficiaries' Capital	As of December 31 st , 2021
Short-term liabilities:	
Current portion of long-term debt	\$22,396
Trade accounts payable and accrued expenses	\$589,335
Interest payable	\$237,021
Taxes payable, mainly Value-Added Tax	\$14,525
Total short term liabilities	\$863,277
Long-term liabilities:	
Debt	\$12,498,652
Trade accounts payable and accrued expenses	\$5,796
Derivative financial instruments	\$251,100
Deposit from tenants	\$118,723
Lease rights	\$162,188
Total long term liabilities	\$13,036,460
Total liabilities	\$13,899,737
Trustors' / Beneficiaries' capital:	
Contributed capital -	
Trustors' contributions	\$35,060,266
Earned capital -	
Retained earnings	\$201,798
Controlling interest	\$35,262,064
Non-controlling interest	\$4,172,842
Total Trustors' / Beneficiaries' capital	\$39,434,906
Total liabilities and Trustors' / Beneficiaries' capital	\$53,334,643

Note: Fibra SOMA's IPO was on February 22, 2021, so the 1Q21 result only includes 38 days of operations.

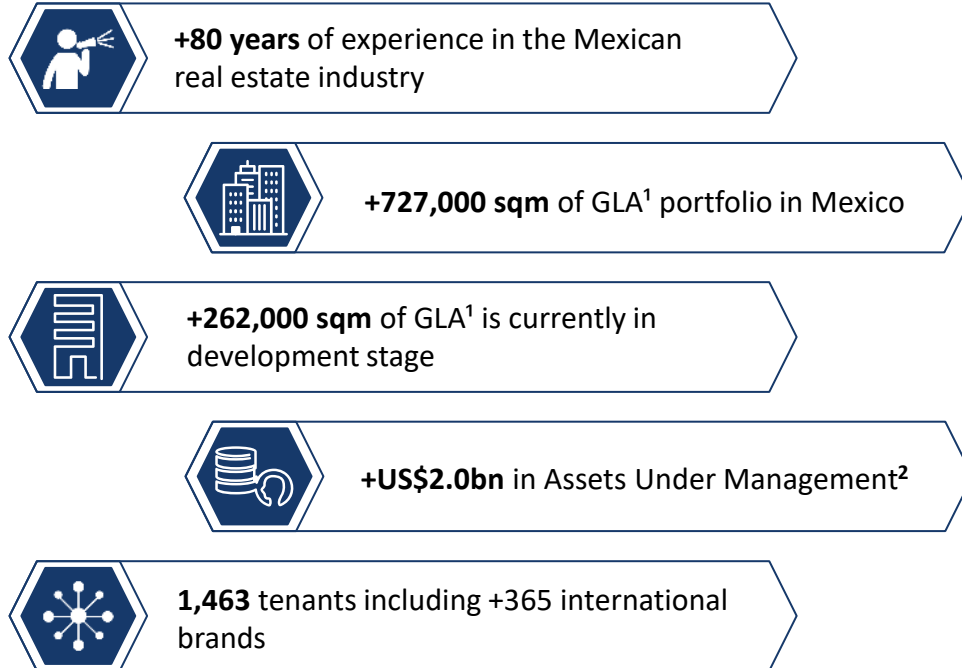


About Fibra SOMA

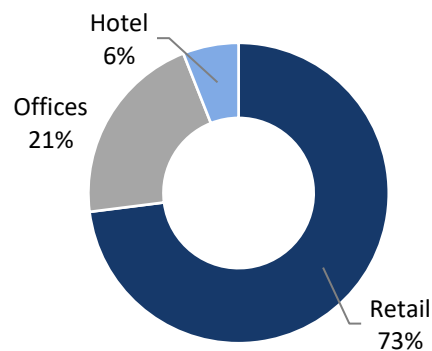
FIBRA SOMA

Leading real estate player in Mexico with decades of proven experience as developer and operator

Focus on Portfolio Enhancement and Growth



GLA Breakdown³



Breakdown includes assets under development and are expected to increase total portfolio GLA to +727,000 sqm once fully operational

