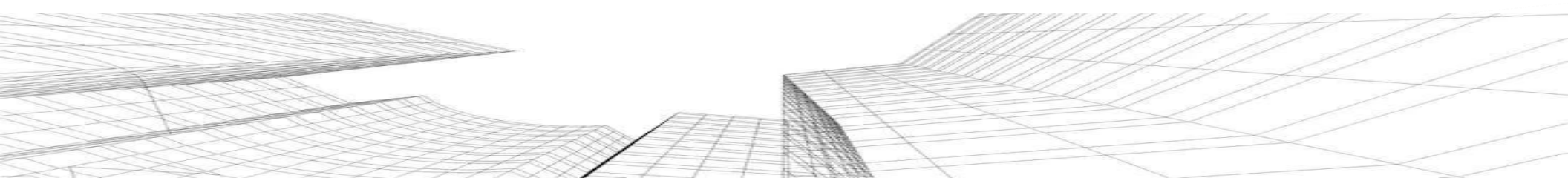




SECOND QUARTER 2024 QUARTERLY REPORT

July 26th, 2024

FIBRA SOMA



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Fibra SOMA invites you to join its quarterly conference call on its second quarter 2024 results.

Conference call will take place on July 31st, 2024 at 11:00am Mexico City || 12:00pm CT || 1:00pm ET.

Conference Call Details:

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

https://us02web.zoom.us/webinar/register/WN_w62pfL5KQYyNN4LMNhpbpsA

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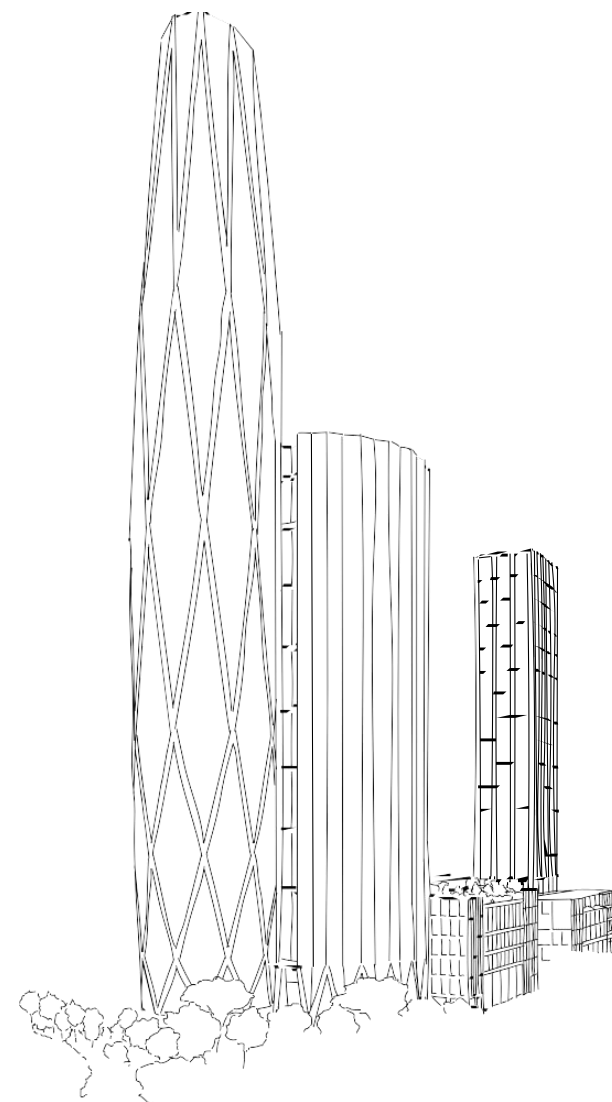
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Fibra SOMA (SOMA 21) announced its second quarter 2024 results, reporting an NOI of MXN\$493 million for 2Q24, compared to the MXN\$420 million reported during 2Q23. The quarter's AFFO was MXN\$143 million, on a 20% margin.

Quarterly results

- **Total income** was MXN\$706 million, which represented a 14% increase compared to 2Q23.
- **Net Operating Income (NOI)** was MXN\$493 million, a 17% increase compared to 2Q23.
- **NOI margin** was 70%, a 190 bp increase compared to 2Q23.
- **EBITDA** reached MXN\$427 million, an 18% increase compared to 2Q23.
- The **EBITDA margin** was 60%, increasing 220 bps compared to 2Q23.
- **Consolidated AFFO** for 2Q24 was MXN\$143 million, on a 20% margin.
- **Average occupancy** closed 2Q24 at 98.0% with 1,476 tenants.

Highlights

- On May 10th, 2024, Fibra SOMA signed a new syndicated, senior unsecured loan, through which 3 lines of credit were granted:
 - Tranche A: Simple line of credit for an amount of up to US\$275mm, subject to the closing of the Hyatt Regency Mexico City transaction and will be used for the refinancing of its debt.
 - Tranche B: Simple line of credit for an amount of up to MXN\$1,712mm, for the refinancing of debt at the Fibra level.
 - Tranche C: Revolving credit line for an amount of up to MXN\$4,000mm, for the refinancing of existing lines.
- On May 9th, 2024, Fibra SOMA completed the acquisition of the remaining 15.3% of the Antara Expansion project, as part of Fibra SOMA's consolidation strategy. With this, Fibra SOMA now has 100% participation in the project. This transaction was mainly funded through an exchange of CBFIs.
- As announced in previous quarters, on December 2023, Fibra SOMA announced its agreement to acquire the entire Hyatt Regency hotel in Mexico City. This transaction is subject to regulatory approvals and is expected to be completed during the remainder of 2024.

