FOURTH QUARTER 2025 QUARTERLY REPORT

FIBRA SOMA

February 27th, 2026

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Quarterly conference call details

FIBRASOMA

Fibra SOMA invites you to join its quarterly conference call on its fourth quarter 2025 results.

Conference call will take place on March 3, 2026 at 11:00am MX || 11:00am CT || 12:00pm ET.

<u>Conference Call Details:</u>

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

https://us02web.zoom.us/webinar/register/WN_7fGmI-z9TgufATMvAI9wgg

INVESTOR RELATIONS CONTACT DETAILS

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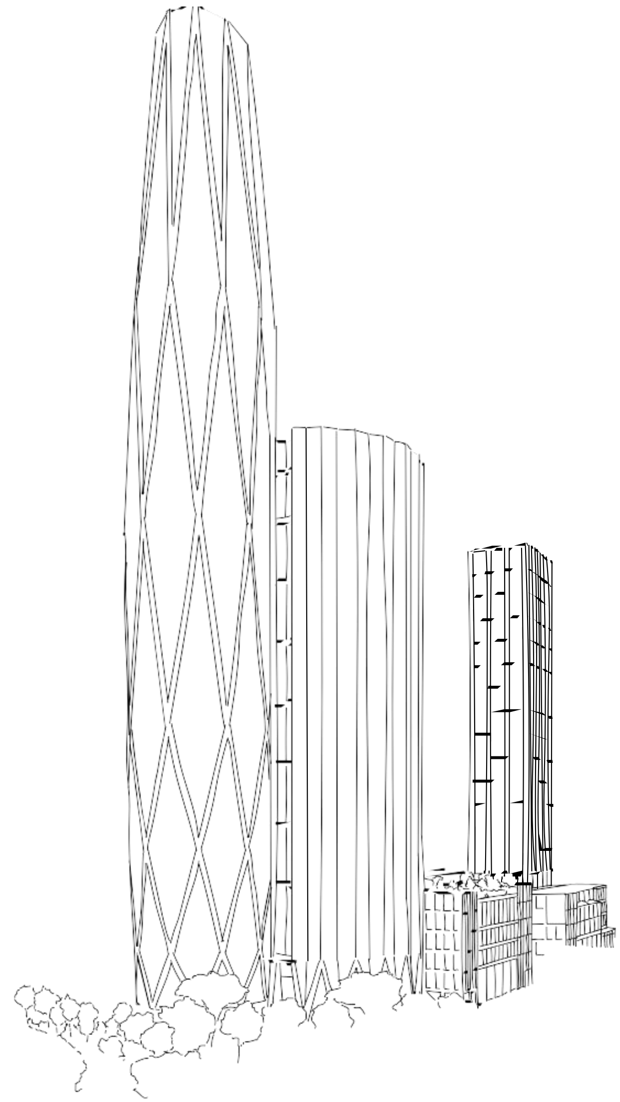


Executive summary

FIBRA SOMA

Fibra SOMA (SOMA 21) announces its fourth quarter 2025 results, reporting an NOI of MXN$892 million for 4Q25, compared to the MXN$673 million reported during 4Q24. The quarter's AFFO was MXN$536 million, on a 46% margin.

Quarterly results

- Total **income** was MXN$1.2 billion, which represented a 27% increase comparted to 4Q24.
- **Net Operating Income** (NOI) was MXN$892 million, a 33% increase compared to 4Q24.
- **NOI margin** was 76%.
- **EBITDA** reached MXN$829 milllion, a 33% increase compared to 4Q24.
- The **EBITDA margin** was 71%.
- **Consolidated AFFO** for 4Q25 was MXN$536 million, on a 46% margin.
- **Average occupancy** for 4Q25 closed at 99% with 1,623 tenants.

Highlights

- FIBRA SOMA continues its capital raising process. At the end of 4Q25, the amount raised totaled MXN$10.9 billion, with participation from private and institutional investors. This progress consists of two instruments: (i) mandatory convertible notes, with a cumulative total of MXN$5.4 billion (including MXN$2.9 billion raised in 4Q25), and (ii) subscription rights, with a cumulative total of MXN$5.5 billion, with no funds raised via this mechanism during 4Q25.
- Fibra SOMA announced on October 24th the acquisition of the remaining 50% of the Park Hyatt project, thus completing 100% ownership of the hotel.
- During 4Q25, the opening of Ánima Village took place on December 5th.
- Additional strategic investments have been approved within some of our developments, such as:
    - Expansión Antara: Refurbishment of offices for select tenants, driving a 105% increase in rent per sqm and IRR between 12% and 15% in USD. Also, an additional 13% increase in hotel keys.
    - SOMA Chapultepec: Refurbishment of offices for select tenants, with a 33% increase in rent per sqm and IRR between 12% and 15% in USD.
    - Ánima Village: Expansion of offerings for high-end international restaurants, generating a projected IRR of 16% to 18% in MXN on invested capital.

Comments from our CEO

FIBRA SOMA

Dear investors,

It is a pleasure to share with you the results for the fourth quarter of 2025, a period that confirms the continuity in the execution of our strategy and the strength of our operational and financial platform.

Throughout the quarter, the portfolio maintained a favorable and positive performance. This result once again reflects the quality of our assets, diversification by location and use, and close and active management of our relationship with our tenants. These factors have been key to sustaining solid occupancy levels and consistent operations, even in a challenging market environment.

From a financial perspective, we closed the year with favorable results across our key performance indicators. NOI for the quarter amounted to MXN$892 million, representing an increase of 33% compared to 4Q24. For the year as a whole, NOI was MXN$2.9 billion, up 32% compared to 2024. These results imply NOI margins of 76% for the quarter and 72% for the year. Revenues for the quarter were MXN$1.2 billion and MXN$4.0 billion for the full year. This implies year-on-year growth of 27% and 32%, respectively. FFO for the quarter was MXN$598 million, an increase of 123% compared to the same quarter of the previous year, with a margin of 51%. For the year, AFFO reached MXN$1.0 billion, representing growth of 28% compared to 2024 and a margin of 26%. Taken together, these results confirm the portfolio's ability to generate recurring cash flows and support the strength of our business model, in line with the objectives set for the year.

During the period, we continued to make decisive progress in the capital raising process. At the end of the fourth quarter of 2025, committed and funded capital amounted to MXN$10.9 billion, of which MXN$2.9 billion were incorporated during the quarter. The cumulative amount of convertible notes issued was MXN$5.4 billion, including MXN$2.9 billion raised during the quarter. Subscription rights totaled MXN$5.5 billion, with no new contributions during the quarter. This progress reflects our investors' confidence in Fibra SOMA's growth strategy.

The focus of the capital raising process remains on the acquisition of stabilized assets with high strategic value, as well as on deleveraging and optimizing our capital structure.

Comments from our CEO

Along the same lines, financial discipline continues to be a central pillar of our management. We operate with a prudent approach to leverage management, in line with our internal guidelines and market expectations. The priority is to preserve Fibra SOMA's credit profile and maintain adequate liquidity levels to support operational flexibility.

In terms of portfolio growth, during the quarter we closed the acquisition of the remaining 50% of Park Hyatt Mexico City, reaching 100% ownership of this asset as of October 23.

With regard to the development portfolio, projects are progressing as planned. During the quarter, we inaugurated Ánima Village, a key development that will contribute significantly to the growth and diversification of the portfolio in the coming years.

In terms of sustainability, we continue to make progress in implementing our strategy. We are refining the definition and measurement of key performance indicators that allow us to closely monitor our progress and strengthen the transparency of our environmental, social, and Corporate Governance performance.

We closed the year with results that reflect consistent execution, a clear strategy, and constant discipline in value creation. The team's commitment and the strength of our platform continue to lay a solid foundation for Fibra SOMA's long-term sustainable growth. I am proud to see the team achieve new objectives quarter after quarter. I am convinced that 2026 will be a year of new advances and significant accomplishments.

