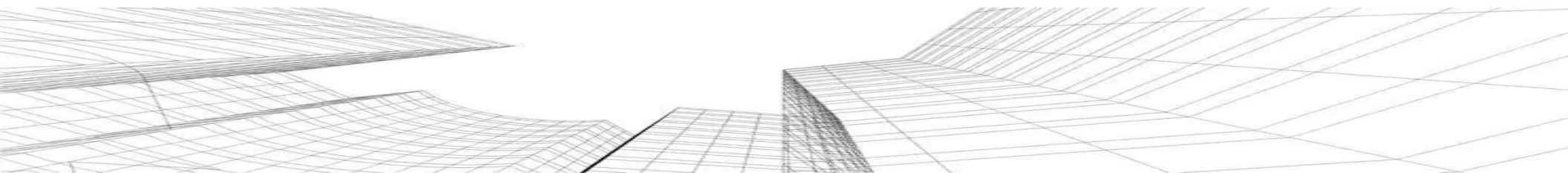




SECOND QUARTER 2022 QUARTERLY REPORT

July 28th, 2022

FIBRA **SOMA**



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Fibra SOMA invites you to join its quarterly conference call on its second quarter 2022 results.

Conference call will take place on August 2nd, 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_8pPQT5ITOCU9mTSiST2cw

INVESTOR RELATIONS CONTACT DETAILS

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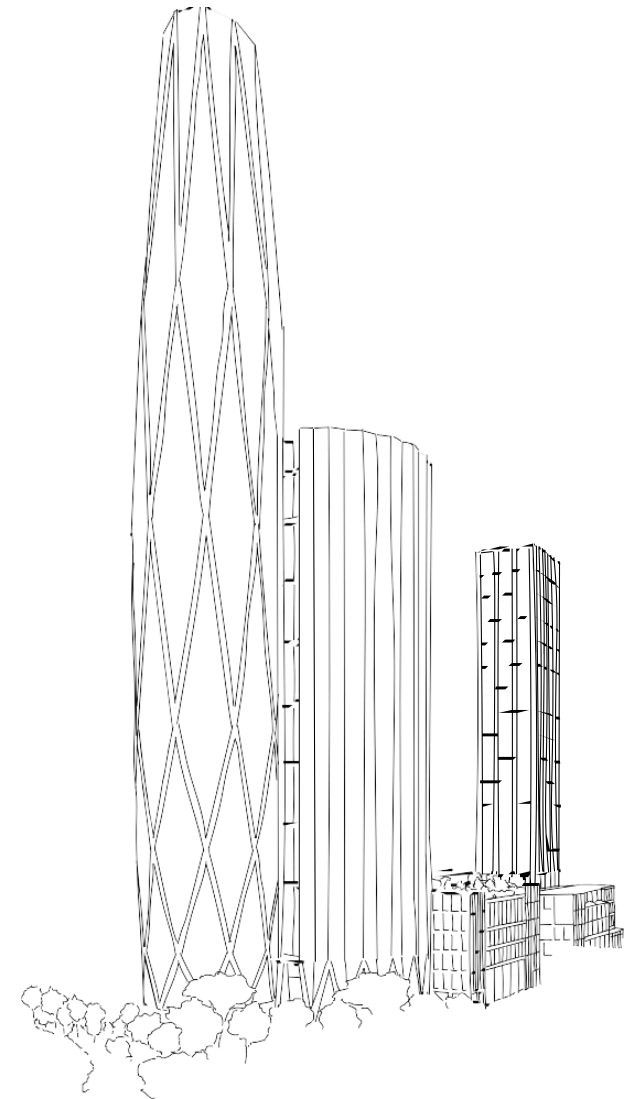
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Fibra SOMA (SOMA 21) announces its second quarter 2022 results, reporting NOI of MXN\$388 million for 2Q22, compared to the MXN\$373 million reported during 2Q21. The reported AFFO for the quarter was MXN\$154 million, on a 26.5% margin.

Quarterly results

- **Rental income** was MXN\$582 million, a 10.3% increase compared to 2Q21.
- **Net Operating Income** (NOI) was MXN\$388 million, which increased 4.0% compared to 2Q21.
- **NOI** increased in 28.5% during the first half of 2022 compared to the first half of 2021⁽¹⁾.
- **EBITDA** reached MXN\$339 million, a 1.3% increase compared to 2Q21.
- The **EBITDA margin** was 58.3%, compared to 63.4% during 2Q21.
- **Consolidated AFFO** for 2Q22 was MXN\$154 million, a 9.2% decrease compared to 2Q21.
- The **AFFO margin** was 26.5%, a 5.7% decrease against 2Q21.
- **Average occupancy** remained at high levels of 96%, while we closed 2Q22 with 1,438 tenants.

Highlights

- The acquisition of the **Soho House Mexico City** and **Abraham Gonzalez 45** projects was approved. The Soho House Mexico City project plans to develop a hotel of **approximately 72 keys** that will be available only to Soho House members, and the Abraham Gonzalez 45 project contemplates **33,000sqm of office and restaurant retail space**. Both projects are located along Paseo de la Reforma, next to the Reforma Colón project. These locations will help generate synergies between them.



Note: The images correspond to FIBRA's participation projects. The number of tenants has been adjusted with respect to the previous three months due to lease consolidations that include more than one rental space.