Dear Investors,

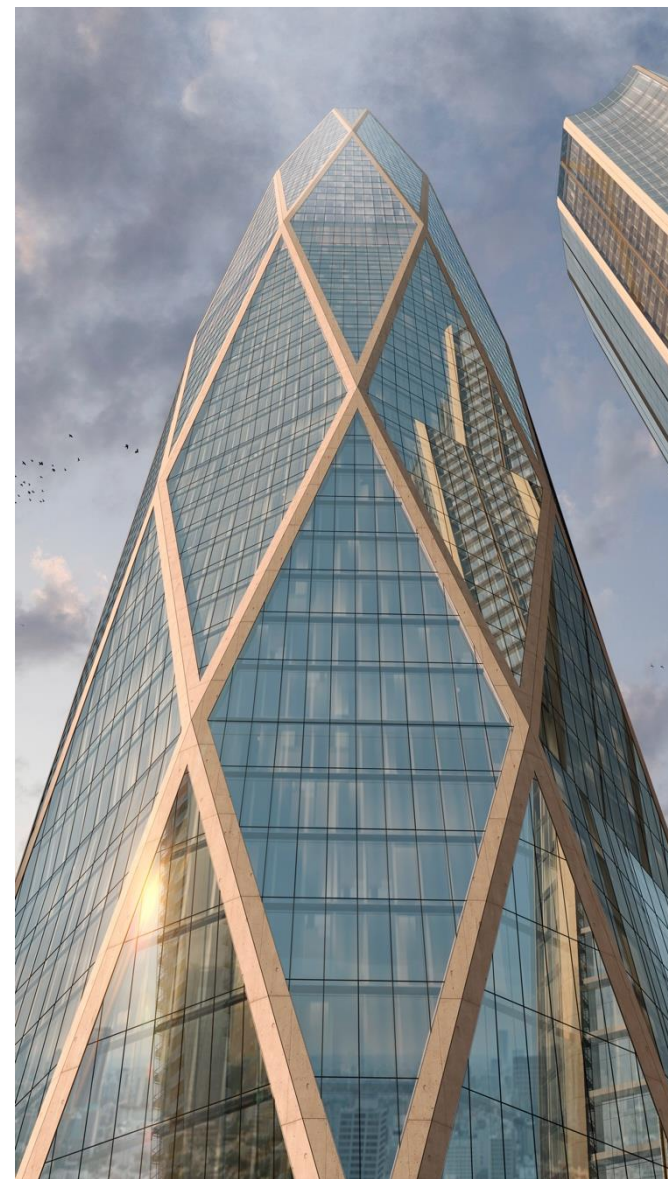
I am pleased to present Fibra SOMA's results for the second quarter of 2024. Once again, we reported positive and growing results in 2Q24 compared to the second quarter of last year. With this performance in mind, we will remain focused on strengthening and diversifying our portfolio. We will look to continue showing these types of results during the second half of 2024, which we believe will be achievable with our responsible portfolio management.

Occupancy in 2Q24 closed at 98.0%, maintaining constant levels compared to those reported in recent years. These showed that the maintenance investments made, the quality of our assets, and our constant effort to maintain good relationships with tenants have paid off as we continue to report high occupancy levels.

As for our results, we reported a 17% growth in NOI versus 2Q23, reaching MXN\$493 million in the quarter, on a 70% margin. Revenues for 2Q24 were MXN\$706 million (versus MXN\$618 million in 2Q23). Additionally, we reported MXN\$143 million in AFFO.

In May 2024, Fibra SOMA signed a new syndicated, senior unsecured loan, for an amount of up to US\$600 million. This loan allows for the extension of maturities of the revolving line, and also anticipates the refinancing of debt for the future closing of the Hyatt Regency transaction. In addition, it demonstrates Fibra SOMA's execution capabilities and its good relationship with financial institutions.

During the second quarter, we successfully closed a lease agreement with Google in Expansión Antara. Google, together with Sony, will become anchor tenant in this project's office segment. This demonstrates again that we have a unique office product in the market, and we are proud that world class companies such as Google and Sony choose Fibra SOMA as their partner in Mexico.





Additionally, as part of Fibra SOMA's consolidation strategy, we completed the acquisition of the remaining 15.3% of the Antara Expansion project. With this, we now have 100% participation in the project. It will be emblematic in Mexico City and will add value to the portfolio in the future.

Regarding our ESG efforts, we have made progress with KPMG in the implementation of our strategy. We are also working on Fibra SOMA's first ESG report, which we will be publishing this year.

I am pleased to have been able to share with you another positive quarter that maintains a strong trend going forward. The results we have been reporting so far result from a joint effort that will continue in 2024 to complete our development pipeline and maintain our strong operating dynamics. As always, I would like to thank our team and all our stakeholders for their continued trust.

Regards,

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

Key quarterly indicators

Operating



19

properties in the portfolio



+795,000 sqm

of GLA



98.0%

average occupancy



7-8%

average lease spread



\$493m

NOI during 2Q24



1,476

tenants



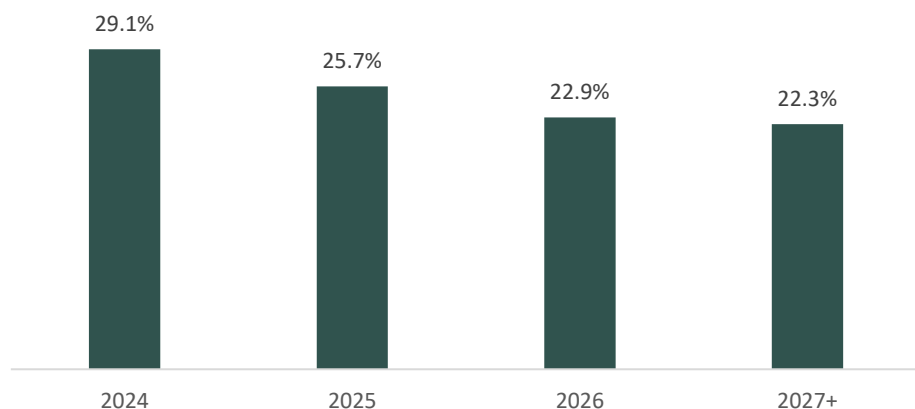
- The portfolio closed 2Q24 with approximately 795,000 sqm. Of these, approximately 465,000 sqm made up the operating portfolio and 330,000 sqm the development portfolio.
- Occupancy during 2Q24 closed at 98.0%.
- The renewal rate during the second quarter of 2024 remained above 95%, with an average lease spread between 7-8%.
- Fibra SOMA's Net Operating Income (NOI) was MXN\$493 million for 2Q24, a 17% increase over 2Q23.
- Fibra SOMA had 1,476 tenants by quarter-end.

Top Tenants

	% Rent	% GLA
Top-5	19.3%	18.3%
Top-10	27.4%	32.8%
Top-15	32.0%	41.5%
Other	68.0%	58.5%

- Our tenant base is very diverse. The Fibra's top 5 tenants represent 19.3% of rental revenues and 18.3% of GLA, which is mainly composed of global tenants with high credit quality.
- The lease spread for renewed leases during 2Q24 averaged 7.0%-8.0% above inflation.
- Fibra SOMA maintained its turnover rate above 95.0% during 2Q24.
- The average term for retail leases is three years. In 2024, 29.1% of current contracts will be subject to renewal. In 2025, maturity levels will be at 25.7% and 22.9% in 2026.