FIBRA SOMA Overview

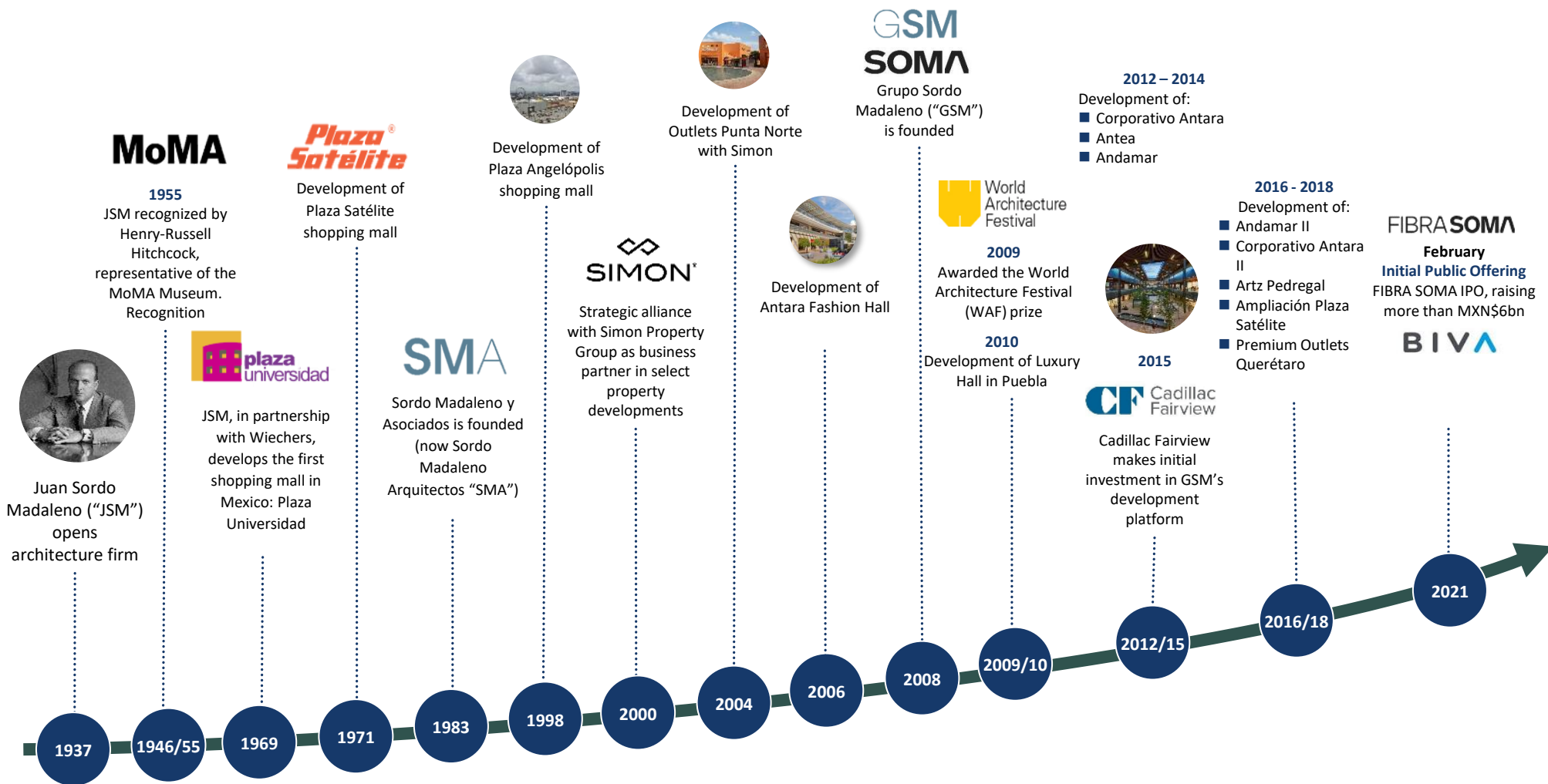
- Fully-integrated, self-managed and self-administered Mexican real estate investment trust (FIBRA)
- Focus on iconic, high quality and geographically diversified properties across key cities in Mexico
- In-house design and innovation resulting in consistent NOI increases
- Above-market rent increments and cost optimizations
- Selective investments with rigorous criteria in order to maximize value creation
- Core segment is Retail, but continues diversifying towards Office, Hotel and Residential given significant appetite for SOMA's highly attractive and unique assets