(1) Assumes real information prepared by the administrator considering the performance of the assets in operation from January 1, 2021 to June 30 of the same year.

Dear Investors,

Fibra SOMA's second quarter results were very solid. These results are derived from robust activity across our properties, where we had an overall occupancy rate above 96%. We also received positive sales reports from our tenants, demonstrating their economic and financial strength despite macroeconomic uncertainty.

We have reported a 10.3% sequential increase in revenues to MXN\$582 million, and a 4.0% sequential increase in NOI to MXN\$388 million (on a 66.7% NOI margin). NOI increased in 28.5% during the first half of 2022 compared to the first half of 2021. This translated into MXN\$154 million in AFFO, a 9.2% decrease compared to the 2Q21 results.

At the end of the second quarter of 2022, Fibra SOMA has a solid balance sheet with a cash balance of MXN\$4.3 billion. In addition, we have the availability of a revolving line of US\$100M.

During the quarter, the acquisition of Soho House Mexico City and Abraham Gonzalez 45 in Mexico City was also approved. The Soho House Mexico City project considers a 72-key hotel. It will be leased to Soho House through a master lease, with a corporate guarantee. Abraham Gonzalez 45 includes 33,000 sqm of office and retail space for restaurants. Both projects are located along to Paseo de la Reforma, next to the Reforma Colón project. Their location will allow us to generate synergies with the Reforma Colón project. As always, we are open to exploring unique development opportunities to continue generating value for our stakeholders.

On the ESG front, we continue to work with KPMG in defining the strategy. We have completed our materiality analysis and are now in the second stage, which involves a maturity diagnosis. We continue to meet the implementation schedule we had set for ourselves to implement a robust sustainability strategy for Fibra SOMA. This will allow us to formally report our ESG efforts in 2023.





Once again, I am very pleased with what the Fibra SOMA team accomplished in the second quarter. These results show our portfolio's potential, and we are committed to continue increasing our efforts. I would also like to thank all our stakeholders for their continued trust.

Regards,

A handwritten signature in black ink, consisting of several loops and strokes, representing the name José Juan Sordo Madaleno de Haro.

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

Key quarterly indicators

Operating

FIBRA **SOMA**



17

properties in the
portfolio



+772,000 sqm

of GLA



96%

average occupancy



7-8%

average
lease spread



\$388m

NOI during 2Q22



1,438

tenants

- The portfolio grew by approximately 45,000 sqm due to the contribution of Soho House Mexico City and Abraham Gonzalez 45 to the portfolio. As a result, after the end of the quarter, the total GLA is more than 772,000 sqm. Of these, approximately 465,000 sqm make up the operating portfolio and 307,000 sqm make up the portfolio under development.
- Occupancy levels remained at an average of 96%, compared to the 95% reported in 2Q21.
- The renewal rate during the second quarter of 2022 remained above 95%, with an average lease spread of 7-8%.
- Fibra SOMA's Net Operating Income (NOI) was MXN\$388 million for 2Q22, a 4% increase over 2Q21. NOI increased in 28.5% during the first half of 2022 compared to the first half of 2021⁽¹⁾.
- At the end of the quarter Fibra SOMA had 1,438 tenants.



Note: The images correspond to FIBRA participation projects.

(1) Assumes real information prepared by the administrator considering the performance of the assets in operation from January 1, 2021 to June 30 of the same year.

Key quarterly indicators

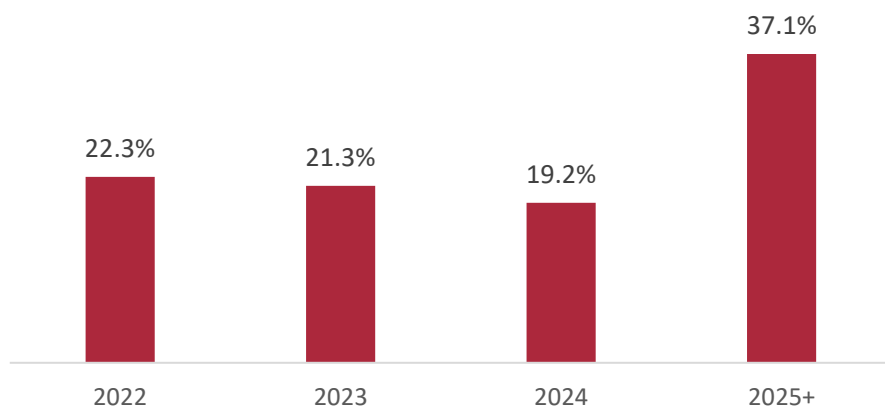
Operating

Top Tenants

	% Rent	% GLA
Top-5	18.9%	22.7%
Top-10	27.5%	32.7%
Top-15	32.4%	39.7%
Others	67.6%	60.3%

- Our tenant base is very diverse. The Fibra's top 5 tenants represent 18.9% of rental revenues and 22.7% of GLA, which is mainly composed of global tenants with high credit quality.
- The lease spread for renewed leases during 2Q22 has averaged 7.0%-8.0%.
- Fibra SOMA has managed to renew more than 95% of the leases that have expired during 2Q22.
- Given that the average term for retail contracts is three years, 22.3% of current leases will be subject to renewal in 2022, 21.3% in 2023, and 19.2% in 2024.