Lease Maturity Profile




Key quarterly indicators

Financial

Thousand Pesos	2Q24	2Q23	Δ% 24-23	2024 YTD
Total Revenues (Own portfolio)	\$418,423	\$359,005	16.6%	\$845,737
Joint Venture Revenues	\$287,097	\$259,480	10.6%	\$576,549
Total Revenues	\$705,520	\$618,485	14.1%	\$1,422,286
Joint Venture Results	\$214,584	\$192,762	11.3%	\$438,867
Net Operating Income	\$492,661	\$420,196	17.2%	\$1,009,369
NOI Margin	69.8%	67.9%		71.0%
EBITDA	\$426,867	\$360,337	18.5%	\$883,811
EBITDA Margin	60.5%	58.3%		62.1%
Consolidated FFO	\$115,990	\$109,905	5.5%	\$271,574
Consolidated FFO Margin	16.4%	17.8%		19.1%
Consolidated AFFO	\$142,916	\$141,245	1.2%	\$335,612
Consolidated AFFO Margin	20.3%	22.8%		23.6%
Distribution to CBFi holders	\$0	\$0		\$0
<i>CBFis with economic rights</i>	<i>820,175,074</i>	<i>785,847,633</i>		<i>820,175,074</i>
Distribution per CBFi with economic rights	\$0.00	\$0.00		\$0.00

- Net Operating Income (NOI) was MXN\$493 million, on a 69.8% margin. This represents a 17.2% increase compared to 2Q23.
- EBITDA reached MXN\$427 million in 2Q24, on a 60.5% margin. This represents an 18.5% increase compared to 2Q23.
- AFFO for 2Q24 reached MXN\$143 million, on a 20.3% margin.
- The number of CBFIs increased to 820,175,074, resulting from the increase in the participation of Expansión Antara.




 Mexico City
 Uses: Hotel and Club
 GLA: 32 keys + ~5,600 sqm

Soho House CDMX (2026, 2nd stage)

- **Construction:** Construction is estimated to begin no later than 1Q25.
- **Leasing:** 100% leased through a leasing agreement with Soho House.
- **Financing:** The senior credit contract has been formalized and is in the withdrawal phase. The existing senior loan also considers the phase II of the project.




 Los Cabos
 Uses: Hotel and Beach Club
 GLA: 15 keys + ~8,600 sqm

Soho House Los Cabos (2025, 1st stage)

- **Construction:** The earthworks have been 90% completed and the foundation works began during June 2024. It is estimated that the phase I will be delivered to Soho during the first half of 2025.
- **Leasing:** 100% leased through a leasing agreement with Soho House.
- **Financing:** The senior credit contract has been formalized and is in the withdrawal phase.




 Mexico City
 Uses: Offices
 GLA: ~24,700 sqm

Park Hyatt CDMX Offices (2024)

- **Construction:** The structure of the tower has been completed and the masonry and installation phase is 78% complete. Delivery to tenants began in April 2024.
- **Leasing:** There are signed contracts for ~14,817 sqm of GLA; representing 61% (59% in 1Q24) of the total GLA.
- **Financing:** In June 2024, the senior loan for MXN\$1,100mm was executed.



 Mexico City
 Uses: Hotel
 Keys: 156

Park Hyatt CDMX Hotel (2025)

- **Construction:** The project is 53% complete. Slabs placed up to level 12, metal structure is built up to level 16 and the core up to level 18.
- **Leasing:** 100% leased, under an operating agreement (HMA) with Hyatt.
- **Financing:** The senior loan is expected to be signed during October 2024.



Los Cabos
Uses: Retail
GLA: 23,000 sqm

Retail Los Cabos (2025)

- **Construction:** The structure is 63% complete and masonry and installation works began in June 2024. The construction process is expected to be completed during 1Q25.
- **Leasing:** Leasing presents a 98% progress of the GLA. 75% (72% in 1Q24) corresponds to contracts that are signed or in process to be signed and the remaining 23% (26% in 1Q24) to LOI's.
- **Financing:** The senior loan has been signed and is in the withdrawal phase.



Mexico City
Uses: Retail, Offices and Hotel
GLA: ~90,000 sqm

Expansión Antara (2025)

- **Construction:** There's a general progress of ~50% in construction.
- **Leasing:**
 - **Offices:** There are contracts signed by Sony and Google, reaching ~45% of the GLA. The remaining ~55% of GLA in LOI's.
 - **Retail:** There's interest for ~90% of GLA. Contracts have been executed for ~30% (25% in 1Q24) of GLA.
- **Financing:** The senior loan for the hotel is expected to be executed during the second half of 2024.



Mexico City
Uses: Retail and Offices
GLA (retail): ~40,000 sqm

Reforma (2028)

- **Construction:** During January 2024, demolition and excavation works began. It is estimated that the foundation works will begin during the second half of 2024.
- **Leasing:** Strong interest has been received for more than 90% of the GLA for the retail component.