Cornerstone Investor



- ✓ Cadillac Fairview, wholly owned by the Ontario Teacher's Pension Plan, is a best-in-class global real estate investor and holds a 19% ownership interest in FIBRA SOMA
- ✓ Cadillac Fairview has 2 members on the investment committee (out of 4 members) and 2 members on the technical committee

¹ Gross Leasable Area is the total space available for lease. ² Refers to Investment Properties and Investments in Joint Ventures per Company Financials as of 4Q21. ³ GLA breakdown includes operating assets and development pipeline (in stabilization phase).

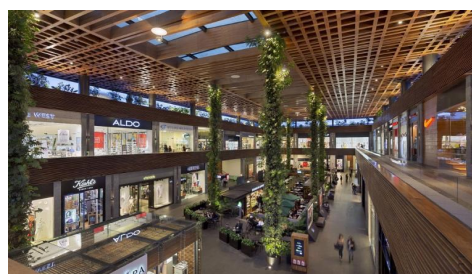


Since 2013, SOMA raised +US\$1,100mm in equity and +US\$850mm in debt

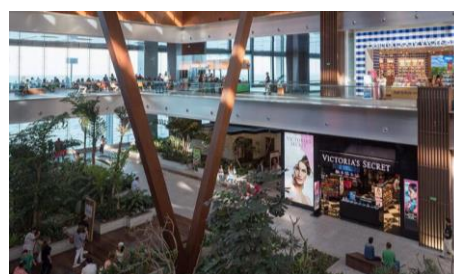
Operating Assets Developed Cumulative GLA (000' sqm)													
2000	...	2004	...	2006	...	2010	...	2013	2014	2015	...	2018	2021
144		176		224		234		314	347	377		440	466

Diversified and segmented portfolio, located in unique and irreplaceable prime locations

Assets	Location	Status	Share %	Total GLA
Andamar I	Veracruz	Operating	100.0%	33,465
Andamar II	Veracruz	Operating	100.0%	29,667
Angelopolis	Puebla	Operating	35.0%	36,221
Antea	Querétaro	Operating	20.0%	79,721
Artz	Ciudad de México	Operating	72.6%	111,183
Luxury Hall	Puebla	Operating	100.0%	10,385
PO Punta Norte	Estado de México	Operating	50.0%	31,581
PO Queretaro	Querétaro	Operating	50.0%	25,925
Satelite	Estado de México	Operating	46.9%	76,803
Universidad	Ciudad de México	Operating	39.0%	30,569
Expansion Antara	Ciudad de México	Development	50.0%	90,000
Reforma	Ciudad de México	Development	100.0%	90,000
PHMC Offices	Ciudad de México	Development	100.0%	25,000
PHMC Hotel	Ciudad de México	Development	50.0%	15,000
Soho House Los Cabos	Los Cabos	Development	100.0%	12,000
León	Guanajuato	Planning	70.0%	30,000
Total				727,520