Best regards,

José Juan Sordo Madaleno de Haro
Chief Executive Officer– Pangea Administración, S.C.
Fibra SOMA Manager

Key quarterly indicators
Operating

20
properties in the portfolio

+836,000 sqm
of GLA

99%
average occupancy

7-8%
average lease spread

$892m
NOI during 4Q25

1,623
tenants

- The portfolio closed 4Q25 with approximately 836,000 sqm. Of these 836,000 sqm, approximately 566,000 sqm make up the operating portfolio and 270,000 sqm the development portfolio.
- Occupancy in 4Q25 closed at 99%.
- The renewal rate during the fourth quarter of 2025 remained above 95%, with an average lease spread between 7-8% above inflation.
- NOI was MXN$892 million for 4Q25, a 33% increase over 4Q24.
- Fibra SOMA had 1,623 tenants by quarter-end.

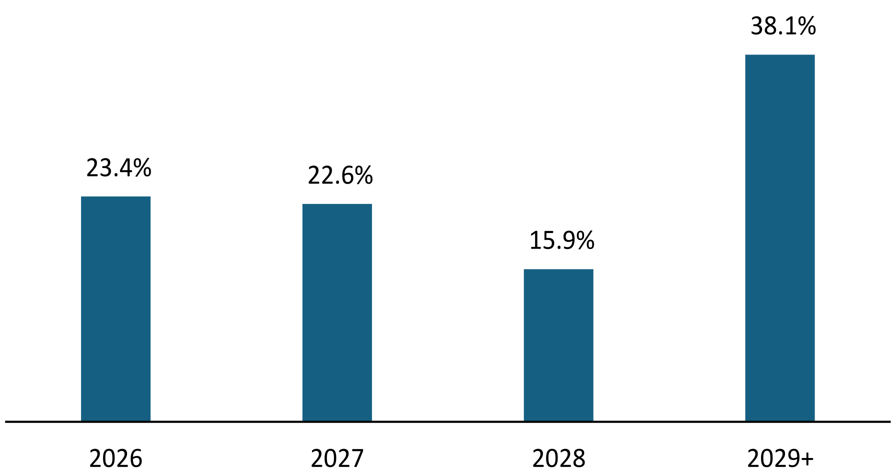
Note: The images correspond to FIBRA participation projects.

FIBRA SOMA

Top Tenants

	% Rent	% GLA
Top-5	19.2%	24.7%
Top-10	26.9%	33.3%
Top-15	32.1%	39.9%
Other	67.9%	60.1%

Lease Maturity Profile



- Our tenant base is very diverse. The Fibra's top 5 tenants represent 19.2% of rental revenues and 24.7% of GLA, which is mainly composed of global tenants with high credit quality.
- The lease spread for renewed leases during 4Q25 averaged 7.0%-8.0% above inflation.
- Fibra SOMA maintained its renewal rate above 95.0% during 4Q25.
- The average term for retail leases is three years. In 2026, el 23.4% of current contracts will be subject to renewal. In 2027 the maturity level will be 22.6%, and in 2028, it will be 15.9%.

Capital raising process

FIBRA SOMA

As of the date of this report, Fibra SOMA has raised MXN$10.9 billion as part of its capital raising process. The capital raising process is expected to be completed during the first quarter of 2026.

Transaction structure: two parallel instruments	1 **Subscription Rights:** A subscription rights issue offering an 11% dividend yield over a three-year period, with dividend payments offset by the delivery of additional CBFIs. ▪ **Progress by 4Q25:** No additional subscriptions during the period ▪ **Progress to date of the report:** MXN$5.5 billion 2 **Convertible Note:** A mandatory convertible note maturing in three years, with an annual coupon of 11%, and interest capitalized and paid in kind. ▪ **Progress by 4Q25:** MXN$2.9 billion ▪ **Progress to date of the report:** MXN$5.4 billion
Participating investors	▪ AFOREs, current holders, and qualified private investors
Main objectives of raising capital	▪ Strengthen NOI base through strategic acquisitions of stabilized, income-producing assets. ▪ Accelerate the deleveraging process with an immediate reduction in leverage levels, aligned with investment grade thresholds. ▪ Sustained compliance with the financial indicators required to maintain investment grade rating. ▪ Refinancing strategy focused on optimizing capital structure and extending maturities.
Transaction advisors	BBVA · Goldman Sachs · Santander

Key quarterly indicators
Financial

FIBRA SOMA

Thousand Pesos	4Q25	4Q24	Δ%	2025	2024	Δ%
Total Revenues (Own Portfolio)	$848,750	$618,527	37.2%	$2,816,696	$1,885,251	49.4%
Joint Venture Revenues	$320,082	$302,745	5.7%	$1,213,747	$1,168,502	3.9%
Total Revenues	$1,168,832	$921,272	26.9%	$4,030,443	$3,053,752	32.0%
Joint Venture Results	$226,805	$219,797	3.2%	$843,447	$878,189	(4.0%)
Net Operating Income	$891,922	$672,696	32.6%	$2,883,192	$2,186,552	31.9%
NOI Margin	76.3%	73.0%		71.5%	71.6%	
EBITDA	$828,954	$622,727	33.1%	$2,619,308	$1,946,187	34.6%
EBITDA Margin	70.9%	67.6%		65.0%	63.7%	
Consolidated FFO	$598,385	$268,739	122.7%	$1,025,747	$649,300	58.0%
Consolidated FFO Margin	51.2%	29.2%		25.4%	21.3%	
Consolidated AFFO	$535,823	$298,688	79.4%	$1,033,858	$806,841	28.1%
Consolidated AFFO Margin	45.8%	32.4%		25.7%	26.4%	
Distribution to CBFI holders	**$0**	**$0**		**$0**	**$0**	
CBFIs with economic rights	*989,656,721*	*889,628,640*		*989,656,721*	*889,628,640*	
Distribution per CBFI with economic rights	**$0.00**	**$0.00**		**$0.00**	**$0.00**	

- Net Operating Income (NOI) was MXN$892 million for 4Q25, on a 76% margin. This represented a 33% increase compared to 4Q24.
- EBITDA reached MXN$829 million in 4Q25, on a 71% margin. This represents a 33% increase compared to 4Q24.
- Consolodated AFFO for 4Q25 reached MXN$536 million, on a 46% margin. This represents a 79% increase compared to 4Q24.
- The number of CBFIs in circulation was 989,656,721 at the end of 4Q25, due to the issuance of 100,028,081 additional CBFIs as part of the recent preferential rights subscription process.

Development pipeline progress

FIBRASOMA

Development program

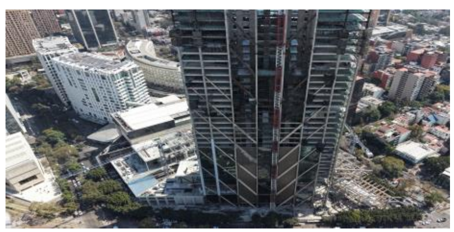
	Soho House Mexico City (Phase I – 2023) (Phase II – 4Q26)	SOMA Chapultepec Mexico City (June 2025)	Ánima Village Los Cabos (December 2025)
Construction progress	**100% / 1%**	**100%**	**100%**
Leasing progress	**100%**	**100%**	**100%**
Signed	*100%*	*94%*	*85%*
LOI/RFP		*6%*	*15%*

Development pipeline progress

FIBRASOMA

Development program

	Expansión Antara Mexico City (2Q26/ 3Q26)	Park Hyatt Hotel Mexico City (3Q26)	Soho House Los Cabos Los Cabos (3Q26)	Reforma Mexico City (2028/2029)
Construction progress	**83%**	**81%**	**52%**	
Retail / Hotel leasing progress	**100%**	**100%**	**100%**	
Signed	*88%*	*100%*	*100%*	
LOI/RFP	*12%*	*0%*	*0%*	
Offices leasing progress	**100%**	**N/A**	**N/A**	
Signed	*92%*			
LOI/RFP	*8%*			



All development projects (except Reforma) will be delivered in 2026, representing a 65% - 70% increase over 2025 NOI[1]

(1) This increase calculation is based on the Company's projections that may change in the future.