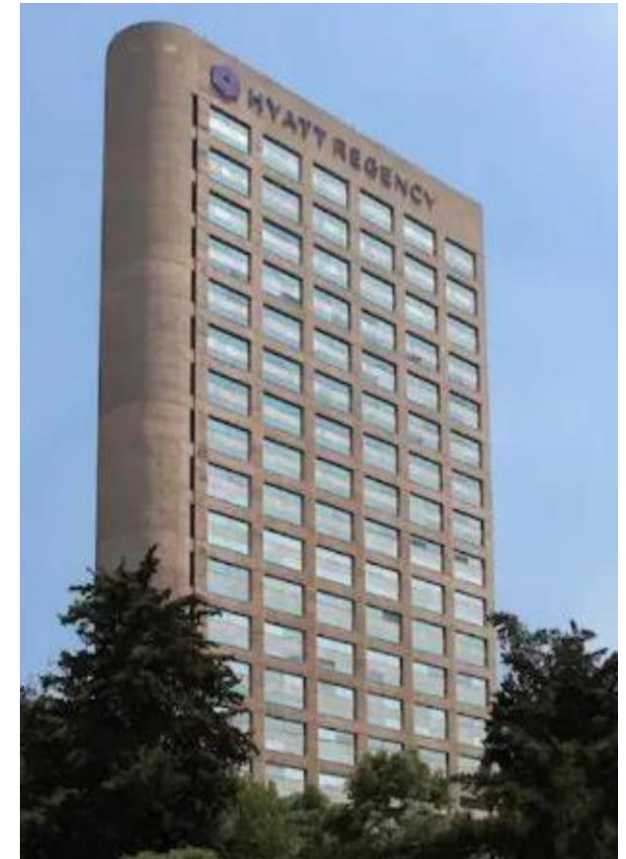
Mexico City
Uses: Retail and Offices

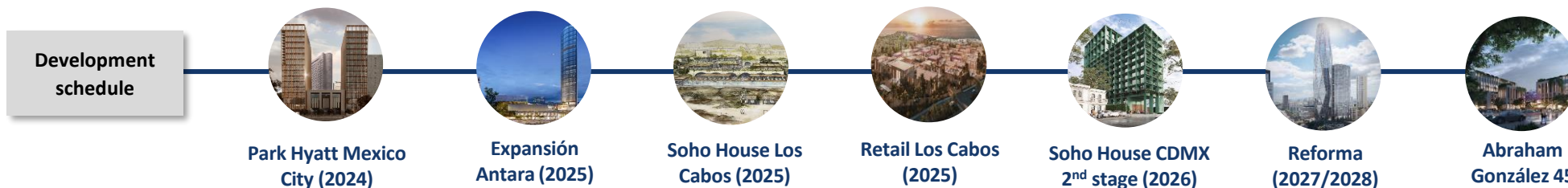
Abraham González 45

- After receiving interest from potential tenants in the AG45 project, it is being redesigned to maximize returns for investors.

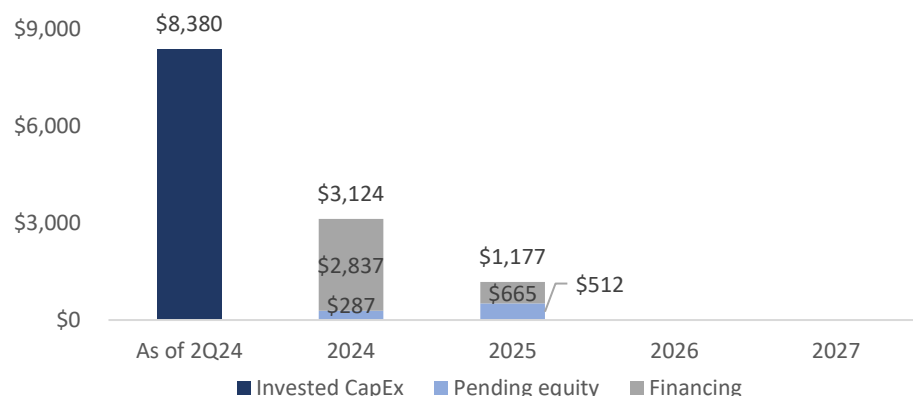
Fibra SOMA has signed an agreement to acquire the entire Hyatt Regency hotel in Mexico City ("HRMC").

- The HRMC hotel is located in the Polanco neighborhood, which is the most attractive area in Mexico City for business and tourism.
 - The asset is in operation, has 755 keys, and is operated by Hyatt. Average occupancy for 2023 was above 76%.
 - Revenues are fully US dollar-denominated, increasing Fibra SOMA's dollar exposure. Additionally, it further diversifies the portfolio and increases the asset base.
- Fibra SOMA controls the properties located on the corner of Arquímedes street in Polanco, allowing for future synergies between the hotel and office components of both assets.

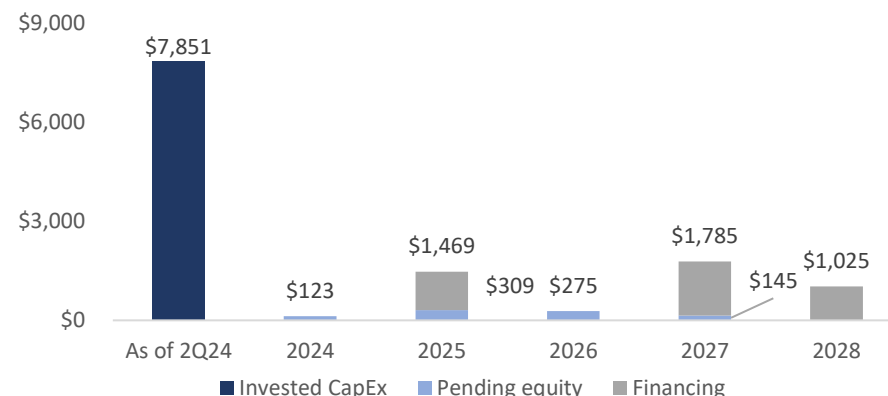




Pipeline (excl. Reforma)



Reforma



- In this report, all Fibra SOMA development projects are incorporated into the pipeline with their respective participations. The Abraham González 45 project is in the redesign stage and has been excluded from the CapEx estimates for 2024 and 2025.
- Regarding the development pipeline, during 2Q24, MXN\$898 million were invested in CapEx, which represents a progress of 32% compared to the pending amount to be invested in 2024. For Reforma, MXN\$127 million were invested in CapEx, which represents 65% progress with respect to the pending amount to be invested in 2024.
- The development credits obtained and in the process of being obtained are maintained at the asset level, and the cost of financing is covered within the projects' own budget, so no additional resources are required from Fibra SOMA.
- Fibra SOMA has sufficient resources to complete the development pipeline.

Note: CapEx requirements cover all Fibra SOMA development projects, these being Soho House CDMX, Retail Los Cabos, Park Hyatt Mexico City, Soho House Los Cabos, Expansión Antara and Reforma.