Lease Maturity Profile



Key quarterly indicators

Financial

Thousand Pesos	2Q22	2Q21	2022 YTD
Total Revenues	\$581,908	\$527,763	\$1,189,570
Joint Venture Results	\$177,240	\$184,114	\$367,428
Net Operating Income	\$388,219	\$373,260	\$822,291
NOI Margin	66.7%	70.7%	69.1%
EBITDA	\$339,264	\$334,766	\$721,769
EBITDA Margin	58.3%	63.4%	60.7%
Consolidated FFO	\$161,348	\$173,105	\$352,512
Consolidated FFO Margin	27.7%	32.8%	29.6%
Consolidated AFFO	\$154,294	\$169,857	\$330,750
Consolidated AFFO Margin	26.5%	32.2%	27.8%
Controlling Interest AFFO	\$108,331	\$126,955	\$234,726
Controlling Interest AFFO Margin	18.6%	24.1%	19.7%
Distribution to CBFi holders	\$0.0	\$0.0	\$600,000.0
<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	\$0.0	\$0.0	\$0.8

- Net Operating Income (NOI) was MXN\$388 million, on a 66.7% NOI margin. This is an increase of 4.0% compared to 2Q21.
 - NOI increased in 28.5% during the first half of 2022 compared to the first half of 2021⁽¹⁾.
 - NOI margin decreased in 2Q22 due to an increase in utility costs, operating fees, and renovation and improvement expenses.
- EBITDA reached MXN\$339 million in 2Q22, on a 58.3% EBITDA margin. This is a 1.3% increase compared to 2Q21.
- Consolidated AFFO for 2Q22 reached MXN\$154 million, on a 26.5% margin. Consolidated AFFO reported during 2Q21 was MXN\$170 million, showing a 9.2% decrease compared to 2Q21.
- Controlling interest AFFO for 2Q22 reached MXN\$108 million, on a 18.6% margin.
- The number of CBFIs was maintained at 722,905,676.

(1) Assumes real information prepared by the administrator considering the performance of the assets in operation from January 1, 2021 to June 30 of the same year.



Soho House Mexico City (2024)

- Leasing: A long-term lease agreement has been signed with Soho House.
- Construction: Construction work began during 1Q22.
- Financing: Preliminary term sheet is under review and financing is expected to be secured during 3Q22.

📍 Mexico City
Use: Hotel and Club
GLA: 12,000 sqm



Soho House Los Cabos (2024)

- Construction: The project is currently in the pre-construction and earthwork phase. Construction is expected to commence during 2H22.
- Financing: A preliminary term sheet has been received.

📍 Los Cabos
Use: Hotel and Beach Club
GLA: 12,000 sqm



Abraham González 45 (2024)

- The project has been designed with approximately 33,000 sqm of construction, including 6 buildings for office and retail.
- The project is located next to the Reforma project.

📍 Mexico City
Use: Retail and Office
GLA: 33,000 sqm



Expansión Antara (2025)

- 85% of the excavation process and 86% of the retaining walls have been completed.
- Financing: Work is underway to close the hotel's financing, and the process is expected to begin during 3Q22.

📍 Mexico City
Use: Retail, Office and Hotel
GLA: 90,000 sqm



Park Hyatt Mexico City (2024)

- Construction: Construction is currently ~26% complete. Excavation and basements are expected to be completed during the fourth quarter of 2022.
- Financing: The banks that will participate in the financing of the project have been contracted.

📍 Mexico City
Use: Office and Hotel
GLA: 40,000 sqm



Reforma (2026)

- Work continues on the project design and closing of lease commitments to begin the first construction phase.
- Financing: We are working with lenders to define the terms and conditions of the project development loan.

📍 Mexico City
Use: Retail, Office and Hotel
GLA: 90,000 sqm

Financial information

NOI & EBITDA

NOI & EBITDA (Fibra SOMA participation)

Thousand Pesos	2Q22	2Q21	2022 YTD
Base rent	\$284,602	\$232,708	\$595,535
Parking	\$20,133	\$13,671	\$39,269
Maintenance, Operation, Advertising and Other	\$32,700	\$45,445	\$58,448
Total revenues (Own Portfolio)	\$337,434	\$291,824	\$693,253
Operation and maintenance expenses	\$107,137	\$85,485	\$199,600
Property tax	\$18,014	\$15,866	\$36,230
Insurance	\$1,305	\$1,326	\$2,560
Total expenses (Own Portfolio)	\$126,456	\$102,677	\$238,390
Joint Venture revenues	\$244,474	\$235,940	\$496,317
Joint Venture expenses	\$67,234	\$51,826	\$128,889
Joint Venture result (Net)	\$177,240	\$184,114	\$367,428
Net Operating Income	\$388,219	\$373,260	\$822,291
NOI margin	66.7%	70.7%	69.1%
Administrator Expenses and other non operating expenses	\$48,955	\$38,494	\$100,522
EBITDA	\$339,264	\$334,766	\$721,769
EBITDA margin	58.3%	63.4%	60.7%