Development CapEx

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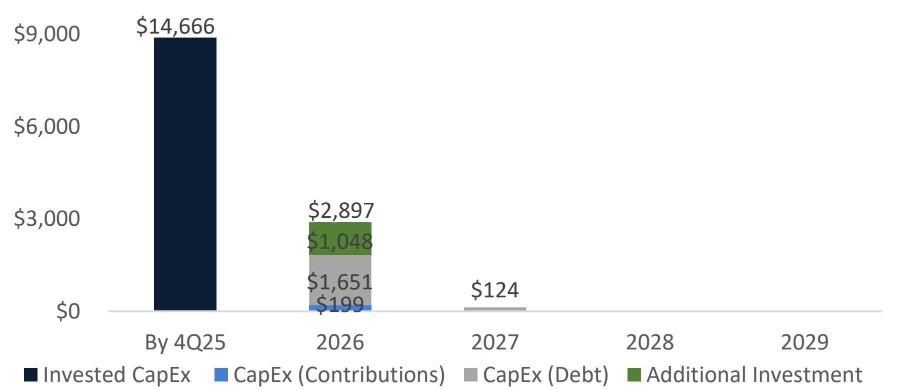
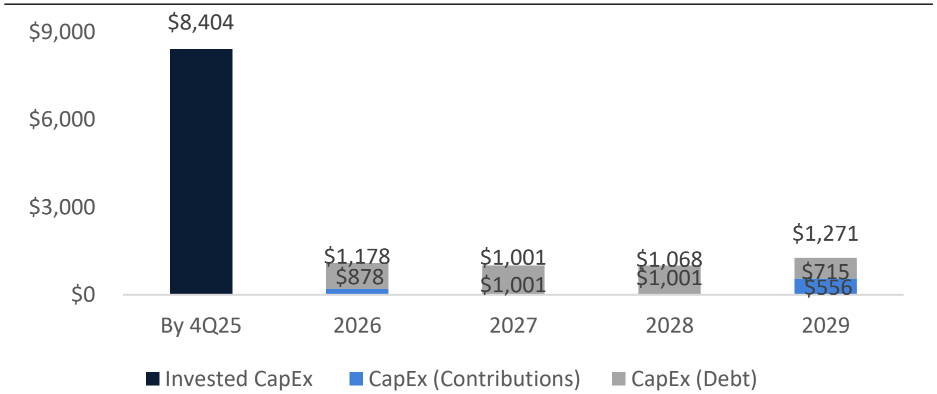
Projects under development

Park Hyatt Hotel Mexico City (2026) | Expansión Antara (2026) | Soho House Los Cabos (2026) | Soho House Mexico City (Phase II) (2026) | Reforma (2028/2029) | Abraham González 45

Pipeline (excl. Reforma)



Reforma



- During 4Q25, MXN$1.5 billion were invested in CapEx. For Reforma, MXN$143 million were invested in CapEx.
- As a result of the successful capital raise, the 50% stake in the Park Hyatt Mexico City hotel was acquired, increasing the CapEx to be invested in 2026.
- In addition, strategic investments will be made that increase CapEx to be invested in 2026 (MXN$1.048 billion):
  - Expansión Antara: Refurbishment of offices for select tenants, driving a 105% increase in rent per sqm and IRR between 12% and 15% in USD. Also, an additional 13% increase in hotel keys
  - SOMA Chapultepec: Refurbishment of offices for select tenants, with a 33% increase in rent per sqm and IRR between 12% and 15% in USD
  - Ánima Village: Expansion of offerings for high-end international restaurants, generating a projected IRR of 16% to 18% in MXN on invested capital
- The Reforma project moved from the planning stage to development, involving an update to the start date and adjusting the amounts to be invested in the following years.
- Due to the success of the recent capital raising, the budget was allocated for additional strategic investments with the objective of maximizing returns for investors and achieving cost savings.

Note: CapEx requirements cover all Fibra SOMA development projects with their respective stakes. The Abraham González 45 project is in the redesign stage and has been excluded from CapEx estimates for 2026 to 2029.

Financial information
NOI & EBITDA

FIBRASOMA

Thousand Pesos	4Q25	4Q24	2025	2024
Rent	$587,242	$546,576	$2,237,163	$1,620,055
Parking	$37,913	$32,839	$110,659	$100,516
Income from sale of land	$0	$0	$137,620	$0
Maintenance, Operation, Advertising and Others	$223,595	$39,112	$331,254	$164,679
Total revenues (Own Portfolio)	**$848,750**	**$618,527**	**$2,816,696**	**$1,885,251**
Operation and maintenance expenses	($152,871)	($141,878)	($522,034)	($497,379)
Property tax	($28,600)	($20,112)	($103,001)	($71,466)
Insurance	($2,163)	($3,638)	($12,047)	($8,043)
Land sale expenses	($0)	$0	($139,869)	$0
Total expenses (Own Portfolio)	**($183,634)**	**($165,628)**	**($776,950)**	**($576,888)**
Joint Venture revenues	$320,082	$302,745	$1,213,747	$1,168,502
Joint Venture expenses	($93,276)	($82,948)	($370,300)	($290,313)
Joint Venture result (Net)	**$226,805**	**$219,797**	**$843,447**	**$878,189**
Net Operating Income	**$891,922**	**$672,696**	**$2,883,192**	**$2,186,552**
NOI margin	***76.3%***	***73.0%***	***71.5%***	***71.6%***
Administrator Expenses and other non-operating expenses	($62,968)	($49,969)	($263,885)	($240,365)
EBITDA	**$828,954**	**$622,727**	**$2,619,308**	**$1,946,187**
EBITDA margin	***70.9%***	***67.6%***	***65.0%***	***63.7%***

Financial information
FFO / AFFO reconciliation

FIBRA SOMA

Thousand Pesos	4Q25	4Q24	2025	2024
Consolidated Net Income	$1,519,754	($3,167,243)	$2,122,870	($3,215,600)
Foreign exchange Gain (loss), net	($304,652)	$655,567	($1,948,976)	$1,963,250
Derivative financial instrument adjustment	($83,144)	($283,284)	$1,399,446	($1,182,975)
Banking Commissions Amortization	$9,495	$9,408	$34,403	$30,334
CBFIs Subscription Yields	$154,655	$0	$154,655	$0
Profit from bond repurchase	$0	$0	$0	$0
Property value adjustment	($697,722)	$3,054,291	($736,651)	$3,054,291
Consolidated FFO	**$598,385**	**$268,739**	**$1,025,747**	**$649,300**
Net anticipated rents	$7,164	($8,104)	$31,557	$7,174
Net Tenant Admission Payments	($2,062)	($20,613)	$42,432	$85,869
Other Provisions	$3,438	$19,875	$25,688	$28,909
Net straight-line effect	($45,709)	$21,512	($46,351)	$17,625
Net property tax and insurance unaccrued	($25,393)	$17,280	($45,216)	$17,964
Consolidated AFFO	**$535,823**	**$298,688**	**$1,033,858**	**$806,841**

SOMA21 at BIVA	4Q25	4Q24
Closing price as of December 31, 2025	$50.0	$49.2
Outstanding CBFIs as of December 31, 2025	989,656,721	889,628,640
Market capitalization as of December 31, 2025	$49,482,836,050	$43,743,054,625

Fibra SOMA

Mexican Pesos	4Q25	4Q24	2025	2024
Consolidated FFO	$598,384.7	$268,738.9	$1,025,747.4	$649,299.8
Consolidated AFFO	$535,822.8	$298,688.3	$1,033,857.8	$806,840.6
CBFIs Tenant Distribution	$0.0	$0.0	$0.0	$0.0
CBFIs with economic rights	989,656,721	889,628,640	989,656,721	3,353,007,311
CBFIs distribution with economic rights	$0.00	$0.00	$0.00	$0.00