Financial information

NOI & EBITDA

Thousand Pesos	2Q24	2Q23	2024 YTD
Rent	\$344,338	\$300,440	\$699,086
Parking	\$22,559	\$23,673	\$45,118
Maintenance, Operation, Advertising and Other	\$51,525	\$34,891	\$101,533
Total revenues (Own Portfolio)	\$418,423	\$359,005	\$845,737
Operation and maintenance expenses	(\$121,870)	(\$109,814)	(\$239,301)
Property tax	(\$16,805)	(\$20,333)	(\$33,213)
Insurance	(\$1,670)	(\$1,424)	(\$2,720)
Total expenses (Own Portfolio)	(\$140,345)	(\$131,570)	(\$275,234)
Joint Venture revenues	\$287,097	\$259,480	\$576,549
Joint Venture expenses	(\$72,513)	(\$66,718)	(\$137,682)
Joint Venture result (Net)	\$214,584	\$192,762	\$438,867
Net Operating Income	\$492,661	\$420,196	\$1,009,369
NOI margin	69.8%	67.9%	71.0%
Administrator Expenses and other non operating expenses	(\$65,794)	(\$59,860)	(\$125,559)
EBITDA	\$426,867	\$360,337	\$883,811
EBITDA margin	60.5%	58.3%	62.1%

Financial information

FFO / AFFO reconciliation

FIBRA SOMA

Thousand Pesos	2Q24	2Q23	2024 YTD
Consolidated Net Income	\$356,357	(\$28,342)	\$348,542
Foreign exchange Gain (loss), net	\$722,622	(\$462,326)	\$645,853
Derivative financial instrument adjustment	(\$970,507)	\$594,745	(\$736,721)
Banking Commissions Amortization	\$7,518	\$5,828	\$13,901
Consolidated FFO	\$115,990	\$109,905	\$271,574
Net anticipated rents	\$11,438	\$2,435	\$22,169
Net Tenant Admission Payments	\$39,607	\$15,491	\$37,553
Other Provisions	\$2,559	\$0	\$2,559
Net straight-line effect	(\$18,131)	\$21,546	\$11,686
Net property tax and insurance unaccrued	(\$8,549)	(\$8,132)	(\$9,930)
Consolidated AFFO	\$142,916	\$141,245	\$335,612

SOMA21 at BIVA	2Q24	2Q23	2024 YTD
Closing price as of June 30 th , 2024	\$49.2	\$49.2	\$0.0
Outstanding CBFIs as of June 30 th , 2024	820,175,074	785,847,633	1,627,324,858
Market capitalization as of June 30 th , 2024	\$40,328,021,660	\$38,640,140,835	\$0

Fibra SOMA	2Q24	2Q23	2024 YTD
Mexican Pesos			
Consolidated FFO	\$115,990.1	\$109,904.9	\$271,574.1
Consolidated AFFO	\$142,915.9	\$141,245.4	\$335,611.8
CBFIs Tenant Distribution	\$0.0	\$0.0	\$0.0
CBFIs with economic rights	820,175,074	785,847,633	1,627,324,858
CBFIs distribution with economic rights	\$0.00	\$0.00	\$0.00

Credit profile

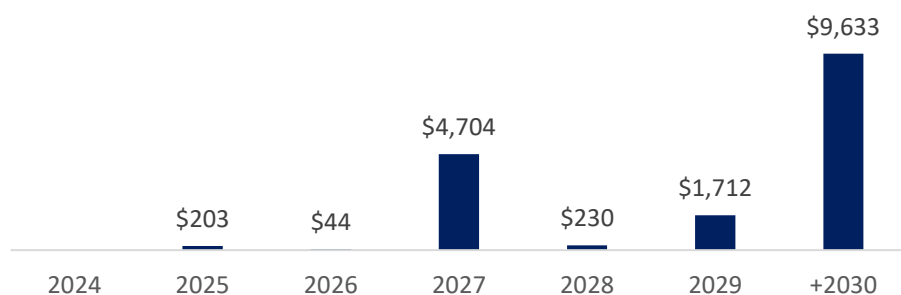
Credit summary

Fibra SOMA's debt as of 2Q24	Fibra SOMA's share %	Currency	Total amount (in MXN\$mm)	Interest rate	Outstanding balance (in MXN\$mm)	Maturity
Senior bond	100%	USD	\$7,325.5	4.375%	\$7,325.5	22-Jul-31
Term loan	100%	USD	\$2,903.6	SOFR + 250 bps	\$2,903.6	29-Nov-27
Term Loan - Tranche A (TL24)	100%	USD	\$4,950.0	TIIE+287 bps	\$0.0	25-Apr-29
Term Loan - Tranche B (TL24)	100%	MXN	\$1,712.4	TIIE+262 bps	\$1,712.4	25-Apr-29
Term Loan - Tranche C (Revol.) (TL24)	100%	MXN	\$4,000.0	TIIE + 2.30 bps	\$1,800.0	25-Apr-27
Antea loan	20%	MXN	\$1,100.0	TIIE + 290 bps	\$43.6	25-Sep-26
PO Querétaro loan	50%	MXN	\$450.0	TIIE + 225 bps	\$203.0	30-Sep-25
Expansión Antara loan ⁽¹⁾	100%	MXN	\$3,125.0	TIIE + 325 bps (2021-2024) TIIE + 375 bps (2025-2028)	\$1,223.0	30-Nov-33
PHMC Offices Senior MN	100%	MXN	\$750.0	TIIE + 425 bps	\$504.5	6-Jun-31
PHMC Offices Senior USD	100%	USD	\$0.0	TIIE + 415 bps	\$260.4	6-Jun-31
Soho CDMX loan ⁽¹⁾	33%	USD	\$530.7	SOFR + 320 bps	\$179.7	25-Jun-30
Retail Los Cabos Senior loan ⁽¹⁾	100%	USD	\$835.7	SOFR + 325 bps	\$230.2	29-Sep-28
Soho Los Cabos loan	100%	USD	\$421.5	SOFR + 320 bps	\$139.3	7-Dec-30
Total					\$16,525.4	

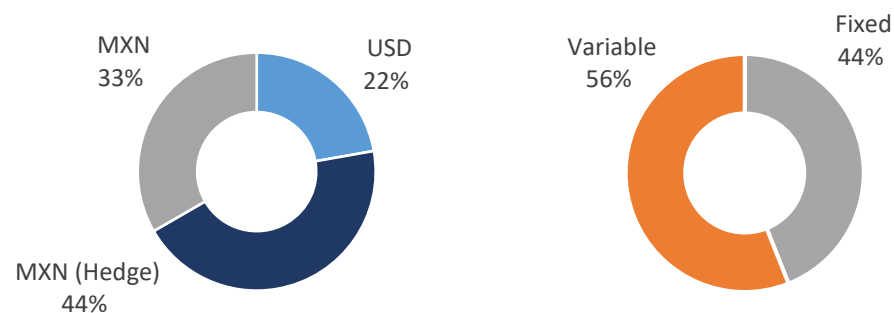
Ratios (CNBV) as of 2Q24	SOMA	Limit	Status
Loan to Value (total debt / Assets book value)	25.4%	≤50%	OK
Debt service coverage ratio	2.6x	≥1.0x	OK

Ratios (Senior notes) as of 2Q24	Type	SOMA	Limit	Status
Limitation on Outstanding Debt (LTV)	Incurrence	25.4%	≤60%	OK
Limitation on Secured Debt (Secured debt / Total Assets)	Incurrence	2.0%	≤40%	OK
Debt service test	Incurrence	1.6x	≥1.5x	OK
Maintenance of Unencumbered Assets	Maintenance	291.4%	≥150%	OK

Debt maturity profile



Debt profile per currency and rate



(1) These loans are development financing at the asset level; therefore, they do not generate obligations for the FIBRA.