Financial information

FFO / AFFO reconciliation

FIBRA **SOMA**

FFO & AFFO Reconciliation

Thousand Pesos	2Q22	2Q21	2022 YTD
Consolidated Net Income	\$420,898	\$268,449	\$458,662
Foreign exchange Gain (loss), net	(\$380,481)	(\$52,415)	\$68,431
Derivative financial instrument adjustment	\$116,378	(\$50,365)	(\$183,688)
Banking Commissions Amortization	\$4,552	\$7,435	\$9,106
Property value adjustment	\$0	\$0	\$0
Consolidated FFO	\$161,348	\$173,105	\$352,512
Net anticipated rents	(\$1,107)	\$2,288	\$2,341
Net Tenant Admission Payments	(\$15,356)	(\$19,278)	(\$22,803)
Other Provisions	\$0	\$20,748	\$0
Net straight-line effect	\$8,618	(\$7,982)	\$637
Net property tax and insurance unaccrued	\$791	\$976	(\$1,937)
Consolidated AFFO	\$154,294	\$169,857	\$330,750
Non-Controlling Interest	(\$45,963)	(\$42,902)	(\$96,024)
Controlling Interest AFFO	\$108,331	\$126,955	\$234,726

SOMA21 at BIVA

	2Q22	2Q21
Closing price as of June 30 th , 2022	\$49	\$50
Outstanding CBFIs as of June 30 th , 2022	722,905,676	714,236,948
Market capitalization as of June 30 th , 2022	\$35,545,283,800	\$35,711,847,400

Fibra SOMA

Mexican Pesos	2Q22	2Q21	2022 YTD
Consolidated FFO	\$161,347.5	\$173,105.3	\$352,512.2
Consolidated AFFO	\$154,294.0	\$169,857.3	\$330,749.8
Controlling Interest AFFO	\$108,330.6	\$126,955.4	\$234,726.2
CBFIs Tenant Distribution	\$0.0	\$0.0	\$600,000.0
CBFIs with economic rights	722,905,676	714,236,948	722,905,676
CBFIs distribution with economic rights	0.0	0.0	0.8

Financial information

Credit profile

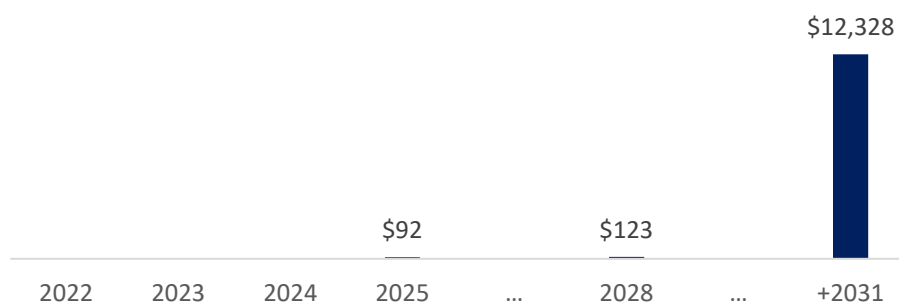
Ratios (CNBV) as of June 30 th , 2022	SOMA	Limit	Status
Loan to Value (total debt / Assets book value)	23.6%	≤50%	OK
Debt service coverage ratio	2.0x	≥1.0x	OK

Ratios (Senior notes) as of June 30 th , 2022	Type	SOMA	Limit	Status
Limitation on Outstanding Debt (LTV)	Incurrence	23.6%	≤60%	OK
Limitation on Secured Debt (Secured debt / Total Assets)	Incurrence	0.7%	≤40%	OK
Debt service test	Incurrence	1.53x	≥1.5	OK
Maintenance of Unencumbered Assets	Maintenance	298.4%	≥150%	OK

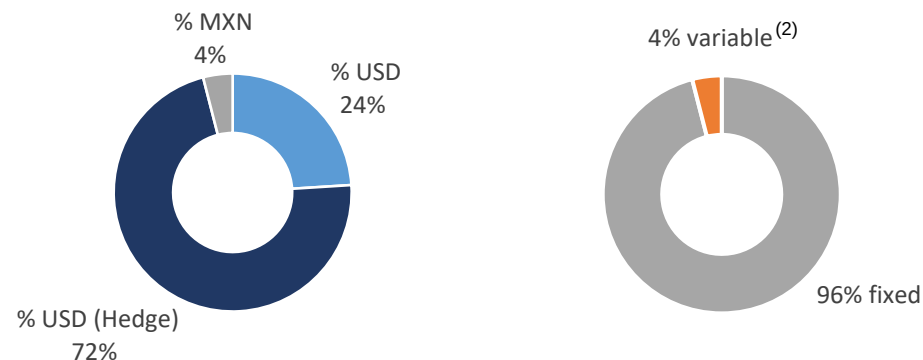
Debt summary

Fibra SOMA's debt as of June 30 th , 2022	% share of Fibra SOMA	Currency	Amount (in MXN\$mm)	Interest rate	Outstanding balance (in MXN\$mm)	Maturity
Senior bond	100%	USD	\$12,086.6	4.375%	\$12,086.6	22/Jul/31
Antea loan	20%	MXN	\$1,100.0	TIIE + 290 bps	\$91.5	30/Sep/25
PO Querétaro loan	50%	MXN	\$450.0	TIIE + 225 bps	\$241.3	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					\$12,542.3	

