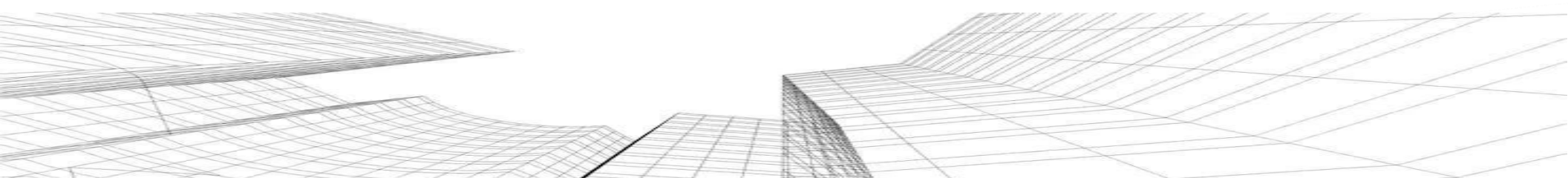




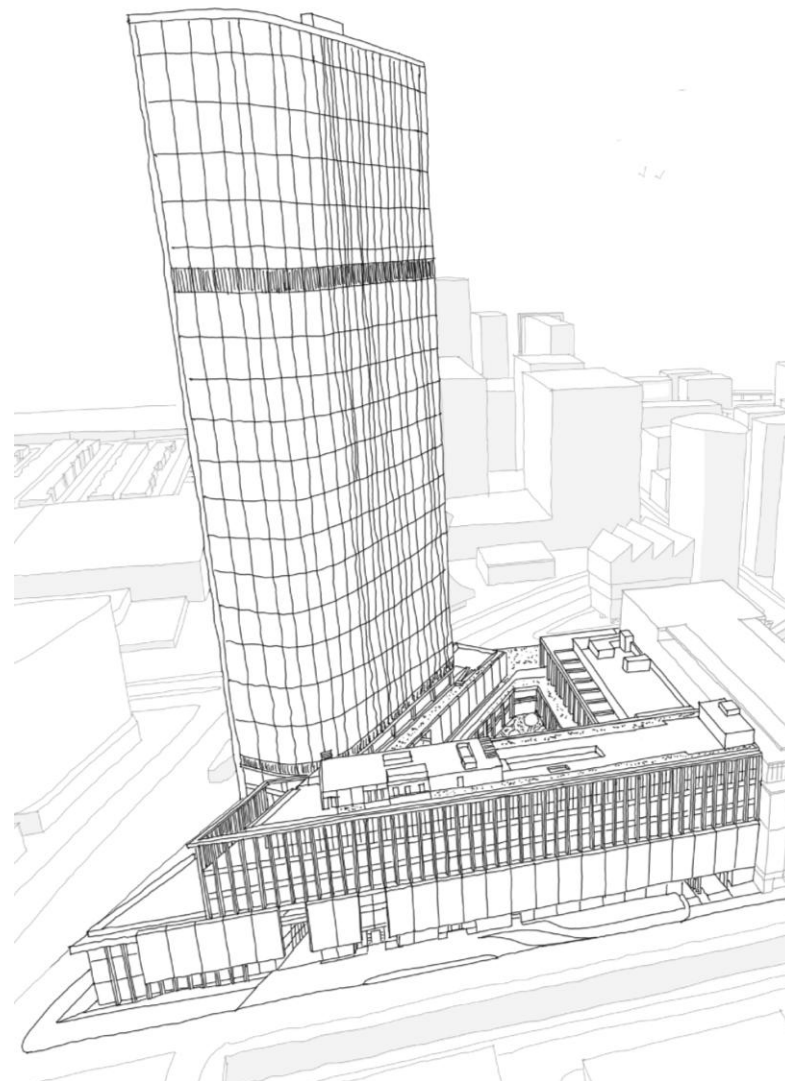
# FIRST QUARTER 2026 QUARTERLY REPORT

April 30<sup>th</sup>, 2026

# FIBRA **SOMA**



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Since 2020, FIBRA SOMA has expanded its portfolio through strategic developments and acquisitions. Following its most recent capital raise in 2025, FIBRA SOMA will continue to strengthen and diversify its asset base

	2020	2025	Δ
Operating GLA (sqm)	465,520	566,520	+ 21.7%
Operating Properties	10	14	Soho House Mexico City Hyatt Regency SOMA Chapultepec Anima Village Los Cabos
Occupancy	93.5%	99.0%	+ 5.5%
AUM	+US\$2.2bn	+US\$4.8bn	~ 2.2x
LTV	24.9%	24.5%	(0.4)%
NOI (MXN\$) <sup>1</sup>	\$0.9bn	\$2.9bn	~ 3.4x
NOI Margin	68%	72%	+ 4%
USD Denominated Revenue (%)	10%	44%	+ 34%

# Operating performance

## Solid performance compared to the industry

Occupancy Rates	Retail: 99%	<ul style="list-style-type: none"><li>▪ Fibra SOMA has average occupancy rates of nearly 100% in its retail segment, the highest in the market</li><li>▪ The occupancy rate of the office component is the highest in the market by a wide margin compared to competitors</li></ul>
	Offices: 98%	
Average Rent per sqm	Retail: \$625	<ul style="list-style-type: none"><li>▪ Average rents per sqm for retail space are 50% higher than competitors' average</li><li>▪ Average rents per sqm of office space are the highest in the market, reflecting the quality of the assets, their location, and their unique amenities</li></ul>
	Offices : \$597	
Lease Spreads	7% - 8%	<ul style="list-style-type: none"><li>▪ Loan spreads average between 100 and 300 basis points above our competitors' average</li><li>▪ These spreads reflect the strong market demand for the portfolio's assets as well as their unique quality</li></ul>
NOI Growth	16.3% CAGR (2019 – 2025)	<ul style="list-style-type: none"><li>▪ The portfolio's compound annual growth rate (CAGR) for NOI is approximately double that of comparable real estate investment trusts (REITs) in Mexico</li><li>▪ This rate reflects the rapid growth in NOI resulting from the commencement of operations at assets under development and the successful integration of acquisitions into the portfolio</li></ul>

Note: Market and competitor data have been calculated based on figures published in competitors' annual and quarterly reports.

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Fibra SOMA (SOMA 21) announced its first quarter 2026 results, reporting NOI of MXN\$775 million in 1Q26, compared to MXN\$693 million in 1Q25. AFFO for the quarter was MXN\$486 million, with a margin of 46%.