Luxury Hall



Andamar

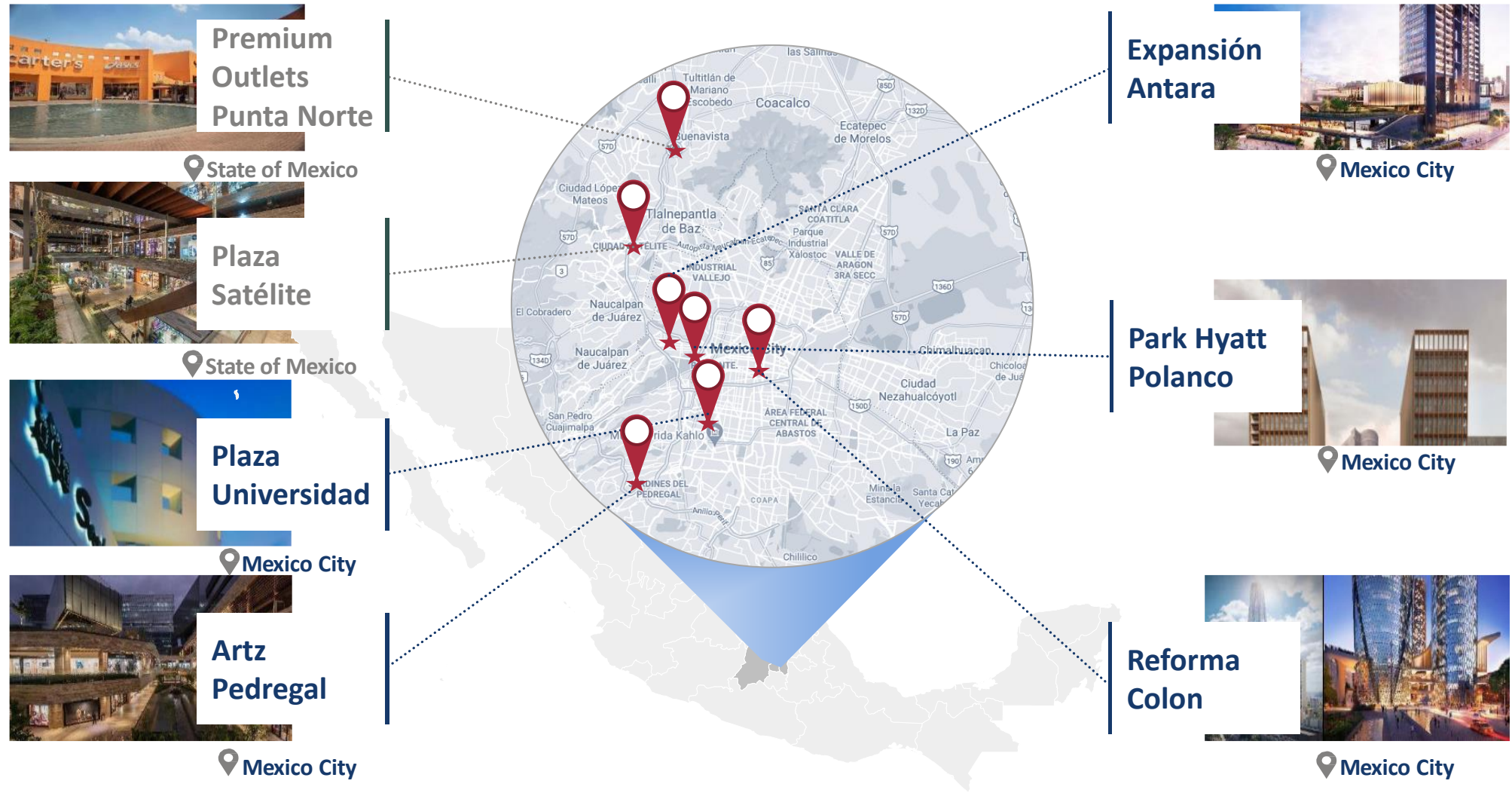


Outlet Querétaro



Antea

Assets located in Mexico City and State of Mexico



Greater Mexico City: the capital and largest city of Mexico and the most populous city in North America, with over 20mm inhabitants. Mexico City is the country's economic epicenter, representing 18% of its GDP, the largest Spanish speaking city globally and the oldest capital city in the Americas.



Querétaro: one of the fastest growing cities in Mexico and the largest city in the Bajío region, one of the most dynamic regions in Mexico, due to its large industrial activity and exports focus

Veracruz: founded in 1529, Veracruz is the oldest, largest and most important seaport in Mexico, and gateway to Mexico's automobile industry

Puebla: the fourth largest metropolitan area in Mexico with +3mm inhabitants, the city serves as one of the main economic hubs in Mexico



Location	Puebla
Year of completion	2010
GLA	10,385 sqm
Uses	Retail
Tenants	Burberry, Victoria Secret, Aldo, Kiehls, among others