Debt maturity profile



Debt profile per currency and rate

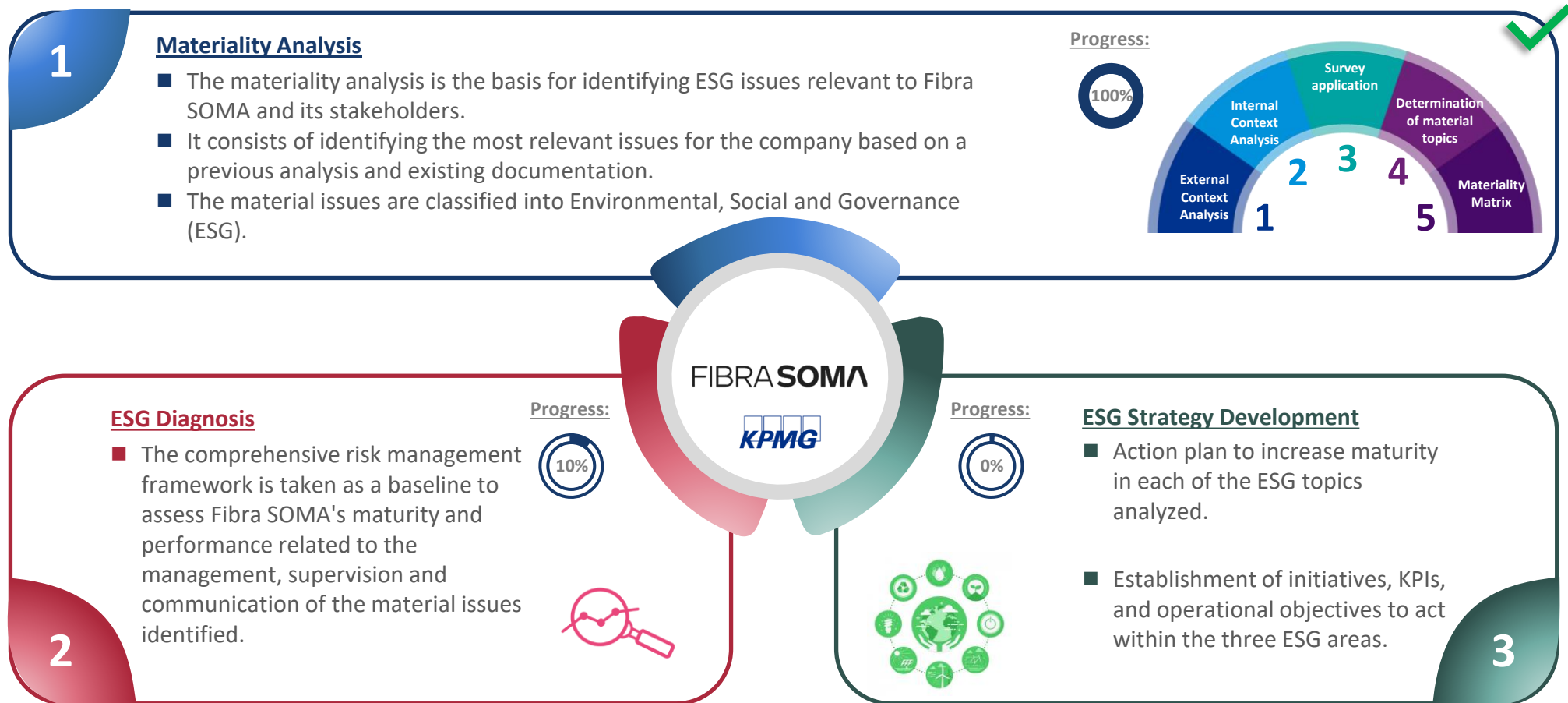


(1) The Expansión Antara loan is a project finance loan that is non-recourse at the Fibra level. The total available amount of the credit line is MXN\$3,125 million, however, as of 1Q22 there are MXN\$122.8 million outstanding. (2) Interest rate swaps have been contracted to cover most of the outstanding balance of the loans with variable rate.

Today

- **LEED Gold certification** for Artz office tower 1, towers 2 and 3 are in the process of certification.
- **+45,000 sqm** of green areas and parks within our properties.
- **+100,000 liters** of water are treated daily in each asset
- **Diverse training programs and inclusion campaigns** within the Fibra

Progress on ESG strategy:



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 2Q22, 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 2Q22.

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.

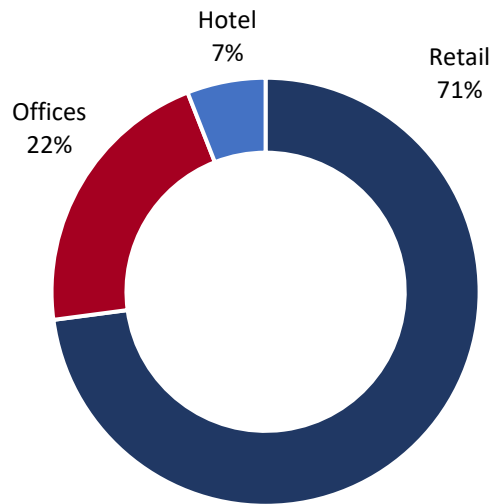
t = 2Q22, 3Q22, 4Q22, 1Q23, 2Q23, 3Q23.