## Quarterly results

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- Total **income** was MXN\$1,048 million, which represented a 14% increase compared to 1Q25.
- **Net Operating Income** (NOI) was MXN\$775 million, a 12% increase compared to 1Q25.
- **NOI margin** was 74%.
- **EBITDA** reached MXN\$708 million, a 14% increase compared to 1Q25.
- The **EBITDA margin** was 68%.
- **Consolidated AFFO** for 1Q26 was MXN\$486 million, on a 46% margin.
- **Average occupancy** for 1Q26 closed at 99% with 1,604 tenants.

## Highlights

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- Construction on the Reforma project began in February 2026, marking an important milestone for the portfolio.
- In January 2026, retail spaces were delivered in the Antara Expansion project, and in March, the first office floors were handed over to tenants so they could begin their adjustments to both the commercial spaces and offices, thereby meeting the specified deadlines.
- During 1Q26, Fibra SOMA received the Great Place to Work certification, reflecting its ability to turn challenges into growth opportunities and to continue building a culture where respect and collaboration grow alongside the company.

Dear investors,

I am pleased to share with you our results for the first quarter of 2026. This start to the year reflected the portfolio's continued strong performance and a disciplined execution of our strategy.

During the quarter, our assets continued to show positive growth, in line with the trend we have been building over recent periods. This performance is attributable to the quality and prime locations of our assets, as well as to our active, hands-on management approach focused on maximizing the long-term value of our relationships with tenants. These factors remain key to maintaining strong occupancy levels and ensuring a stable and resilient operation.

From a financial standpoint, the quarter's results confirm the strength of our business model. Income totaled MXN\$1,048 million, while NOI stood at MXN\$775 million, with a margin of 74%. Meanwhile, FFO reached MXN\$454 million, equivalent to a margin of 43%, and AFFO stood at MXN\$486 million, with a margin of 46%. These results demonstrate the operational strength of our assets and their ability to continue driving value creation over time.

Financial discipline remains a cornerstone of our management approach. At the end of the quarter, the net leverage ratio stood at 5.4x, once again confirming our compliance with the investment-grade threshold. This positioning reflects prudent balance sheet management, focused on preserving Fibra SOMA's credit strength, optimizing the cost of capital, and maintaining the flexibility needed to selectively capitalize on growth opportunities.

Regarding our development portfolio, we have made significant progress in our projects' construction, in line with our established schedules. As a result, we have consistently met our committed delivery dates. Notably, progress at the Antara Expansion project continues, where we are handing over spaces to tenants for their adaptation and fit-out processes, bringing us closer to the commercial opening phase. This progress reinforces our expectation of generating value in the short and medium term.





Our focus on sustainability continues to solidify as a cross-cutting component of our strategy. We continue to make progress in implementing our ESG agenda, strengthening the measurement, management, and monitoring of key indicators, as well as in defining initiatives that increase operational efficiency and the resilience of our portfolio. I am proud that during the quarter we obtained the **Great Place to Work** certification. I believe this reflects that we have built a solid, inclusive corporate culture aligned with our values, where we actively promote the development of our talent and a work environment in which every collaborator can reach their full potential.

We're starting the year with results that reflect consistent execution, a clear strategy, and unwavering discipline in value creation. The strength of our platform, combined with our team's commitment, positions us well to continue growing sustainably.

I am convinced that 2026 will be a year of significant progress and the consolidation of the goals we have set for ourselves.

Best regards,

Handwritten signature of José Juan Sordo Madaleno de Haro.

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



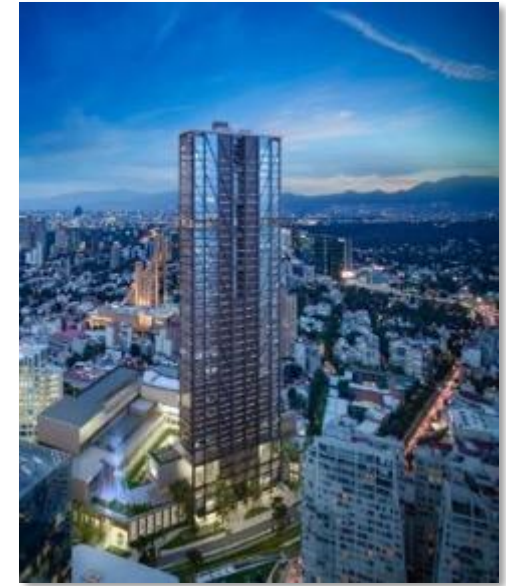
**\$775m**

NOI during 1Q26



**1,604**

tenants



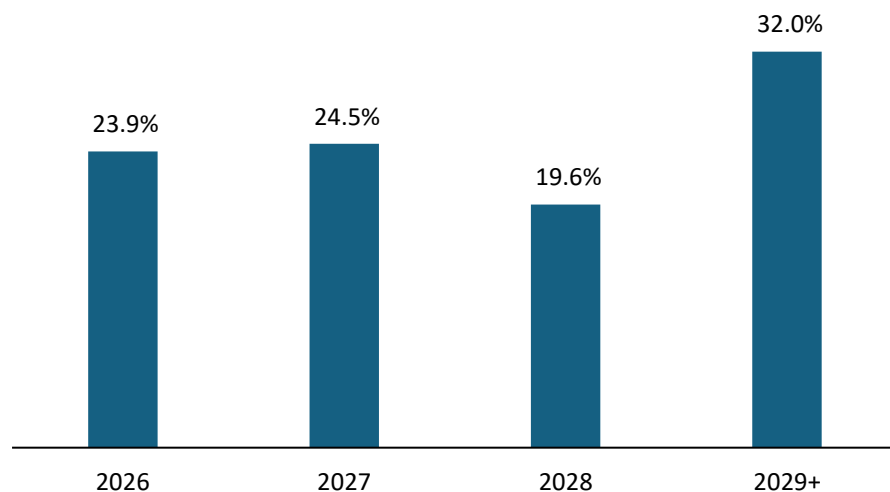
- The portfolio closed 1Q26 with approximately 836,000 sqm, of which approximately 566,000 sqm comprised the operating portfolio and 270,000 sqm comprised the development portfolio.
- Occupancy in 1Q26 closed at 99%.
- The renewal rate during the first quarter of 2026 remained above 95%, with an average lease spread between 7-8% above inflation.
- NOI for the quarter totaled MXN\$775 million, a 12% increase compared to 1Q25.
- At the end of the quarter, Fibra SOMA had 1,604 tenants.