Fibra SOMA has hired KPMG as its advisor to implement its ESG strategy across the entire Fibra

Materiality Analysis

The materiality analysis is the foundation for identifying ESG topics that are relevant to Fibra SOMA and its stakeholders.

ESG Strategy

Fibra SOMA's ESG Strategy was developed having calibrated and aligned the material topics with business objectives.

Sustainability Report

Fibra SOMA will publish its first Sustainability Report in 2024.

Maturity Assessment

Material environmental, social, and corporate governance topics were assessed. The results helped define the ESG strategy's scope and objectives.

Implementation

Fibra SOMA is currently in the implementation stage of its ESG Strategy. This phase is expected to be completed in the next 4-5 months.

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 2Q24, 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 2Q24.

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.

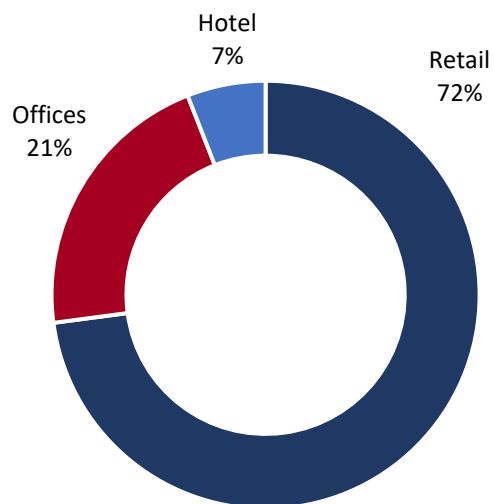
t = 2Q24, 3Q24, 4Q24, 1Q25, 2Q25, 3Q25.

FIBRA SOMA

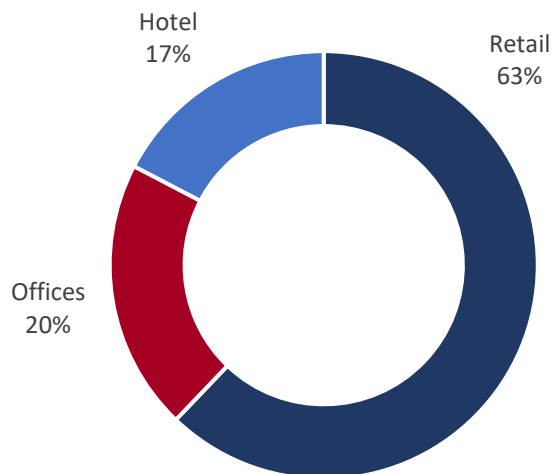


Appendix GLA breakdown

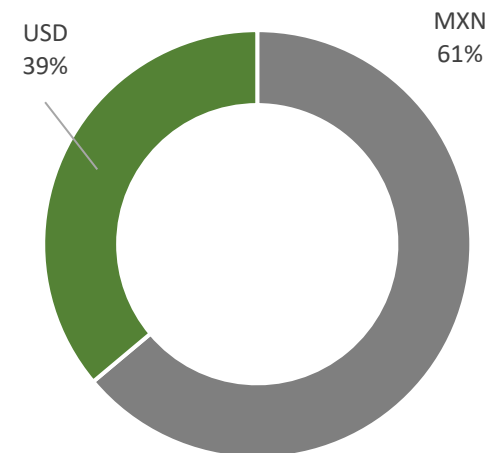
GLA by segment⁽¹⁾



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 72% retail, 21% 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.
- 63% of income came from the retail component, 20% from offices, and the remaining 17% from hotels. 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 represented 61% of revenues, while the other 39% 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	2Q24	2Q23	2024 YTD
Rental income	\$344,338	\$300,440	\$699,086
Parking	\$22,559	\$23,673	\$45,118
Maintenance, Operation, Advertising and Other	\$51,525	\$34,891	\$101,533
Total revenues (Own Portfolio)	\$418,423	\$359,005	\$845,737
Operation and maintenance expenses	(\$106,317)	(\$77,896)	(\$209,382)
Operation Fee	(\$15,553)	(\$31,917)	(\$29,919)
Property tax	(\$16,805)	(\$20,333)	(\$33,213)
Property Insurance	(\$1,670)	(\$1,424)	(\$2,720)
Total expenses (Own Portfolio)	(\$140,345)	(\$131,570)	(\$275,234)
Joint Venture result (Net)	\$214,584	\$192,762	\$438,867
Income after Joint Venture result (Net)	\$492,661	\$420,196	\$1,009,369
Administrator Expenses and other non operating expenses	(\$65,794)	(\$59,860)	(\$125,559)
Interest expense and debt cost	(\$362,135)	(\$284,167)	(\$704,487)
Derivative financial instrument effect	\$29,340	(\$3,191)	(\$477)
Interest income	\$36,162	\$27,907	\$63,196
Foreign exchange Gain (loss), net	(\$45,249)	\$23,801	(\$54,382)
Net income	\$84,986	\$124,687	\$187,660
(Loss) gain on foreign exchange of financial instrument	(\$677,373)	\$438,525	(\$591,471)
(Loss) gain on valuation of financial instrument	\$948,744	(\$591,554)	\$752,353
Consolidated comprehensive (loss) income	\$356,357	(\$28,342)	\$348,542
Net Consolidated income (loss)			
Controlling Interest	\$84,986	\$124,687	\$187,660
Non Controlling Interest	\$0	\$0	\$0
Consolidated comprehensive (loss) income			
Controlling Interest	\$356,357	(\$28,342)	\$348,542
Non Controlling Interest	\$0	\$0	\$0