FIBRA SOMA

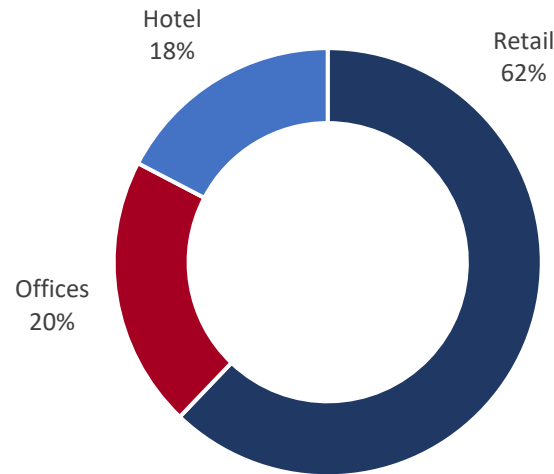
Appendix GLA breakdown



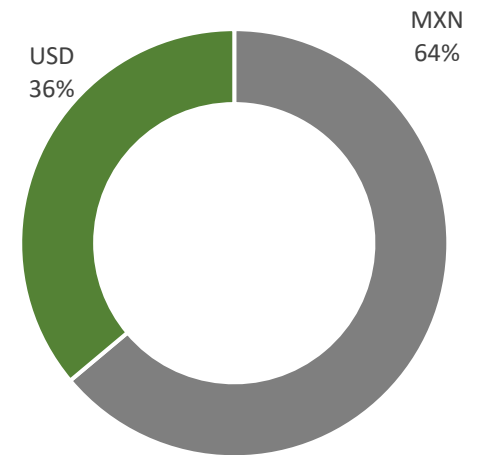
GLA by segment⁽¹⁾



Income by segment⁽¹⁾



Income by currency⁽¹⁾



- The portfolio's GLA, considering the assets in operation and the projects under development, is divided into 71% retail, 22% offices, and 7% hotels. The portfolio has offices in Artz, Reforma, Expansión Antara, PHMC, and Abraham González 45, while the hotel component is present in Expansión Antara, PHMC, Soho House & Beach Club in Los Cabos, and Soho House Mexico City.
- 62% of income comes from the retail component, 20% from the office component, and the remaining 18% 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	2Q22	2Q21	2022 YTD
Rental income	\$284,602	\$232,708	\$595,535
Parking	\$20,133	\$13,671	\$39,269
Maintenance, Operation, Advertising and Other	\$32,700	\$45,445	\$58,448
Total revenues (Own Portfolio)	\$337,434	\$291,824	\$693,253
Operation and maintenance expenses	(\$87,842)	(\$75,827)	(\$168,677)
Operation Fee	(\$19,295)	(\$9,658)	(\$30,923)
Property tax	(\$18,014)	(\$15,866)	(\$36,230)
Property Insurance	(\$1,305)	(\$1,326)	(\$2,560)
Total expenses (Own Portfolio)	(\$126,456)	(\$102,677)	(\$238,390)
Joint Venture result (Net)	\$177,240	\$184,114	\$367,428
Income after Joint Venture result (Net)	\$388,219	\$373,260	\$822,291
Administrator Expenses and other non operating expenses	(\$48,955)	(\$38,494)	(\$100,522)
Interest expense and debt cost	(\$223,577)	(\$171,095)	(\$461,849)
Derivative financial instrument effect	\$1,567	\$50,365	\$8,008
Interest income	\$41,109	\$1,998	\$83,485
Foreign exchange Gain (loss), net	(\$17,649)	\$52,415	\$20,169
Adjustments to fair value of investment properties - Net	\$0	\$0	\$0
Net income	\$140,713	\$268,449	\$371,582
(Loss) gain on foreign exchange of financial instrument	\$398,130	\$0	(\$88,600)
(Loss) gain on valuation of financial instrument	(\$117,945)	\$0	\$175,680
Consolidated comprehensive (loss) income	\$420,898	\$268,449	\$458,662
Net Consolidated income (loss)		\$0	
Controlling Interest	\$94,750	\$225,547	\$275,559
Non Controlling Interest	\$45,963	\$42,902	\$96,024
Consolidated comprehensive (loss) income			
Controlling Interest	\$374,935	\$225,547	\$362,639
Non Controlling Interest	\$45,963	\$42,902	\$96,024

Financial Information

Balance Sheet

Thousand pesos

Assets	As of 2Q22
Current assets:	
Cash, cash equivalents	\$4,352,893
Lease receivables and other accounts receivable	\$530,510
Accounts receivable from related parties	\$63,413
Recoverable taxes, mainly Value-Added Tax	\$403,883
Prepaid expenses	\$16,951
Total current assets	\$5,367,650
Non-current assets:	
Restricted cash	\$0
Investment properties	\$30,787,487
Investments in joint ventures	\$15,718,295
Land 3332	\$138,024
Derivative Financial Instruments	\$0
Long - term prepaid expenses	\$49,837
Fixed Assets	\$15,703
Shares Investment in subsidiary	(\$12)
Total non-current assets	\$46,709,334
Total assets	\$52,076,984