### Concentration by primary tenants

	% Rent	% GLA
Top-5	21.6%	27.0%
Top-10	29.8%	37.3%
Top-15	35.1%	43.2%
Other	64.9%	56.8%

- Our tenant base is very diverse. The Fibra's top 5 tenants represent 21.6% of rental revenues and 27.0% of GLA, which is mainly composed of global tenants with high credit quality.
- The lease spread for renewed leases during 1Q26 averaged 7.0%-8.0% above inflation.
- Fibra SOMA maintained its renewal rate above 95.0% during 1Q26.
- The average term for retail leases is three years. In 2026, el 23.9% of current contracts will be subject to renewal. In 2027 the maturity level will be 24.5%, and in 2028, it will be 19.6%.

### Lease Maturity Profile



# Key quarterly indicators

## Financial

Thousand Pesos	1Q26	1Q25	Δ%	2026 YTD
Total Revenues (Own Portfolio)	\$738,129	\$608,249	21.4%	\$738,129
Joint Venture Revenues	\$310,357	\$311,677	(0.4%)	\$310,357
<b>Total Revenues</b>	<b>\$1,048,486</b>	<b>\$919,926</b>	<b>14.0%</b>	<b>\$1,048,486</b>
Joint Venture Results	\$235,804	\$235,398	0.2%	\$235,804
<b>Net Operating Income</b>	<b>\$774,745</b>	<b>\$693,168</b>	<b>11.8%</b>	<b>\$774,745</b>
NOI Margin	73.9%	75.4%		73.9%
<b>EBITDA</b>	<b>\$707,825</b>	<b>\$618,803</b>	<b>14.4%</b>	<b>\$707,825</b>
EBITDA Margin	67.5%	67.3%		67.5%
<b>Consolidated FFO</b>	<b>\$454,154</b>	<b>\$143,916</b>	<b>215.6%</b>	<b>\$454,154</b>
Consolidated FFO Margin	43.3%	15.6%		43.3%
<b>Consolidated AFFO<sup>(1)</sup></b>	<b>\$485,507</b>	<b>\$234,620</b>	<b>106.9%</b>	<b>\$485,507</b>
Consolidated AFFO Margin	46.3%	25.5%		46.3%
<b>Distribution to CBFi holders</b>	<b>\$0</b>	<b>\$0</b>		<b>\$0</b>
<i>CBFIs with economic rights<sup>(2)</sup></i>	<i>989,656,727</i>	<i>889,628,640</i>		<i>989,656,727</i>
<b>Distribution per CBFi with economic rights</b>	<b>\$0.00</b>	<b>\$0.00</b>		<b>\$0.00</b>



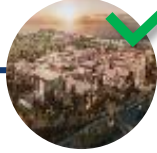
- Net Operating Income (NOI) was MXN\$775 million for 1Q26, on a 74% margin. This represented a 12% increase compared to 1Q25.
- EBITDA reached MXN\$708 million in 1Q26, on a 68% margin. This represents a 14% increase compared to 1Q25.
- Consolidated AFFO for 1Q26 reached MXN\$486 million, on a 46% margin. This represents a 107% increase compared to 1Q25.
- The number of CBFIs in circulation was 989,656,727 at the end of 1Q26, due to the issuance of 100,028,081 additional CBFIs as part of the recent preferential rights subscription process.

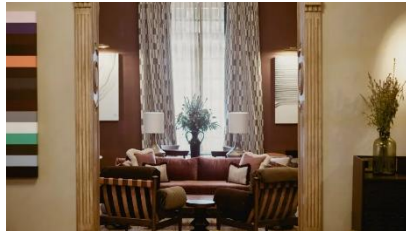
(1) Following the successful capital raise in the second half of 2025, the revolving credit lines were repaid in full, which led to efficiencies in interest expenses and significantly increased AFFO.

(2) The number of CBFIs was updated due to an adjustment of 6 certificates in a share repurchase through the Fibra SOMA repurchase fund.

# Pipeline in development





## Progress update

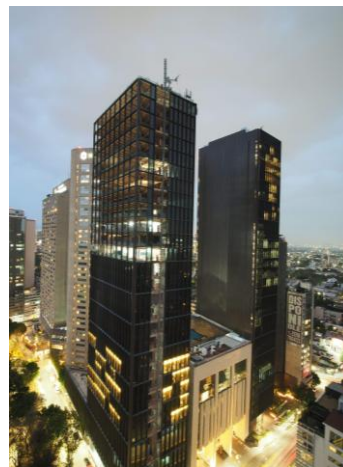
Development program	 <b>Delivered</b>	 <b>Delivered</b>	 <b>Delivered</b>
	<b>Soho House Mexico City (Phase I – 2023) (Phase II – 4Q26)</b>	<b>SOMA Chapultepec Mexico City (June 2025)</b>	<b>Ánima Village Los Cabos (December 2025)</b>
<b>Construction progress</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>
<b>GLA (sqm)</b>	<b>12,000</b>	<b>25,000</b>	<b>23,000</b>
<b>Leasing progress</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>
<i>Signed</i>	100%	96%	85%
<i>LOI/RFP</i>	0%	4%	15%



# Pipeline in development

## Progress update

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)
<b>Construction Progress</b>	<b>87%</b>	<b>85%</b>	<b>79%</b>	
<b>GLA (sqm)</b>	<b>90,000</b>	<b>15,000</b>	<b>12,000</b>	
<b>Retail / Hotel Leasing Progress</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>	
<i>Signed</i>	88%	100%	100%	
<i>LOI/RFP</i>	12%	0%	0%	
<b>Office Lease Progress</b>	<b>100%</b>	<b>N/A</b>	<b>N/A</b>	
<i>Signed</i>	92%			
<i>LOI/RFP</i>	8%			