Financial Information

Balance Sheet

Thousand pesos

Assets	As of 2Q24
Current assets:	
Cash, cash equivalents	\$838,738
Lease receivables and other accounts receivable	\$487,261
Accounts receivable from related parties ⁽¹⁾	\$168,828
Recoverable taxes, mainly Value-Added Tax	\$1,807,073
Prepaid expenses	\$47,467
Total current assets	\$3,349,367
Non-current assets:	
Restricted cash	\$0
Investment properties	\$43,429,803
Investments in joint ventures	\$15,337,307
Land 3332	\$254,126
Derivative Financial Instruments	\$0
Long - term prepaid expenses	\$1,298,048
Fixed Assets	\$72,557
Property Acquisition Tax (ISAI)	\$58,481
Shares Investment in subsidiary	\$0
Total non-current assets	\$60,450,322
Total assets	\$63,799,689

Liabilities and Trustors' / Beneficiaries' Capital	As of 2Q24
Short-term liabilities:	
Current portion of long-term debt	\$1,869,464
Trade accounts payable and accrued expenses	\$683,353
Interest payable	\$170,977
Taxes payable, mainly Value-Added Tax	\$53,096
Total short term liabilities	\$2,776,890
Long-term liabilities:	
Debt	\$14,312,880
Trade accounts payable and accrued expenses	\$193,080
Derivative financial instruments	\$2,164,995
Deposit from tenants	\$159,629
Lease rights	\$77,504
Total long term liabilities	\$16,908,088
Total liabilities	\$19,684,978
Trustors' / Beneficiaries' capital:	
Contributed capital -	
Trustors' contributions	\$35,036,968
Earned capital -	
Retained earnings	\$9,968,137
Controlling interest	\$45,005,105
Non-controlling interest	\$0
Other comprehensive income	(\$890,395)
Total Trustors' / Beneficiaries' capital	\$44,114,711
Total liabilities and Trustors' / Beneficiaries' capital	\$63,799,689

(1) Accounts receivable from related parties correspond to the remaining receivables from joint ventures pending receipt.

Financial Information

Cash Flow

Fideicomiso Irrevocable No. 3332

(CIBanco, S.A., Institución de Banca Múltiple)

Statements of Cash Flows

(In thousands of Mexican pesos)

Concept	1H 2024	Concept	1H 2024
Cash flows from operating activities:		Cash flows from investing activities:	
Consolidated net income for the period	187,660	Acquisition in investment properties / Investment in projects under development	(1,234,034)
Adjustments for non-cash items:		Acquisition of investment in joint ventures for real estate assets	(1,954,480)
Equity in income of investments in joint ventures	(438,867)	Real estate tax acquisition	(58,481)
Insurance amortization	15,871	Contributions to joint ventures	(318,566)
Leasehold rights amortization to income	39,607	Distribution received from joint ventures	324,855
Amortization debt issuance costs	13,850	Other non-current assets	(17,978)
Effect of valuation of derivative financial instruments	(463,277)	Interest received	108,579
Unrealized exchange rate fluctuation	676,293	Net cash flows used in investing activities	(3,150,105)
Interest income	(108,579)	Cash flows from financing activities:	
Interest expense	692,977	Contributions to the Trust	1,078,691
Total	615,535	Loans obtained	1,972,607
Changes in working capital:		Payments of loans	(20,556)
(Increase) decrease in:		Interest paid	(697,693)
Rents receivable from customers	42,100	Net cash flows used in financing activities	2,333,049
Accounts receivable from related parties	(37,440)	Cash and cash equivalents	
Recoverable value added tax (VAT)	(471,190)	Net decrease in cash and cash equivalents	(409,972)
Other accounts receivable	80,502	Cash and cash equivalents at beginning of year (Dec 2023)	1,248,710
Prepaid expenses	(31,742)	Cash and cash equivalents at the end of the year	838,738
Increase (decrease) in:			
Accounts payable and accrued expenses	249,809		
Accounts payable to related parties	47,799		
Taxes payable	22,951		
Lease rights	(29,885)		
Guaranteed deposits	(81,355)		
Net cash flows from operating activities	407,084		

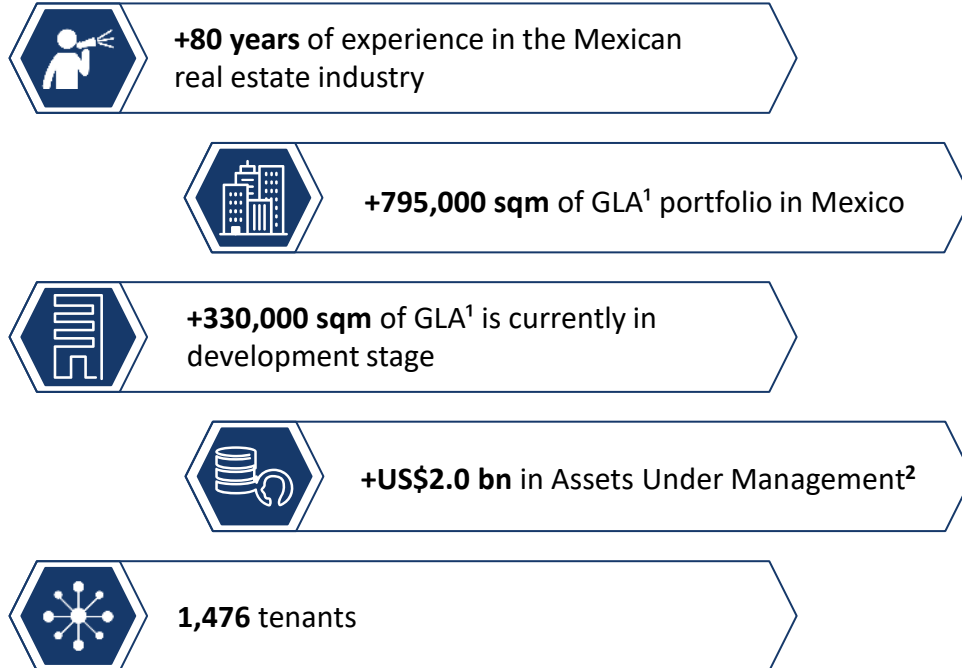


About Fibra SOMA

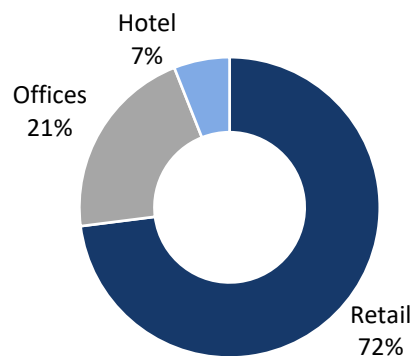
FIBRA SOMA

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 +795,000 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