Financial information
Credit profile

FIBRA SOMA

Fibra SOMA's debt as of December 31st 2025	Fibra SOMA's share %	Currency	Total amount (in MXN$mm)	Interest rate	Outstanding balance (in MXN$mm)	Maturity
Corporate debt						
Senior bond	100%	USD	$7,156.3	4.375%	$7,156.3	22/jul/31
Term loan	100%	USD	$2,723.1	SOFR + 250 bps	$2,723.1	29/nov/27
Term Loan - (TL24 USD)	100%	USD	$4,937.0	SOFR + 287 bps	$4,937.0	25/apr/29
Term Loan - (TL24 MXN)	100%	MXN	$1,712.4	TIIE + 262 bps	$1,712.4	25/apr/29
Antea Loan	20%	MXN	$1,100.0	TIIE + 290 bps	$0.0	25/sep/26
PO Querétaro Loan	50%	MXN	$450.0	TIIE + 225 bps	$180.6	19/dec/33
Total corporate debt					**$16,709.4**	
Development debt (2)						
Expansión Antara Loan	100%	MXN	$3,125.0	TIIE + 325 bps (2021-2024) TIIE + 375 bps (2025-2028)	$2,078.9	30/nov/33
PHMC Offices Senior Loan MXN	100%	MXN	$750.0	TIIE + 420 bps	$750.0	6/jun/31
PHMC Offices Senior Loan USD	100%	USD	$377.0	SOFR + 400 bps	$366.0	6/jun/31
Soho Mexico City Loan	33%	USD	$556.5	SOFR + 320 bps	$150.6	25/jun/30
Retail Los Cabos Senior Loan	100%	USD	$899.6	SOFR + 325 bps	$844.4	29/sep/28
Soho Los Cabos Loan	100%	USD	$453.7	SOFR + 320 bps	$136.1	7/dec/30
Total development debt					**$4,325.9**	
Revolving credit						
Revolving credit line (2024)	100%	MXN	$4,000.0	TIIE + 230 bps	$0.0	25/apr/27
Revolving credit line (2025)	100%	MXN	$1,500.0	TIIE + 215-230 bps	$0.0	20/jul/05
Total revolving facilities					**$0.0**	
Total					**$21,035.4**	

- The total outstanding balance of the debt at the end of 2025 was MXN$21.0 billion.
  - The main changes during the quarter stem from the disposal of development loans, mainly the Expansión Antara loan.
- The maturity profile remains healthy, with no significant maturities until 2027.
- Revolving lines have no outstanding balance.
- Development loans 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 reaffirms its objective of achieving dual investment-grade ratings by adhering to rigorous financial discipline.

(1) This leverage ratio considers the EBITDA for the last 12 months of operating assets, the balance of debt and corporate cash, and operating assets at the end of the fourth quarter.
(2) These loans are development financing at the asset level; therefore, they do not generate obligations for the FIBRA.
(3) This leverage ratio considers the debt balance and stabilized EBITDA of assets under development.

Financial information
Credit profile

FIBRA SOMA

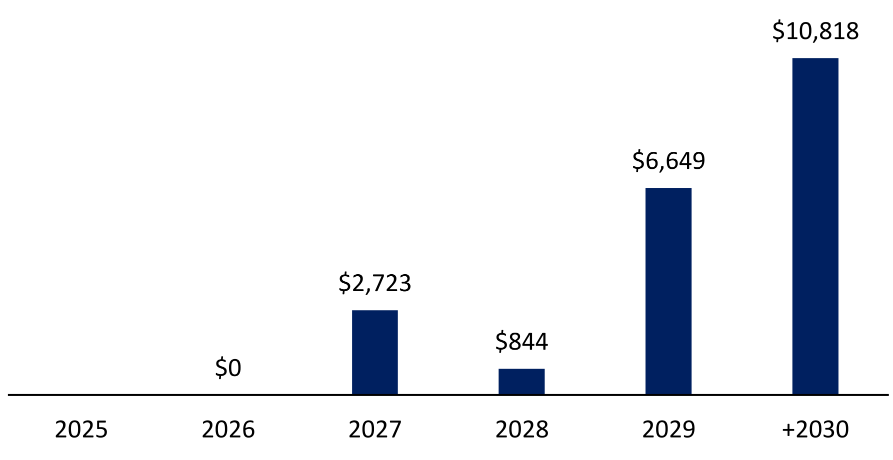
Credit ratios

Ratios (CNBV) as of December 31st 2025	SOMA	Limit	Status
Loan to Value (total debt / Assets book value)	24.5%	≤50%	OK
Debt service coverage ratio	3.3x	≥1.0x	OK

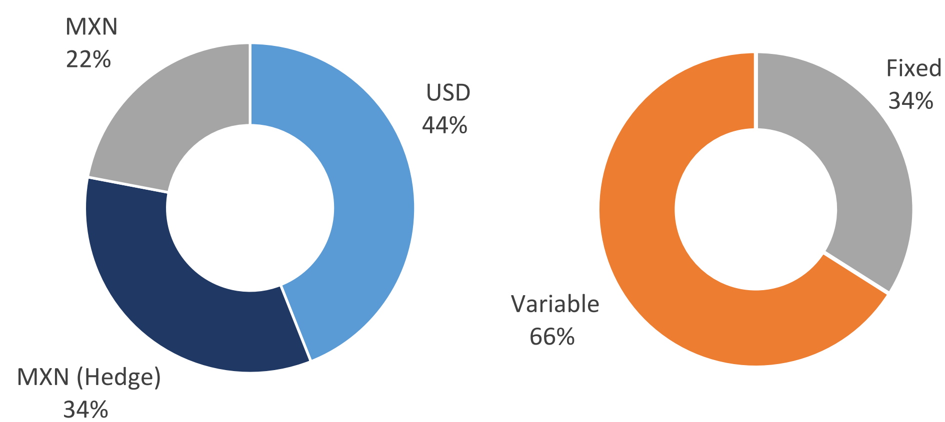
Ratios (Senior notes) as of December 31st 2025	Type	SOMA	Limit	Status
Limitation on Outstanding Debt (LTV)	Incurrence	24.5%	≤60%	OK
Limitation on Secured Debt (Secured debt / Total Assets)	Incurrence	0.2%	≤40%	OK
Debt service test	Incurrence	2.7x	≥1.5x	OK
Maintenance of Unencumbered Assets	Maintenance	399.9%	≥150%	OK

Other leverage ratios	SOMA
Leverage ratio Net debt / EBITDA(1)	5.1x

Debt maturity profile



Debt profile by currency and rate



(1) This leverage ratio considers EBITDA for the last 12 months, the balance of debt and cash at the end of the fourth quarter.

ESG Strategy – Environmental, Social, and Governance

FIBRASOMA

For Fibra SOMA, integrating ESG principles across all areas is essential to ensuring sustainable and responsible growth. The Fibra focuses on measuring, reporting, and improving its ESG performance in line with international standards.

Environmental

- **Obtaining measurements and baseline:** 2025 was defined as the base year. Since 1Q25, energy, water, and waste measurements have been taken. In addition, guidelines and criteria for measuring GHG emissions were established with the support of independent advisors. These indicators will be disclosed annually in the Sustainability Report.
- **Energy transition (Antea):** 3,717 solar panels were installed, achieving a 35% reduction in electricity consumption from non-renewable sources in common areas during the first half of operation. This result reinforces our commitment to integrating renewable energy into our assets.

Social

- **Specialized training:** Internal training was strengthened through management development and specialized training, the latter provided through BIVA, focusing on the new sustainability standards (IFRS S1 and S2).
- **Work environment:** Fibra SOMA promotes a healthy and inclusive work environment through comprehensive wellness practices aligned with NOM-035-STPS-2018. During the quarter, 99 activities were carried out, with 78% of the internal team participating.