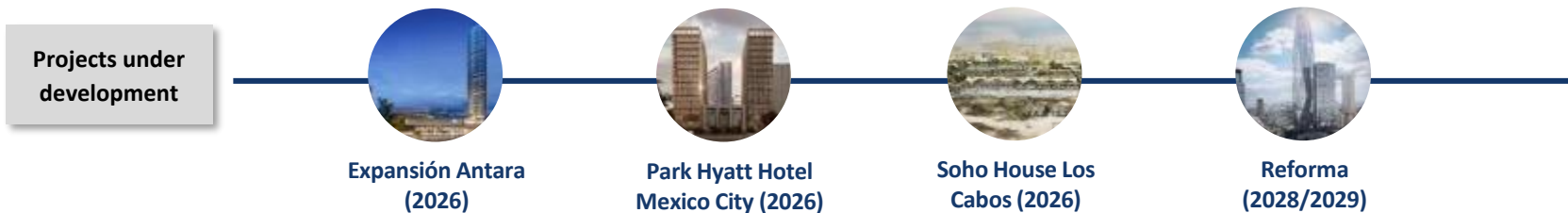


**All projects under development (except Reforma) will be completed by 2026, representing a 65%–70% increase over the 2025 NOI<sup>(1)</sup>**

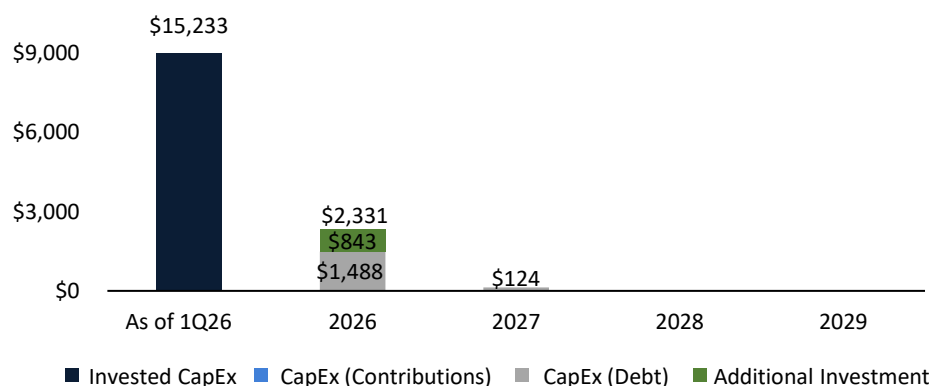
(1) The increase is based on the Company's estimates, which may vary in the future.

# Development CapEx

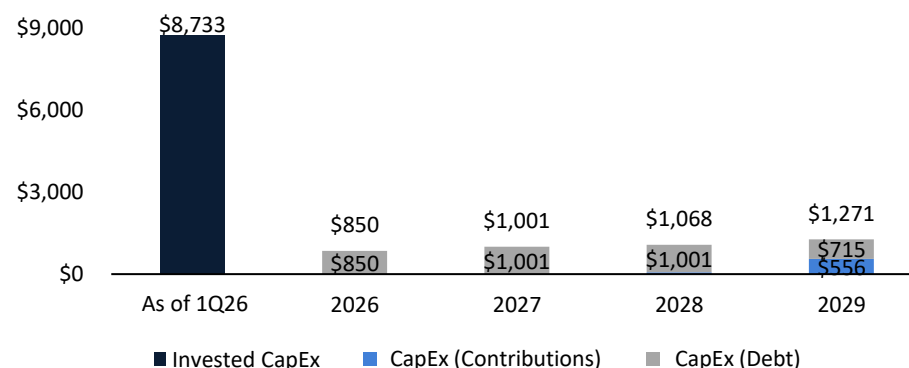
## Status update



### Pipeline (excl. Reforma)



### Reforma



- In 1Q26, MXN\$567 million was invested in CapEx. For Reforma, MXN\$328 million were invested in CapEx.
- Construction for the Reforma project began in February. The development plan has been proceeding according to schedule.
- As mentioned in previous reports, following the success of the recent capital raise, funds were allocated for additional strategic investments with the aim of maximizing returns for investors:
  - Expansión Antara: Office fit-outs for select tenants, driving a 105% increase in rent per sqm and an IRR of 12%–15% in USD. Additionally, there was a 13% increase in hotel keys.
  - SOMA Chapultepec: Office fit-outs for select tenants, with a 33% increase in rent per sqm and an IRR of 12%–15% in USD.
  - Anima Village: Expansion in the high-end international restaurants offering, generating a projected IRR of 16%–18% in MXN on invested capital.
- In 4Q25, the company acquired a 50% stake in the Park Hyatt CDMX hotel, increasing CapEx for 2026.

Note: The CapEx requirements cover all of Fibra SOMA's development projects, including their respective equity stakes. The Abraham González 45 project is currently in the redesign phase and has been excluded from the CapEx estimates for 2026 through 2029.

# Financial information

## NOI & EBITDA

Thousand Pesos	1Q26	1Q25	2026 YTD
Rent	\$662,066	\$551,540	\$662,066
Parking	\$26,346	\$24,248	\$26,346
Income from sale of land	\$0	\$0	\$0
Maintenance, Operation, Advertising and Others	\$49,717	\$32,461	\$49,717
<b>Total revenues (Own Portfolio)</b>	<b>\$738,129</b>	<b>\$608,249</b>	<b>\$738,129</b>
Operation and maintenance expenses	(\$166,989)	(\$120,212)	(\$166,989)
Property tax	(\$28,659)	(\$28,186)	(\$28,659)
Insurance	(\$3,541)	(\$2,081)	(\$3,541)
Land sale expenses	(\$0)	(\$0)	(\$0)
<b>Total expenses (Own Portfolio)</b>	<b>(\$199,188)</b>	<b>(\$150,479)</b>	<b>(\$199,188)</b>
Joint Venture revenues	\$310,357	\$311,677	\$310,357
Joint Venture expenses	(\$74,553)	(\$76,279)	(\$74,553)
<b>Joint Venture result</b>	<b>\$235,804</b>	<b>\$235,398</b>	<b>\$235,804</b>
<b>Net Operating Income</b>	<b>\$774,745</b>	<b>\$693,168</b>	<b>\$774,745</b>
<i>NOI margin</i>	<i>73.9%</i>	<i>75.4%</i>	<i>73.9%</i>
Administrator Expenses and other non-operating expenses	(\$66,919)	(\$74,365)	(\$66,919)
<b>EBITDA</b>	<b>\$707,825</b>	<b>\$618,803</b>	<b>\$707,825</b>
<i>EBITDA margin</i>	<i>67.5%</i>	<i>67.3%</i>	<i>67.5%</i>