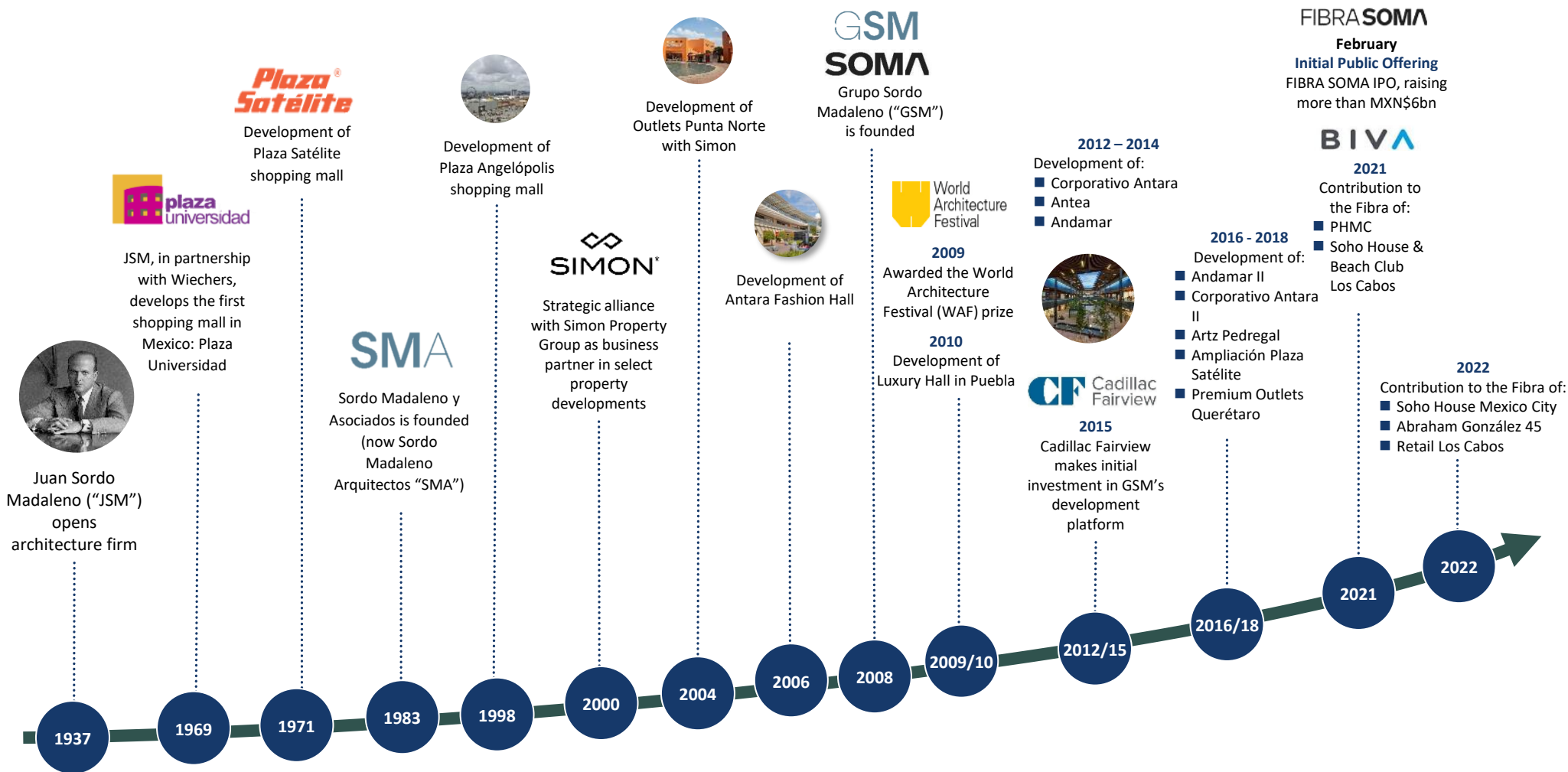
Cornerstone Investor



- ✓ Ontario Teacher's Pension Plan is a best-in-class global real estate investor and holds a 25% ownership interest in Fibra SOMA.
- ✓ Ontario Teacher's Pension Plan has two members on the Investment Committee (out of four members) and two 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 4Q23. ³ GLA breakdown includes operating assets and development pipeline (in stabilization phase).

Proven track record of operations and project development

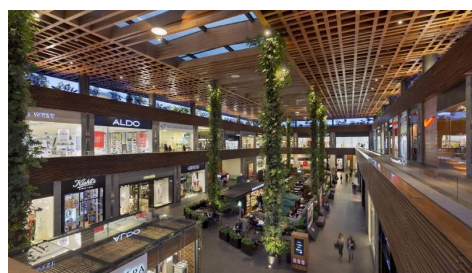


Operating Assets Developed Cumulative GLA (000' sqm)

2000	...	2004	...	2006	...	2010	...	2013	2014	2015	...	2018	2023
144		176		224		234		314	347	377		440	465

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

Assets	Location	Status	Share %	Total GLA (sqm)
Andamar I	Veracruz	Operating	100.0%	33,465
Andamar II	Veracruz	Operating	100.0%	29,667
Angelópolis	Puebla	Operating	35.0%	36,221
Antea	Querétaro	Operating	20.0%	79,721
Artz	Mexico City	Operating	100.0%	111,183
Luxury Hall	Puebla	Operating	100.0%	10,385
PO Punta Norte	State of Mexico	Operating	50.0%	31,581
PO Querétaro	Querétaro	Operating	50.0%	25,925
Satélite	State of Mexico	Operating	46.9%	76,803
Universidad	Mexico City	Operating	39.0%	30,569
Soho House CDMX	Mexico City	Operating	33.0%	12,000
Expansión Antara	Mexico City	Development	100.0%	90,000
Reforma	Mexico City	Development	100.0%	90,000
PHMC Oficinas	Mexico City	Development	100.0%	25,000
PHMC Hotel	Mexico City	Development	50.0%	15,000
Soho House Los Cabos	Los Cabos	Development	100.0%	12,000
Abraham González 45	Mexico City	Development	50.0%	33,000
Retail Los Cabos	Los Cabos	Development	100.0%	23,000
León	Guanajuato	Planning	70.0%	30,000
Total				795,520



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. It is 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, 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



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, 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



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



FIBRA SOMA