Governance

- **ESG policies and manuals:** The update of ESG policies and manuals is currently being reviewed and approved, in coordination with the legal department and external advisors. Once completed, they will be published on the website.
- **Consolidation of ESG management:** In 4Q25, the ESG area was formalized as an independent department, strengthening management and cross-functional coordination with different areas to integrate ESG criteria, mitigate operational and regulatory risks, and consolidate the confidence of investors and stakeholders.

Objective

Consolidate a high-quality real estate platform with a sustainable approach, capable of generating economic, environmental, and social value in the long term.

MIRANDA PARTNERS

Glossary

FIBRASOMA

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*).

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.

GLA: Gross leasable area.

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

Consolidated Funds from Operations (Consolidated 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*).

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.

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

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

Glossary

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

  AL0 = Liquid assets at the end of 4Q25, 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.
  LR0 = Revolving credit lines outstanding, irrevocable and undrawn at the end of 4Q25.
  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 = 1Q26, 2Q26, 3Q26, 4Q26, 1Q27.

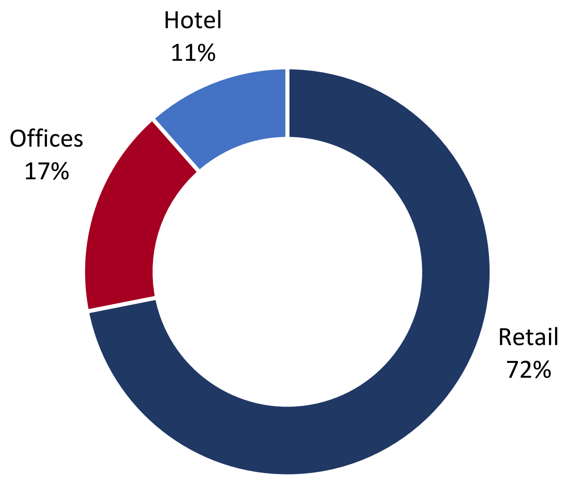
Appendix

GLA breakdown

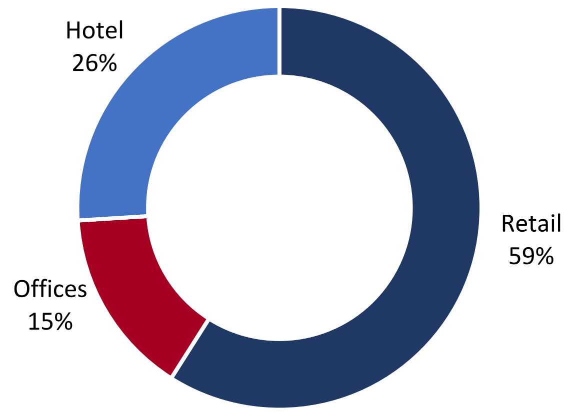
GLA breakdown

FIBRASOMA

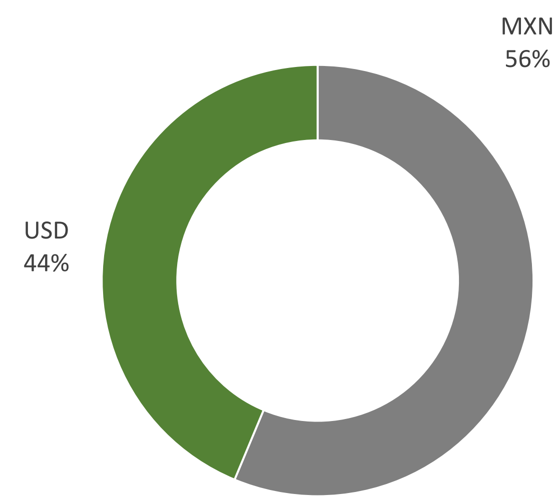
GLA by segment(1)



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, 17% offices, and 11% hotels. The portfolio has offices in Artz, Expansión Antara, and SOMA Chapultepec, while the hotel component is present in Expansión Antara, PHMC, HRMC, Soho House & Beach Club Los Cabos, and Soho House Mexico City.
- 59% of our income came from the retail component, 15% from the offices, and the remaining 26% from hotels. These re 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 56% of revenues, while the other 44% 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).

Appendix

Financial Statements

Financial Information
Income Statement

FIBRASOMA

Thousand Pesos	4Q25	4Q24	2025	2024
Rental income	$587,242	$546,576	$2,237,163	$1,620,055
Parking	$37,913	$32,839	$110,659	$100,516
Income from land sales	$0		$137,620	
Maintenance, Operation, Advertising and Other	$223,595	$39,112	$331,254	$164,679
Total revenues (Own Portfolio)	**$848,750**	**$618,527**	**$2,816,696**	**$1,885,251**
Operation and maintenance expenses	($132,513)	($115,619)	($441,734)	($423,363)
Operation Fee	($20,358)	($26,259)	($80,300)	($74,015)
Property tax	($28,600)	($20,112)	($103,001)	($71,466)
Property Insurance	($2,163)	($3,638)	($12,047)	($8,043)
Cost of land sales	($0)		($139,869)	
Total expenses (Own Portfolio)	**($183,634)**	**($165,628)**	**($776,950)**	**($576,888)**
Joint Venture result (Net)	**$226,805**	**$219,797**	**$843,447**	**$878,189**
Income after Joint Venture result (Net)	**$891,922**	**$672,696**	**$2,883,192**	**$2,186,552**
Administrator Expenses and other non operating expenses	($62,968)	($49,969)	($263,885)	($240,365)
Interest expense and debt cost	($433,250)	($390,329)	($2,013,136)	($1,457,333)
Tender offer Gain	$0	$0	$0	$0
Derivative financial instrument effect	$26,574	$12,421	($4,043)	($38,893)
Interest income	$127,199	$19,356	$174,946	$99,802
CBFIs Subscription Yields	($154,655)	$0	($154,655)	$0
Foreign exchange Gain (loss), net	$136,172	($337,185)	$962,542	($503,464)
Adjustments to fair value of investment properties - Net	$697,722	($3,054,291)	$736,651	($3,054,291)
Net income	**$1,228,715**	**($3,127,301)**	**$2,321,613**	**($3,007,993)**
(Loss) gain on foreign exchange of financial instrument	$168,480	($318,381)	$986,434	($1,459,785)
(Loss) gain on valuation of financial instrument	$122,558	$278,439	($1,185,177)	$1,252,178
Consolidated comprehensive (loss) income	**$1,519,754**	**($3,167,243)**	**$2,122,870**	**($3,215,600)**
Net Consolidated income (loss)				
Controlling Interest	$1,228,715	($3,127,301)	$2,321,613	($3,007,993)
Non-Controlling Interest	$0	$0	$0	$0
Consolidated comprehensive (loss) income				
Controlling Interest	$1,519,754	($3,167,243)	$2,122,870	($3,215,600)
Non-Controlling Interest	$0	$0	$0	$0

Financial Information

Balance Sheet

FIBRA SOMA

Thousand Pesos

Assets	As of December 31st, 2025
Current assets:	
Cash, cash equivalents	$6,934,002
Net lease receivables	$477,735
Accounts receivable from related parties[1]	$502,165
Recoverable taxes, mainly VAT	$2,164,949
Assets available for sale	$0
Prepaid expenses	$58,847
Total current assets	**$10,137,698**
Non-current assets:	
Restricted cash	$0
Investment properties	$58,364,124
Investments in joint ventures	$13,555,847
Land 3332	$0
Derivative Financial Instruments	$0
Long - term prepaid expenses	$1,105,303
Fixed Assets	$35,367
Property Acquisition Tax (ISAI)	$0
Shares Investment in subsidiary	$0
Total non-current assets	**$73,060,640**
Total assets	**$83,198,339**

Liabilities and Trustors' / Beneficiaries' Capital	As of December 31st, 2025
Short-term liabilities:	
Current portion of long-term debt	$414,176
Trade accounts payable and accrued expenses	$551,197
Interest payable	$260,417
Taxes payable	$77,537
Total short-term liabilities	**$1,303,327**
Long-term liabilities:	
Debt	$19,989,523
Trade accounts payable and accrued expenses	$317,764
Yields payable on subscriptions	$154,655
Derivative financial instruments	$2,761,765
Deposit from tenants	$224,156
Lease rights	$120,978
Total long-term liabilities	**$23,568,840**
Total liabilities	**$24,872,167**
Trustors' / Beneficiaries' capital:	
Contributed capital -	
Trustors' contributions	$52,676,676
CBFI´s repurchase reserve	$6,903
Earned capital -	
Retained earnings	$6,897,303
Controlling interest	**$59,580,882**
Non-controlling interest	$0
Other comprehensive income	($1,254,711)
Total Trustors´ / Beneficiaries' capital	**$58,326,171**
Total liabilities and Trustors' / Beneficiaries´ capital	**$83,198,339**

(1) Accounts receivable from related parties correspond to the remaining receivables from joint ventures pending receipt. Additionally, a short-term loan granted to PHMC Hotel CIB/3421 is included, which is for an investment in joint venture subject to interest payments according to market spreads.