# Financial information

## FFO / AFFO reconciliation

FIBRA SOMA

Thousand Pesos	1Q26	1Q25	2026 YTD
<b>Consolidated comprehensive income (loss) for the period</b>	\$240,907	(\$242,928)	\$240,907
Foreign exchange Gain (loss), net	\$97,328	(\$19,390)	\$97,328
Derivative financial instrument adjustment	\$105,905	\$397,820	\$105,905
Banking Commissions Amortization	\$10,014	\$8,415	\$10,014
CBFIs Subscription Yields	\$0	\$0	\$0
Profit from bond repurchase	\$0	\$0	\$0
Property value adjustment	\$0	\$0	\$0
<b>Consolidated FFO</b>	<b>\$454,154</b>	<b>\$143,916</b>	<b>\$454,154</b>
Net anticipated rents	\$16,742	\$68,434	\$16,742
Net Tenant Admission Payments	(\$3,778)	\$42,317	(\$3,778)
Other Provisions	\$8,831	\$8,335	\$8,831
Net straight-line effect	\$37,389	(\$6,773)	\$37,389
Net property tax and insurance unaccrued	(\$27,831)	(\$21,610)	(\$27,831)
<b>Consolidated AFFO</b>	<b>\$485,507</b>	<b>\$234,620</b>	<b>\$485,507</b>

SOMA21 at BIVA	1Q26	1Q25
Closing price as of March 31 <sup>st</sup> , 2026	\$48.0	\$49.2
Outstanding CBFIs as of March 31 <sup>st</sup> , 2026 <sup>(1)</sup>	989,656,727	889,628,640
Market capitalization as of March 31 <sup>st</sup> , 2026	\$49,482,836,350	\$43,743,054,625

### Fibra SOMA

Mexican Pesos	1Q26	1Q25	2026 YTD
Consolidated FFO	\$454,153.7	\$143,916.4	\$454,153.7
Consolidated AFFO	\$485,507.1	\$234,619.7	\$485,507.1
CBFIs Tenant Distribution	\$0.0	\$0.0	\$0.0
CBFIs with economic rights <sup>(1)</sup>	989,656,727	889,628,640	989,656,727
CBFIs distribution with economic rights	\$0.00	\$0.00	\$0.00

(1) The number of CBFIs was updated due to an adjustment involving 6 certificates in a share buyback through the Fibra SOMA buyback fund.

# Financial information

## Credit profile

Fibra SOMA's debt as of March 31 <sup>st</sup> , 2026	Fibra SOMA's share %	Currency	Total amount (in MXN\$mm)	Interest rate	Outstanding balance (in MXN\$mm)	Maturity
<b>Corporate debt</b>						
Senior bond	100%	USD	\$7,216.3	4.375%	\$7,216.3	jul/22/31
Term loan	100%	USD	\$2,688.7	SOFR + 250 bps	\$2,688.7	nov/29/27
Term Loan - (TL24 USD)	100%	USD	\$4,978.4	SOFR + 262-287 bps	\$4,978.4	apr/25/29
Term Loan - (TL24 MXN)	100%	MXN	\$1,712.4	TIIE + 237-262 bps	\$1,712.4	apr/25/29
PO Querétaro Loan	50%	MXN	\$450.0	TIIE + 225 bps	\$176.2	dec/19/33
<b>Total corporate debt</b>					<b>\$16,772.1</b>	
<b>Development debt <sup>(1)</sup></b>						
Expansión Antara Loan	100%	MXN	\$3,125.0	TIIE + 325 bps (2021-2024) TIIE + 375 bps (2025-2028)	\$2,264.4	nov/30/33
PHMC Offices Senior Loan MXN	100%	MXN	\$750.0	TIIE + 420 bps	\$742.8	jun/6/31
PHMC Offices Senior Loan USD	100%	USD	\$380.2	SOFR + 400 bps	\$365.5	jun/6/31
Soho Mexico City Loan	33%	USD	\$561.2	SOFR + 320 bps	\$151.4	jun/25/30
Retail Los Cabos Senior Loan	100%	USD	\$907.1	SOFR + 325 bps	\$907.1	sep/29/28
Soho Los Cabos Loan	100%	USD	\$457.5	SOFR + 320 bps	\$136.9	dec/7/30
<b>Total development debt</b>					<b>\$4,568.2</b>	
<b>Revolving credit</b>						
Revolving credit line (2024)	100%	MXN	\$4,000.0	TIIE + 215-230 bps	\$0.0	apr/25/27
Revolving credit line (2025)	100%	MXN	\$1,500.0	TIIE + 215-230 bps	\$0.0	may/29/28
<b>Total revolving debt</b>					<b>\$0.0</b>	
<b>Total</b>					<b>\$21,340.3</b>	

- The total outstanding debt balance at the end of 1Q26 was MXN\$21.34 billion.
  - The main changes during the quarter stemmed from the debt settlement of development loans, primarily the Antara Expansion loan.
- The maturity profile continued to be healthy, with no significant maturities until 2029.
- There are no outstanding balances on the revolving credit lines.
- Development loans that have been obtained or are in the process of being obtained are recorded as assets, and the cost of financing is covered within the projects' own budgets; therefore, no additional funds are required from Fibra SOMA.
- Fibra SOMA reaffirms its goal of achieving dual investment-grade ratings by adhering to a rigorous financial discipline.

(1) These loans are active-level development financing, so they do not create obligations for the REIT.

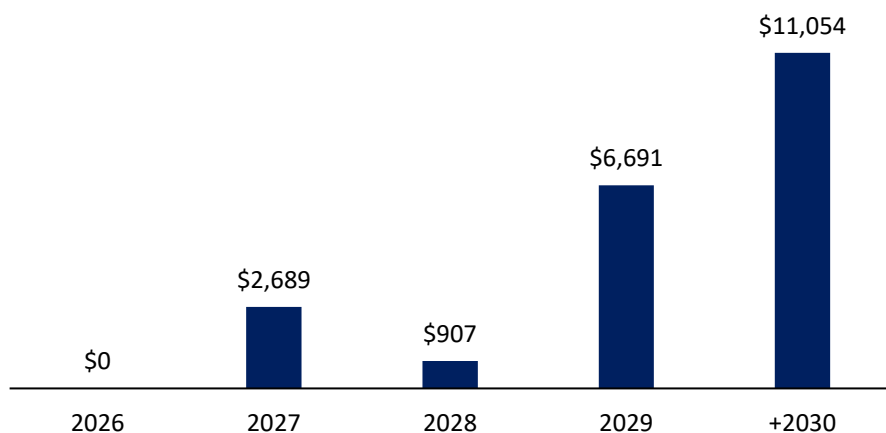
### Credit ratios

Ratios (CNBV) as of March 31st, 2026	SOMA	Limit	Status
Loan to Value (total debt / Assets book value)	25.1%	≤50%	OK
Debt service coverage ratio	3.8x	≥1.0x	OK