Liabilities and Trustors' / Beneficiaries' Capital	As of 2Q22
Short-term liabilities:	
Current portion of long-term debt	\$11,409
Trade accounts payable and accrued expenses	\$618,178
Interest payable	\$221,080
Taxes payable, mainly Value-Added Tax	\$2,908
Total short term liabilities	\$853,575
Long-term liabilities:	
Debt	\$12,284,981
Trade accounts payable and accrued expenses	\$8,137
Derivative financial instruments	\$331,503
Deposit from tenants	\$130,577
Lease rights	\$128,938
Total long term liabilities	\$12,884,135
Total liabilities	\$13,737,711
Trustors' / Beneficiaries' capital:	
Contributed capital -	
Trustors' contributions	\$33,500,143
Earned capital -	
Retained earnings	\$732,238
Controlling interest	\$34,232,380
Non-controlling interest	\$4,274,695
Other comprehensive income	(\$167,802)
Total Trustors' / Beneficiaries' capital	\$38,339,274
Total liabilities and Trustors' / Beneficiaries' capital	\$52,076,984

Financial Information

Cash Flow

Concept	6M22
Cash flows from operating activities:	
Consolidated net income for the period	\$371,582,381
Adjustments for non-cash items:	
Adjustment to investment properties' fair value	\$0
Income from equity method investments in associates - NOI	(\$371,582,381)
Loss on equity method investment in associated companies - RIF	\$14,269,941
Insurance amortization	\$2,560,302
Leasehold rights amortization to income	(\$37,932,683)
Unrealized foreign exchange fluctuation	(\$222,840,000)
Interest income	(\$83,485,061)
Interest expense	\$442,878,383
Effect of derivative financial instruments valuation	\$80,402,421
Total	\$195,853,303
Changes in working capital:	
(Increase) decrease in:	
Accounts receivable from customers, net	\$31,078,332
Accounts receivable from related parties	(\$10,739,856)
Recoverable value added tax (IVA)	(\$148,283,197)
Other accounts receivable	\$116,894,807
Prepayments	(\$39,997,317)
Warranty deposits	(\$60,000)
(Increase) decrease in:	
Accounts payable and accrued liabilities	\$31,184,263
Interest payable	(\$15,941,686)
Taxes payable	(\$11,616,767)
Leasehold rights	\$4,682,104
Security deposits	\$11,854,202
Net cash flows used in operating activities	\$164,908,189

Concept	6M22
Cash flows from investing activities:	
Investment property acquisition / Investment in projects under development.	(\$998,813,310)
Land acquisitions	(\$138,023,530)
Machinery, furniture and transportation equipment acquisitions	(\$205,389)
Investment in joint ventures acquisition for real estate assets	(\$79,470,618)
Other non-current assets	(\$5,293,656)
Interest received	\$83,485,061
Net cash flows used in investing activities	(\$1,138,321,442)
Cash flows from financing activities:	
Trust rights repayment	(\$600,000,000)
Non-controlling interest (ARTZ contributions)	\$92,908,269
Loan repayments	(\$1,817,909)
Interest paid	(\$442,878,383)
Net cash flows used in financing activities	(\$951,788,023)
Cash and cash equivalents	
Net decrease in cash and cash equivalents	(\$1,925,201,277)
Cash and cash equivalents at beginning of period	\$6,278,093,876
Cash and cash equivalents at the end of the period	\$4,352,892,599



About Fibra SOMA

FIBRA SOMA

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

FIBRA **SOMA**

Focus on Portfolio Enhancement and Growth



+80 years of experience in the Mexican real estate industry



+772,000 sqm of GLA¹ portfolio in Mexico



+307,000 sqm of GLA¹ is currently in development stage

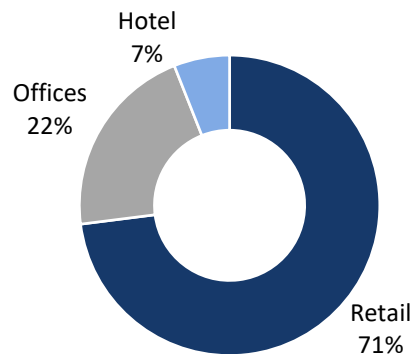


+US\$2.0bn in Assets Under Management²



1,438 tenants

GLA Breakdown³



Breakdown includes assets under development and are expected to increase total portfolio GLA to +772,000 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