Fideicomiso Irrevocable No. 6185
(Banco Actinver, S.A., Institución de Banca Múltiple)
Cash Flow Statements
(In Thousands of Mexican Pesos)

Concept	12M 2025
Cash flows from operating activities:	
Consolidated net income for the period	2,321,613
Adjustments for non-cash items:	
Equity in income of investments in joint ventures	(1,369,152)
Fair value changes on investment properties	(210,946)
Insurance amortization	37,754
Leasehold rights amortization to income	29,255
Amortization debt issuance costs	53,968
Effect of valuation of derivative financial instruments	1,128,270
Unrealized exchange rate fluctuation	(2,139,294)
Interest income	(174,946)
Interest expense	1,940,944
Total	**1,617,466**
Changes in working capital:	
(Increase) decrease in:	
Rents receivable from customers	(60,185)
Accounts receivable from related parties	646,875
Recoverable value added tax (VAT)	446,948
VAT returns	22,642
Other accounts receivable	(75,508)
Increase (decrease) in:	
Accounts payable and accrued expenses	374,345
Accounts payable to related parties	10,332
Taxes payable	48,582
Financing costs	13,177
Lease rights	162,788
Net cash flows from operating activities	**3,207,462**

Concept	12M 2025
Cash flows from investing activities:	
Acquisition in investment properties / Investment in projects under development.	(4,801,131)
Acquisition of investment in joint ventures for real estate assets	(304,916)
Real estate tax aqcuisition	(25,088)
Land sale	139,869
Contributions to joint ventures	(22,026)
Distribution received from joint ventures	774,837
Loans to related parties [(1)]	(561,669)
Other non-current assets	(8,886)
Interest received	174,946
Net cash flows used in investing activities	**(4,634,064)**
Cash flows from financing activities:	
Contributions to the Trust	10,924,744
Loan and trust contribution costs	(156,522)
Loans obtained	3,860,148
Payments of loans	(4,641,976)
Buyback fund	-
Interest paid	(2,028,446)
Net cash flows used in financing activities	**7,957,948**
Cash and cash equivalents	
Net decrease in cash and cash equivalents	**6,531,346**
Cash and cash equivalents at beginning of the year	402,656
Cash and cash equivalents at the end of the year	**6,934,002**

(1) Short-term loan granted to PHMC Hotel CIB/3421, which is for an investment in joint venture subject to interest payments according to market spreads.

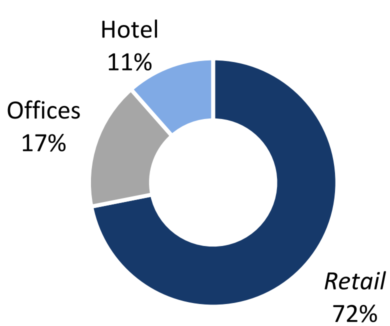
About Fibra SOMA

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

Focus on Portfolio Enhancement and Growth

- **+80 years** of experience in the Mexican real estate industry
- **+836,000 sqm** of GLA[1] portfolio in Mexico
- **+270,000 sqm** of GLA[1] is currently in development stage
- **+US$ 4.8 billion** in Assets Under Management[2]
- **1,623** tenants

GLA Breakdown[3]



Breakdown includes assets under development and are expected to increase total portfolio GLA to +836,000 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 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 ~20% 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 4Q25. [3] GLA breakdown includes operating assets and development pipeline (in stabilization phase).

Proven track record of operations and project development

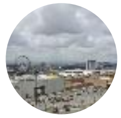
FIBRA SOMA

1937
Juan Sordo Madaleno ("JSM") opens architecture firm

1969
JSM, in partnership with Wiechers, develops the first shopping mall in Mexico: Plaza Universidad

1971
Development of Plaza Satélite shopping mall

1983
Sordo Madaleno y Asociados is founded (now Sordo Madaleno Arquitectos "SMA")



1998
Development of Plaza Angelópolis shopping mall

2000
Strategic alliance with Simon Property Group as business partner in select property developments

2004
Development of Outlets Punta Norte with Simon

2006
Development of Antara Fashion Hall

2008
Grupo Sordo Madaleno ("GSM") is founded

2009/10
2009
Awarded the World Architecture Festival (WAF) prize

2010
Development of Luxury Hall in Puebla

2012/15
2012 – 2014
Development of:
- Corporativo Antara
- Antea
- Andamar

2015
Cadillac Fairview makes initial investment in GSM's development platform

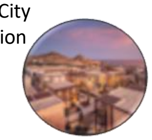
2016/18
2016 - 2018
Development of:
- Andamar II
- Corporativo Antara II
- Artz Pedregal
- Ampliación Plaza Satélite
- Premium Outlets Querétaro

2021
FIBRA SOMA
February
Initial Public Offering
FIBRA SOMA IPO, raising more than MXN$6bn
BIVA

2021
Contribution to the Fibra of:
- PHMC
- Soho House & Beach Club Los Cabos

2022
2022
Contribution to the Fibra of:
- Soho House Mexico City
- Abraham González 45
- Retail Los Cabos

2024
2024
Hyatt Regency Mexico City acquisition



2025
2025
Opening of:
- Ánima Village Los Cabos
- SOMA Chapultepec
- Acquisition of the remaining 50% of Park Hyatt Hotel to accumulate 100%

Operating Assets Developed Cumulative GLA (000' sqm)

2000	...	2004	...	2006	...	2010	...	2013	2014	2015	...	2018	2023	2025
144		176		224		234		314	347	377		440	465	566

Fibra SOMA's portfolio

FIBRASOMA

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

Assets	Location	Status	Share %	Total GLA (sqm)
Andamar I	Veracruz	Operating	100.00%	33,465
Andamar II	Veracruz	Operating	100.00%	29,667
Angelopólis	Puebla	Operating	35.00%	36,221
Antea	Querétaro	Operating	20.00%	79,721
Artz	Mexico City	Operating	100.00%	111,183
Luxury Hall	Puebla	Operating	100.00%	10,385
PO Punta Norte	State of Mexico	Operating	50.00%	31,581
PO Querétaro	Querétaro	Operating	50.00%	25,925
Satélite	State of Mexico	Operating	46.90%	76,803
Universidad	Mexico City	Operating	39.00%	30,569
Soho House Mexico City	Mexico City	Operating	33.00%	12,000
Hyatt Regency	Mexico City	Operating	100.00%	41,000
SOMA Chapultepec	Mexico City	Operating	100.00%	25,000
Ánima Village	Los Cabos	Operating	100.00%	23,000
Expansión Antara	Mexico City	Development	100.00%	90,000
Reforma	Mexico City	Development	100.00%	90,000
PHMC Hotel	Mexico City	Development	100.00%	15,000
Soho House Los Cabos	Los Cabos	Development	100.00%	12,000
Abraham González 45	Mexico City	Development	50.00%	33,000
León	Guanajuato	Planning	70.00%	30,000
Total				**836,520**