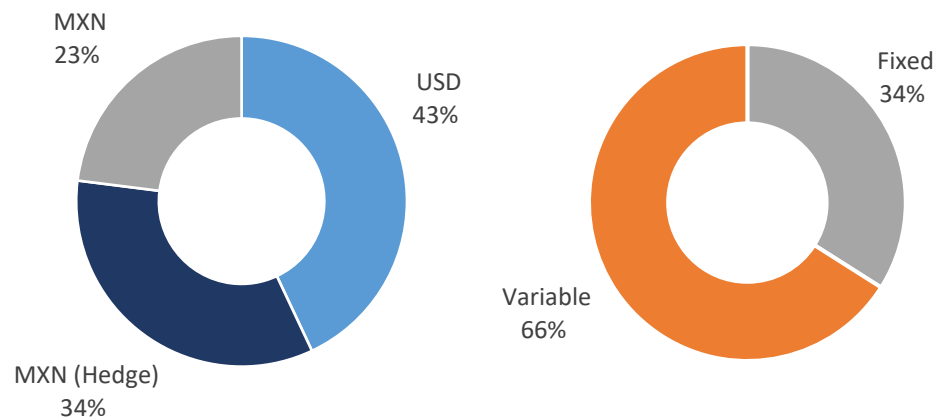
Ratios (Senior notes) as of March 31st, 2026	Type	SOMA	Limit	Status
Limitation on Outstanding Debt (LTV)	Incurrence	25.1%	≤60%	OK
Limitation on Secured Debt (Secured debt / Total Assets)	Incurrence	0.2%	≤40%	OK
Debt service test	Incurrence	2.9x	≥1.5x	OK
Maintenance of Unencumbered Assets	Maintenance	390.9%	≥150%	OK

Other leverage ratios	SOMA
Leverage ratio Net debt / EBITDA <sup>(1)</sup>	5.4x

### Debt maturity profile



### Debt profile by currency and rate



(1) This leverage ratio is calculated using EBITDA for the past 12 months, as well as the debt balance and cash as of the end of the first quarter.

### Operational Excellence

**7% - 8%**

Lease Spreads

**99%**

Occupancy

**+95%**

Renewal Rate

Diversified  
Tenant Base

Natural Exchange  
Rate Hedging

### Assets Under Development

- All projects under development (except Reforma) will be completed in 2026



*Expansión Antara  
2Q26/3Q26 ; 100% Leased*



*Soho House Los Cabos  
3Q26 ; 100% Leased*



*Park Hyatt Ciudad de México  
3Q26 ; 100% Leased*

### Acquisition of Fully Stabilized Assets

- Focus on fully stabilized assets that generate NOI within the retail, mixed-use, office, and hotel sectors, located in Mexico's three major cities

### Earn a Double Investment Grade

- In terms of leverage and capital structure, FIBRA SOMA is focused on strengthening its credit metrics and scale to eventually obtain investment-grade ratings from both agencies
- In September 2025, Fitch revised FIBRA SOMA's outlook from negative to stable and affirmed its IDRs at BBB-, supported by the capital injection and expectations of an improvement in the capital structure

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

- **Climate Change:** We are working on the **assessment of physical risks** associated with climate change at our operating assets, as well as on our **greenhouse gas (GHG) emissions inventory**, with the support of South Pole, a firm specializing in climate issues. These efforts strengthen our reporting capabilities in line with ISSB's S1 and S2 standards.
- **Energy transition:** In line with our commitment to the energy transition, we are developing a *roadmap* for incorporating **renewable energy into our portfolio**, laying the groundwork for more efficient, low-carbon operations.

### Social

- **Social Certification:** Pangea Administración, S.C., FibraSOMA's manager, earned its **Great Place to Work** certification, reflecting a strong and inclusive work environment. Notably, between 95% and 100% of collaborators perceive equity in areas such as gender, race, and sexual orientation; 100% consider the environment to be safe, and 100% say they have the freedom to be authentic in their workplace.
- **Occupational Health:** An **internal vaccination campaign** against measles was implemented in coordination with the public health sector. It was offered free of charge and saw high participation among collaborators.
- **Public Program:** Just a few months after its opening, the public program at **Ánima Village** has established itself as a key hub for community integration, promoting initiatives focused on wellness, culture, and learning. Highlights include an outdoor movie theater, an organic market, culinary experiences, yoga and tai chi classes, as well as art workshops for children.
- **Sharing Knowledge:** Executives from Fibra SOMA shared their experience and vision with students in the "Global Master in Real Estate Development" program at IE School in Madrid, as part of their academic trip to Mexico, by delivering a **master class** focused on the Fibra's model and strategy.



### Governance

- **Website Update:** A **comprehensive overhaul of the FibraSOMA website** was carried out, based on an analysis of best practices in information architecture, content, and user experience, thereby enhancing transparency and institutional communication.
- **Sustainability Statement:** The CEO of Pangea Administración, S.C., Fibra SOMA's manager, issued a statement to the internal team highlighting the strategic importance of sustainability, promoting its integration across the organization's culture, and reaffirming the highest levels of management's commitment.
- **Whistleblowing Channel:** A new whistleblowing channel (ethics hotline) has been launched. It is operated by an independent third party, aligns with best practices in ethics, transparency, and compliance, and is available to all our stakeholders.

### Objective

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

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**Fibra SOMA invites you to join its quarterly conference call to discuss the results for the first quarter of 2026.**

The conference call will take place on May 5, 2026, at 11:00 a.m. MX || 12:00 p.m. CT || 1:00 p.m. ET.

**Call Details:**

Please register in advance by clicking the link below:

[https://us02web.zoom.us/webinar/register/WN\\_0Ep--P7uQd6XA8PAvX2bTA#](https://us02web.zoom.us/webinar/register/WN_0Ep--P7uQd6XA8PAvX2bTA#)

**INVESTOR RELATIONS CONTACTS**

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**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.