- Located adjacent to the Angelópolis Shopping Mall
- Multi-faceted mall, with a range of retail spaces with the most exclusive brands and terraces with restaurants
- Main point of attraction for visitors to and from other central and Gulf states with high expectations for a luxury experience
- Innovative concept as it merges mall experience with special events, providing loyalty programs, and a wide range of products and services



Location	Veracruz
Year of completion	2014 & 2016
GLA	63,132 sqm
Uses	Retail
Tenants	Cinemex, Zara, West Elm, Pottery Barn, Williams Sonoma, among others

- Located in prime neighborhood of Veracruz, overlooking Boca del Rio avenue
- Leading mall in the state of Veracruz, offering premium brands and a unique experience of enjoying shopping, entertainment and services by the sea
- 107 stores



Location	Mexico City
Year of completion	2018
GLA	111.183 sqm
Uses	Retail & Offices
Tenants	J&J, Santander, LVMH, Moncler, Omega, Tiffany, among others

- Largest shopping center according to turnovers and visitors in the whole southern Mexico City
- Wide choice of shops, services, cafes and leisure under one roof
- Strategic location with excellent high-density primary catchment area
- Convenient accessibility from public transport perspective and spacious parking area around the building

Outlet Punta Norte – Key highlights



Location	State of Mexico
Year of completion	2004
GLA	31,581 sqm
Uses	Retail
Tenants	Palacio de Hierro Outlet, Salvatore Ferragamo, Carolina Herrera, among others

- Open-air shopping center offering national and international designer brands, where shoppers can find the widest range of retail choice with discounts of 25 to 65 percent every day
- Offer various selection of fashion options with 165 stores available
- Main destination for visitors from across the metropolitan area and the rest of the country



Location	Querétaro
Year of completion	2019
GLA	25,925 sqm
Uses	Retail
Tenants	Adidas, Hugo Boss, Nike, Swarovski, among others

- Located 6.3km from Querétaro, the largest city in the Bajío region - one of the most dynamic and fastest growing regions in Mexico
- Main point of attraction for visitors to and from the export corridor of Mexico
- With over 80 stores, it offers an open aired experience of retail spaces and restaurants options
- Offering the latest trends at a discounted price in fashion for men, women, children, houseware and home furnishings



Location	State of Mexico
Year of completion	1971
GLA	76,803 sqm
Uses	Retail
Tenants	Liverpool, Palacio de Hierro, Sears, Cinepolis, among others

- Opened in 1971 in the municipality of Naucalpan de Juárez as one of the country's first shopping malls
- Key factor that drove the urbanization of this zone, it is one of the areas of most intensive transit and commerce in the State of Mexico
- With 250 stores it offers a wide range of products, services and entertainment that makes it one of the most-visited shopping malls in the country



Location	Mexico City
Year of completion	1969
GLA	30,569 sqm
Uses	Retail
Tenants	Cinepolis, Sears, Zara, Sanborns, among others

- Plaza Universidad was the country’s first shopping mall, with a range of commercial uses including fashion, entertainment, food, and services
- Acts as a retail hub attracting visitors to the area from other parts of the city, since there are few shopping alternatives outside of the traditional options in the historic center of the city
- Offers 80 stores



Location	Puebla
Year of completion	1998
GLA	36,221 sqm
Uses	Retail
Tenants	Liverpool, Palacio de Hierro, Sears, Cinopolis, among others

- Located in one of the fastest-growing and profitable areas of Puebla
- Shopping mall complex was the first of its kind in the city with over 148 stores
- Activated and promoted retail, residential developments, schools, universities, office buildings, hospitals, and the city's principal highways
- Significant influx of visitors (~13.9mm people annually) from adjacent states including Veracruz, Oaxaca, and Tlaxcala



Location	Querétaro
Year of completion	2013
GLA	79,721 sqm
Uses	Retail
Tenants	Liverpool, Palacio de Hierro, Cinepolis, Zara, among others

- Second-largest shopping mall in Latin America
- Offers a wide range of top-level product brands, services, and entertainment
- Antea has 187 stores and receives annually ~13mm people
- Economic driver for the state of Querétaro, generating approximately 1,500 jobs, and encouraging the development of the area with hotels, housing, retail, and leisure facilities



FIBRA SOMA