Luxury Hall


Andamar

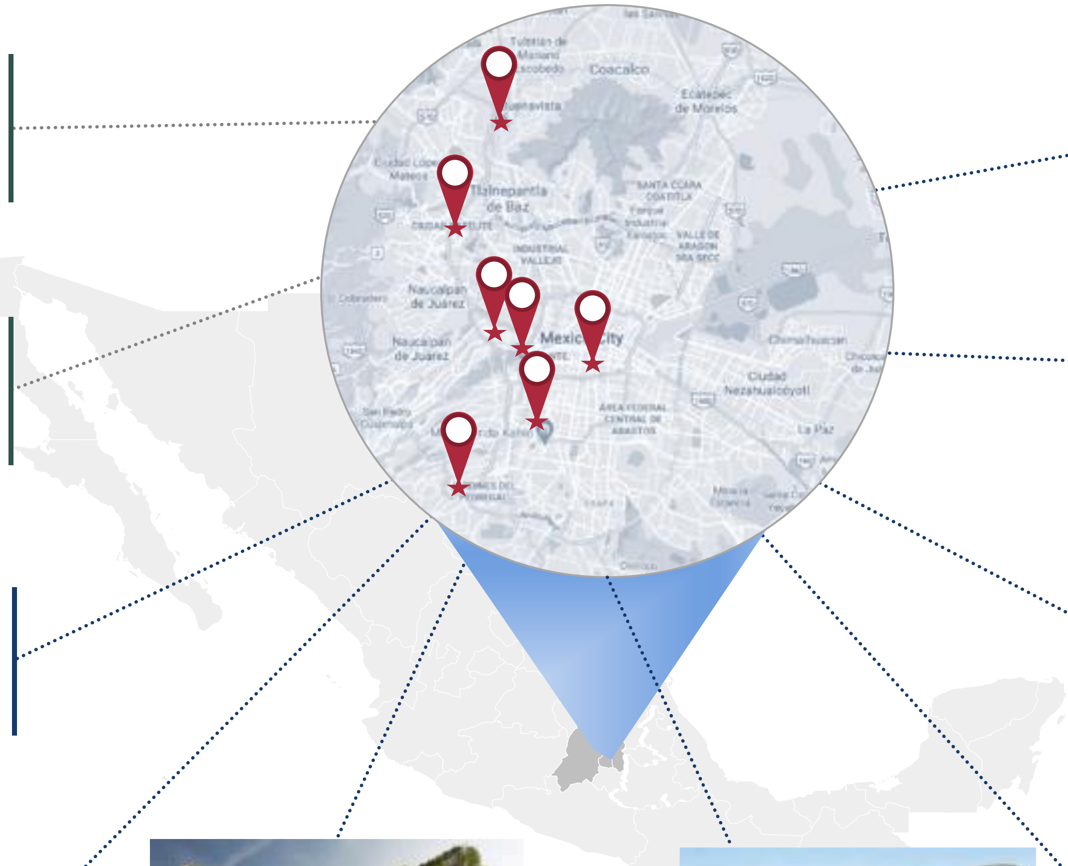

Outlet Querétaro


Antea

Asset locations (1/2)

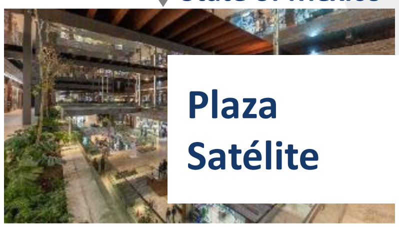
FIBRA SOMA

Assets located in Mexico City and State of Mexico



Premium Outlets Punta Norte

State of Mexico

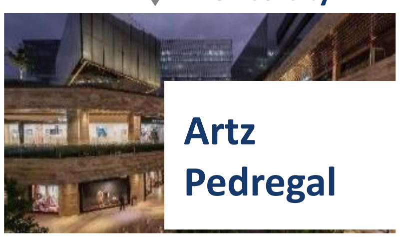


Plaza Satélite

State of Mexico

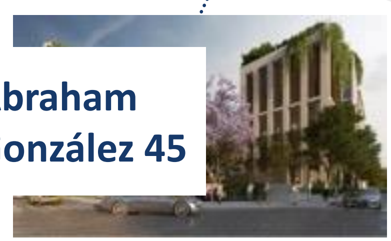
Plaza Universidad

Mexico City



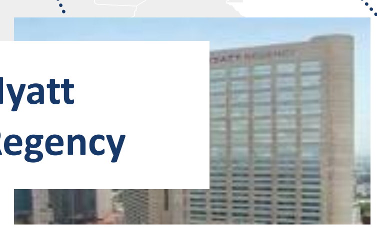
Artz Pedregal

Mexico City



Abraham González 45

Mexico City



Hyatt Regency

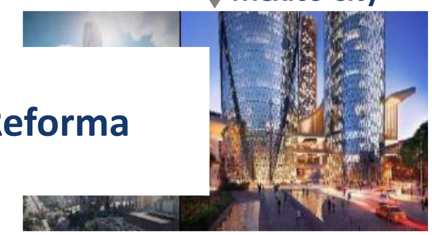
Mexico City

Expansión Antara

Mexico City

PHMC & SOMA Chapultepec

Mexico City



Reforma

Mexico City

Soho House Mexico City

Mexico City

Mexico City area: 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.

Asset locations (2/2)

FIBRASOMA

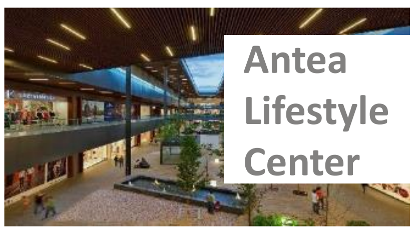
Assets located in Querétaro, Veracruz, Puebla, and Baja California
Key locations in Mexico´s manufacturing corridor for exports and tourism

Soho House Los Cabos

Los Cabos

Ánima Village Los Cabos

Los Cabos

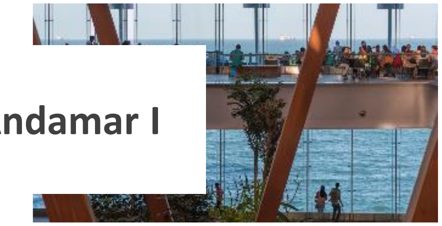


Antea Lifestyle Center

Querétaro

Premium Outlets Querétaro

Querétaro

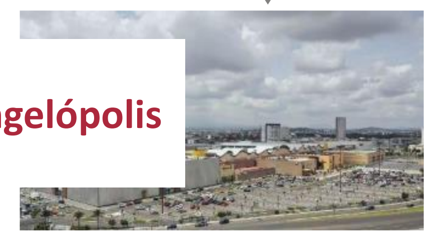


Andamar I

Veracruz

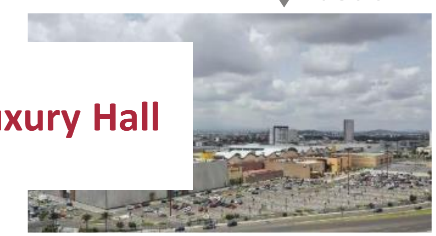
Andamar II

Veracruz



Angelópolis

Puebla



Luxury Hall

Puebla

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.