- **Debt service coverage ratio("ICDt") terms:**

**ALO** = Liquid assets at the end of 1Q26, 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 1Q26.

**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** = 2Q26, 3Q26, 4Q26, 1Q27, 2Q27, 3Q27.

# FIBRA SOMA

## Appendix Financial Statements



# Financial information

## Income Statement

Thousand Pesos	1Q26	1Q25	2026 YTD
Rental income	\$662,066	\$551,540	\$662,066
Parking	\$26,346	\$24,248	\$26,346
Income from land sales	\$0	\$0	\$0
Maintenance, Operation, Advertising and Other	\$49,717	\$32,461	\$49,717
<b>Total revenues (Own Portfolio)</b>	<b>\$738,129</b>	<b>\$608,249</b>	<b>\$738,129</b>
Operation and maintenance expenses	(\$147,300)	(\$100,641)	(\$147,300)
Operation Fee	(\$19,689)	(\$19,571)	(\$19,689)
Property tax	(\$28,659)	(\$28,186)	(\$28,659)
Property Insurance	(\$3,541)	(\$2,081)	(\$3,541)
Cost of land sales	(\$0)	(\$0)	(\$0)
<b>Total expenses (Own Portfolio)</b>	<b>(\$199,188)</b>	<b>(\$150,479)</b>	<b>(\$199,188)</b>
Joint Venture result (Net)	<b>\$235,804</b>	<b>\$235,398</b>	<b>\$235,804</b>
<b>Income after Joint Venture result (Net)</b>	<b>\$774,745</b>	<b>\$693,168</b>	<b>\$774,745</b>
Administrator Expenses and other non operating expenses	(\$66,919)	(\$74,365)	(\$66,919)
Interest expense and debt cost	(\$433,490)	(\$543,090)	(\$433,490)
Tender offer Gain	\$0	\$0	\$0
Derivative financial instrument effect	\$4,153	(\$13,159)	\$4,153
Interest income	\$104,895	\$18,151	\$104,895
CBFIs Subscription Yields	\$0	\$0	\$0
Foreign exchange Gain (loss), net	(\$37,335)	\$5,670	(\$37,335)
Adjustments to fair value of investment properties - Net	\$0	\$0	\$0
<b>Net income</b>	<b>\$346,047</b>	<b>\$86,374</b>	<b>\$346,047</b>
(Loss) gain on foreign exchange of financial instrument	(\$59,992)	\$13,720	(\$59,992)
(Loss) gain on valuation of financial instrument	(\$45,148)	(\$343,023)	(\$45,148)
<b>Consolidated comprehensive (loss) income</b>	<b>\$240,907</b>	<b>(\$242,928)</b>	<b>\$240,907</b>
Net Consolidated income (loss)			
Controlling Interest	\$346,047	\$86,374	\$346,047
Non-Controlling Interest	\$0	\$0	\$0
Consolidated comprehensive (loss) income			
Controlling Interest	\$240,907	(\$242,928)	\$240,907
Non-Controlling Interest	\$0	\$0	\$0

# Financial information

## Balance Sheet

Thousand Pesos

Assets	As of March 31st, 2026
<b>Current assets:</b>	
Cash, cash equivalents	\$5,968,938
Net lease receivables	\$599,835
Accounts receivable from related parties <sup>(1)</sup>	\$407,082
Recoverable taxes, mainly VAT	\$2,208,280
Assets available for sale	\$0
Prepaid expenses	\$86,678
<b>Total current assets</b>	<b>\$9,270,813</b>
<b>Non-current assets:</b>	
Restricted cash	\$0
Investment properties	\$58,364,124
Investments in joint ventures	\$13,791,650
Land 3332	\$0
Derivative Financial Instruments	\$0
Long - term prepaid expenses	\$1,155,782
Fixed Assets	\$37,803
Property Acquisition Tax (ISAI)	\$0
Shares Investment in subsidiary	\$0
<b>Total non-current assets</b>	<b>\$73,349,359</b>
<b>Total assets</b>	<b>\$82,620,172</b>

Liabilities and Trustors' / Beneficiaries' Capital	As of March 31st, 2026
<b>Short-term liabilities:</b>	
Debt	\$507,837
Current portion of long-term debt	\$720,739
Trade accounts payable and accrued expenses	\$181,383
Interest payable	\$90,355
Taxes payable	\$660,759
<b>Total short-term liabilities</b>	<b>\$2,161,073</b>
<b>Long-term liabilities:</b>	
Debt	\$20,212,620
Trade accounts payable and accrued expenses	\$350,476
Yields payable on subscriptions	\$1,012,210
Derivative financial instruments	\$2,661,273
Deposit from tenants	\$236,947
Lease rights	\$117,199
<b>Total long-term liabilities</b>	<b>\$24,590,726</b>
<b>Total liabilities</b>	<b>\$26,751,799</b>
<b>Trustors' / Beneficiaries' capital:</b>	
<b>Contributed capital -</b>	
Trustors' contributions	\$48,626,512
CBFI's repurchase reserve	\$6,903
<b>Earned capital -</b>	
Retained earnings	\$8,594,809
<b>Controlling interest</b>	<b>\$57,228,225</b>
Non-controlling interest	\$0
Other comprehensive income	(\$1,359,851)
<b>Total Trustors' / Beneficiaries' capital</b>	<b>\$55,868,373</b>
<b>Total liabilities and Trustors' / Beneficiaries' capital</b>	<b>\$82,620,172</b>

(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	3M 2026
<b>Cash flows from operating activities:</b>	
Consolidated net income for the period	346,047
Adjustments for non-cash items:	
Equity in income of investments in joint ventures	(235,804)
Insurance amortization	27,831
Leasehold rights amortization to income	7,945
Amortization debt issuance costs	8,412
Effect of valuation of derivative financial instruments	(205,632)
Unrealized exchange rate fluctuation	128,720
Interest income	(104,894)
Interest expense	419,453
<b>Total</b>	<b>392,078</b>
Changes in working capital:	
(Increase) decrease in:	
Rents receivable from customers	(58,141)
Accounts receivable from related parties	101,149
Recoverable value added tax (VAT)	(107,291)
VAT returns	16,742
Other accounts receivable	(55,662)
Increase (decrease) in:	
Accounts payable and accrued expenses	155,067
Accounts payable to related parties	7,282
Taxes payable	12,817
Financing costs	(11,722)
Lease rights	(80,211)
<b>Net cash flows from operating activities</b>	<b>372,108</b>