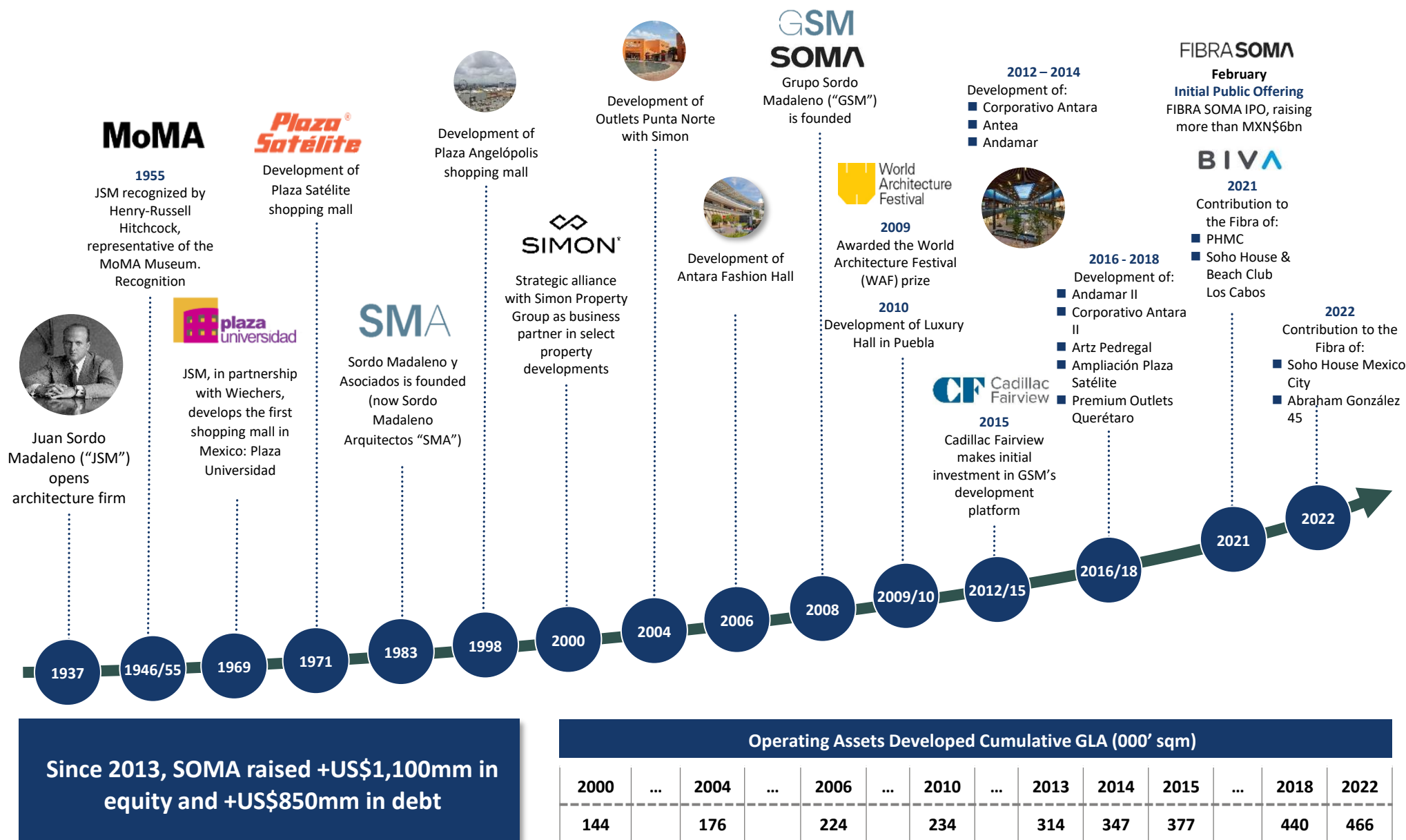


- ✓ Cadillac Fairview, wholly owned by the Ontario Teacher's Pension Plan, is a best-in-class global real estate investor and holds a 19% ownership interest in FIBRA SOMA
- ✓ Cadillac Fairview has 2 members on the investment committee (out of 4 members) and 2 members on the technical committee

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 1Q22. ³ GLA breakdown includes operating assets and development pipeline (in stabilization phase).

Proven track record of operations and project development

FIBRA **SOMA**

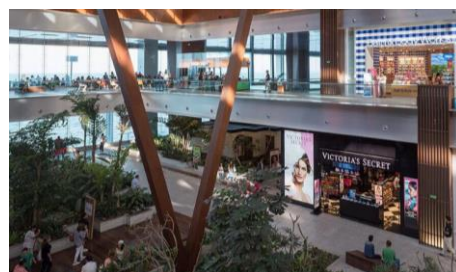


Diversified and segmented portfolio, located in unique and irreplaceable prime locations

Assets	Locations	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	Mexico City	Operating	72.6%	111,183
Luxury Hall	Puebla	Operating	100.0%	10,385
PO Punta Norte	State of Mexico	Operating	50.0%	31,581
PO Queretaro	Querétaro	Operating	50.0%	25,925
Satelite	State of Mexico	Operating	46.9%	76,803
Universidad	Mexico City	Operating	39.0%	30,569
Expansion Antara	Mexico City	In Development	50.0%	90,000
Reforma	Mexico City	In Development	100.0%	90,000
PHMC Oficinas	Mexico City	In Development	100.0%	25,000
PHMC Hotel	Mexico City	In Development	50.0%	15,000
Soho House Los Cabos	Los Cabos	In Development	100.0%	12,000
Soho House Mexico City	Mexico City	In Development	33.0%	12,000
Abraham González 45	Mexico City	In Development	50.0%	33,000
León	Guanajuato	Planning	70.0%	30,000
Total				772,520



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

Luxury Hall – Key highlights



Location	Puebla
Year of completion	2010
GLA	10,385 sqm
Uses	Retail
Tenants	Burberry, Victoria Secret, Aldo, Kiehl's, 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

Andamar I & II – Key highlights



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

Plaza Satélite – Key highlights



Location	State of Mexico
Year of completion	1971
GLA	76,803 sqm
Uses	Retail
Tenants	Liverpool, Palacio de Hierro, Sears, Cinépolis, 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	Cinépolis, 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, Cinépolis, 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 (~13.9 million people annually) from adjacent states including Veracruz, Oaxaca, and Tlaxcala.

Antea Lifestyle Center – Key highlights



Location	Querétaro
Year of completion	2013
GLA	79,721 sqm
Uses	Retail
Tenants	Liverpool, Palacio de Hierro, Cinépolis, 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 ~13 million 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



FIBRASOMA