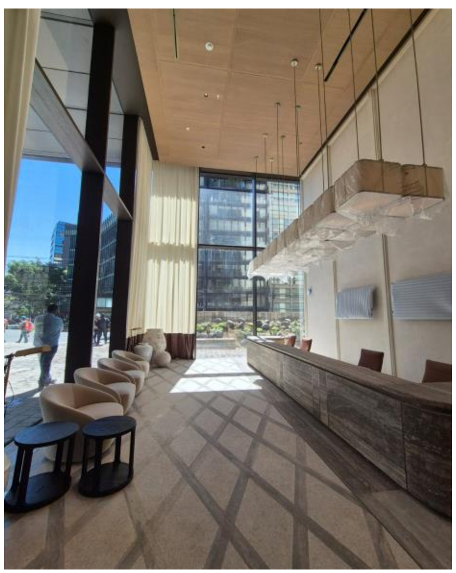
Ánima Village – Key highlights

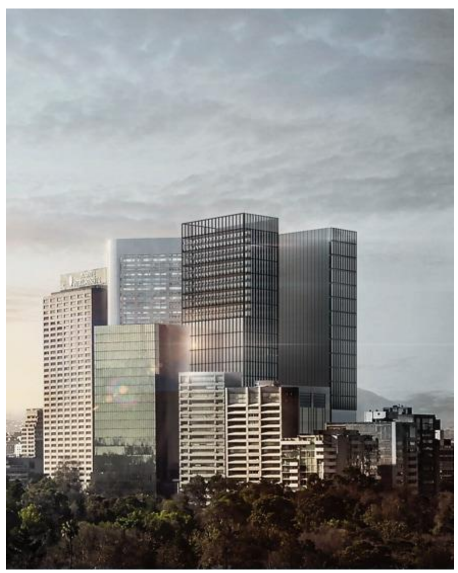
Location	Los Cabos
Year of completion	2025
GLA	23,000 sqm
Uses	Retail
Tenants	Louis Vuitton, Prada, Alo Yoga, Nike, Jondal, Zuma, among others.

- Ánima Village brings together exclusive brands, dining experiences, wellness activities, restaurants, and coffee shops.
- Home to more than 84 exclusive brands such as Louis Vuitton, Prada, Cartier, Rolex, and Nike, as well as an exclusive gastronomic offering.
- Ánima rethinks commercial development in Cabo del Sol by approaching it as a landscape project, prioritizing a walkable public environment, something that had been lacking in the region for a long time.

SOMA Chapultepec Offices – Key highlights

Location	Polanco, Mexico City
Year of completion	2025
GLA	25,000 sqm
Uses	Offices

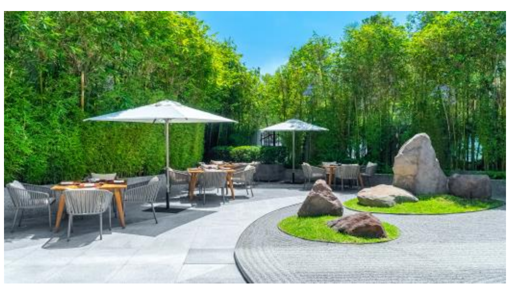


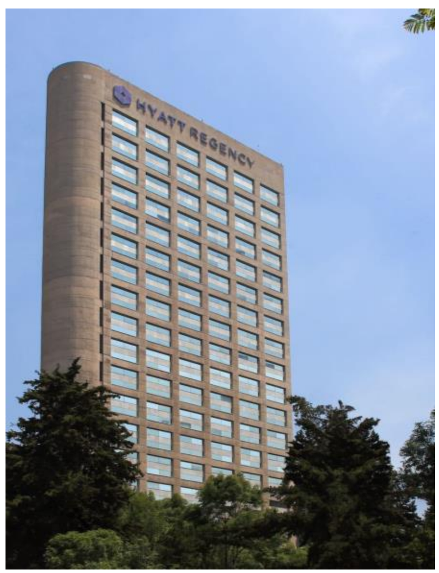


- The SOMA Chapultepec office tower is located in the Polanco area, one of the most valuable and sought-after locations for corporations looking to rent office space in the city.
- Most of the tower's gross leasable area is already leased under contract by tenants that are solidly established corporate companies with excellent credit quality.
- The offices offer triple-A spaces with excellent services and unbeatable views. The gastronomic offerings around the asset, as well as its central location close to the city's main points of interest, are factors that make this asset one of the best options for office rental in the city.

Hyatt Regency Mexico City – Key highlights

Location	Mexico City
Year of completion	1982
Keys	755
Uses	Hotel





- Hyatt Regency Mexico City is a hotel located in the Polanco area, one of the most exclusive and valuable neighborhoods in the city.
- The last renovation of the building was completed in 2025.
- The hotel has a wide gastronomic offer that includes restaurants in different price ranges. These include: Yoshimi, Teppan Grill, Rulfo and Amado.
- Various agreements with key partners that increase revenues for both strategic groups and individual travelers.

Soho House Mexico City – Key highlights

Location	Mexico City
Year of completion	2023 - phase I 2Q26 – phase II
Keys	32
Uses	Hotel / Members Club

- Soho House is a private members club with locations in several countries, aimed primarily at professionals in the creative industries such as film, art, fashion, etc. The club offers a unique space for socializing and spending quality time.
- Phase II was expanded from 19 to 28 keys, optimizing the supply and profitability of the development (32 keys in total).
- Soho House continues to consolidate its presence in the luxury hospitality segment in Mexico.

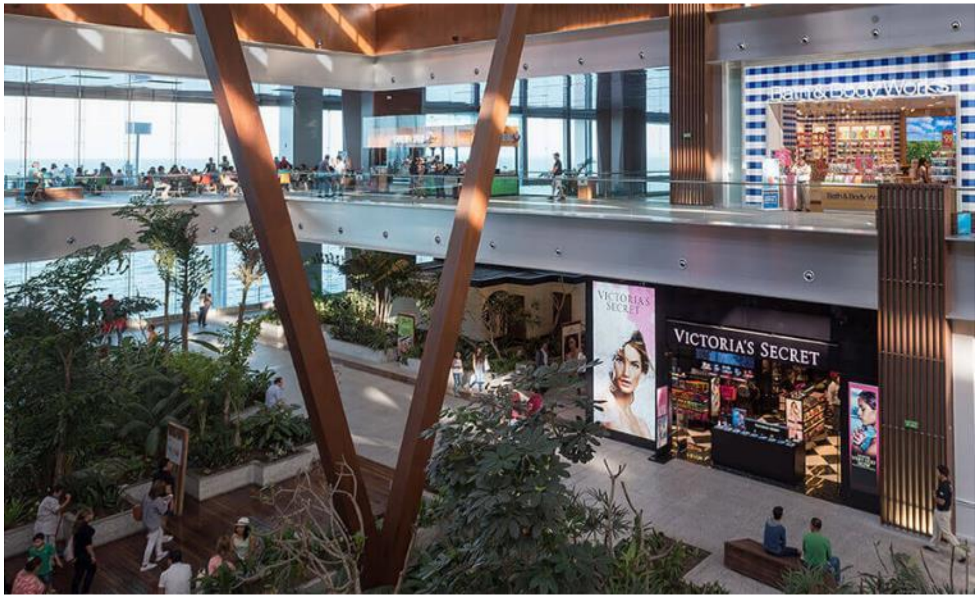
Luxury Hall – Key highlights

FIBRASOMA

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

Artz Pedregal – Key highlights

FIBRA SOMA

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 off 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

Premium Outlets Querétaro – Key highlights

FIBRA SOMA

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

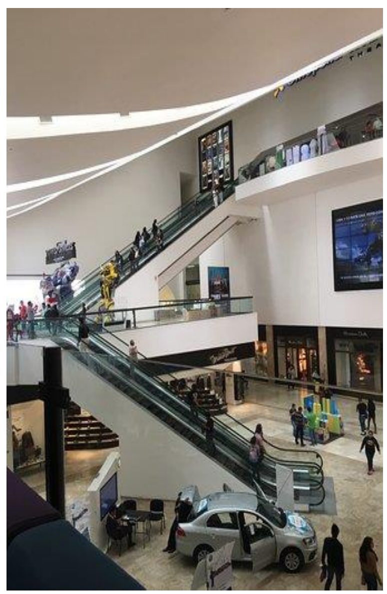
Plaza Satélite – Key highlights

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

Plaza Universidad – Key highlights

FIBRA SOMA



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 second 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

Angelópolis – Key highlights

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

FIBRA SOMA