Concept	3M 2026
<b>Cash flows from investing activities:</b>	
Investment in projects under development	(1,206,399)
Remaining assets from joint ventures	196,012
Loans granted to related parties	-
Other non-current assets	(2,437)
Bank interest earned	104,894
<b>Net cash flows used in investing activities</b>	<b>(907,930)</b>
<b>Cash flows from financing activities:</b>	
Loans received	241,456
Loan Repayment	(61,830)
Interest paid	(608,868)
<b>Net cash flows used in financing activities</b>	<b>(429,242)</b>
Cash and cash equivalents	
<b>Net increase in cash and cash equivalents</b>	<b>(965,064)</b>
Cash and cash equivalents at the beginning of the year	6,934,002
<b>Cash and cash equivalents at year-end</b>	<b>5,968,938</b>



## About Fibra SOMA

**FIBRA SOMA**

# Fibra SOMA portfolio

## High-quality assets in prime locations

✓ Delivered asset  
✓ Delivery in 2026

FIBRA SOMA

Assets	Location	Uses	Status	Launch of Operations	Participation %	Occupancy	Total GLA (sqm)
<b>Assets in Operation</b>							
Andamar I	Veracruz	Retail	Operating	1Q21	100.00%	100%	33,465
Andamar II	Veracruz	Retail	Operating	1Q21	100.00%	100%	29,667
Angelópolis	Puebla	Retail	Operating	1Q21	35.00%	100%	36,221
Antea	Querétaro	Retail	Operating	1Q21	20.00%	100%	79,721
Artz	Mexico City	Retail & Offices	Operating	1Q21	100.00%	100%	111,183
Luxury Hall	Puebla	Retail	Operating	1Q21	100.00%	100%	10,385
PO Punta Norte	State of Mexico	Retail	Operating	1Q21	50.00%	100%	31,581
PO Querétaro	Querétaro	Retail	Operating	1Q21	50.00%	88%	25,925
Satélite	State of Mexico	Retail	Operating	1Q21	46.90%	100%	76,803
Universidad	Mexico City	Retail	Operating	1Q21	39.00%	100%	30,569
Soho House CDMX	Mexico City	Hotel & Club	Operating	3Q23 ✓	33.00%	100%	12,000
Hyatt Regency	Mexico City	Hotel	Operating	4Q24 ✓	100.00%	100%	41,000
SOMA Chapultepec	Mexico City	Offices	Operating	2Q25 ✓	100.00%	96%	25,000
Ánima Village	Los Cabos	Retail	Operating	4Q25 ✓ <small>Delivering in 2026 (Excl. Reforma)</small>	100.00%	85%	23,000
<b>Assets Under Development</b>						<b>99%</b>	
Expansión Antara	Mexico City	Retail, Offices & Hotel	Under Development	2Q26 / 3Q26	100.00%	H: 100% R: 88% O: 92% ✓	90,000
PHMC Hotel	Mexico City	Hotel	Under Development	3Q26	100.00%	100% ✓	15,000
Soho House Los Cabos	Los Cabos	Hotel & Beach Club	Under Development	3Q26	100.00%	100% ✓	12,000
Reforma	Mexico City	Retail, Offices & Hotel	Under Development	2028E / 2029E	100.00%	N.A.	90,000
Abraham González 45	Mexico City	Retail	Under Development	TBD	50.00%	N.A.	33,000
León	Guanajuato	Retail	Planning	TBD	70.00%	N.A.	30,000
<b>Total</b>							<b>836,520</b>



Luxury Hall



Andamar



Outlet Querétaro

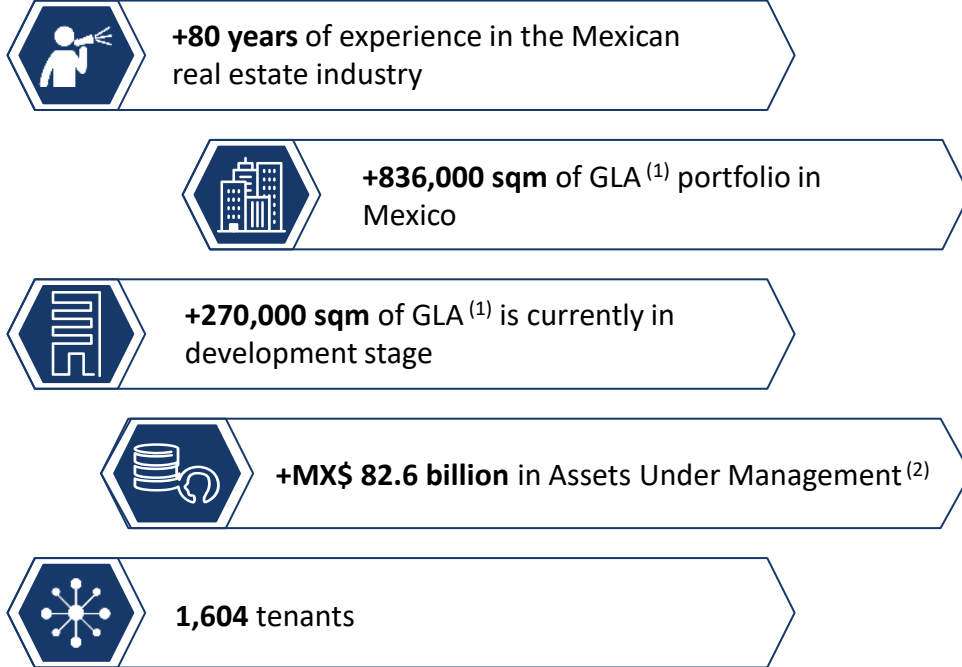


Antea

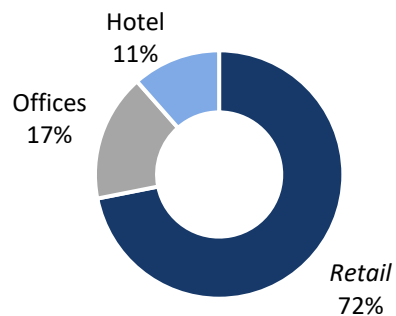
# Leading real estate player in Mexico

Decades of proven experience as developer and operator

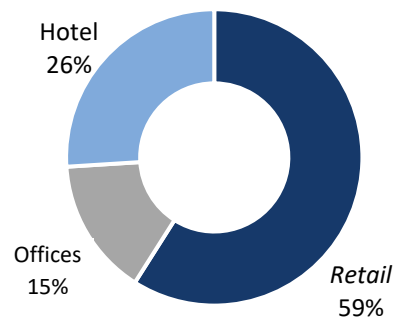
## Focus on Portfolio Enhancement and Growth



## GLA Breakdown<sup>3</sup>



## Income by segment<sup>(3)</sup>



## 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

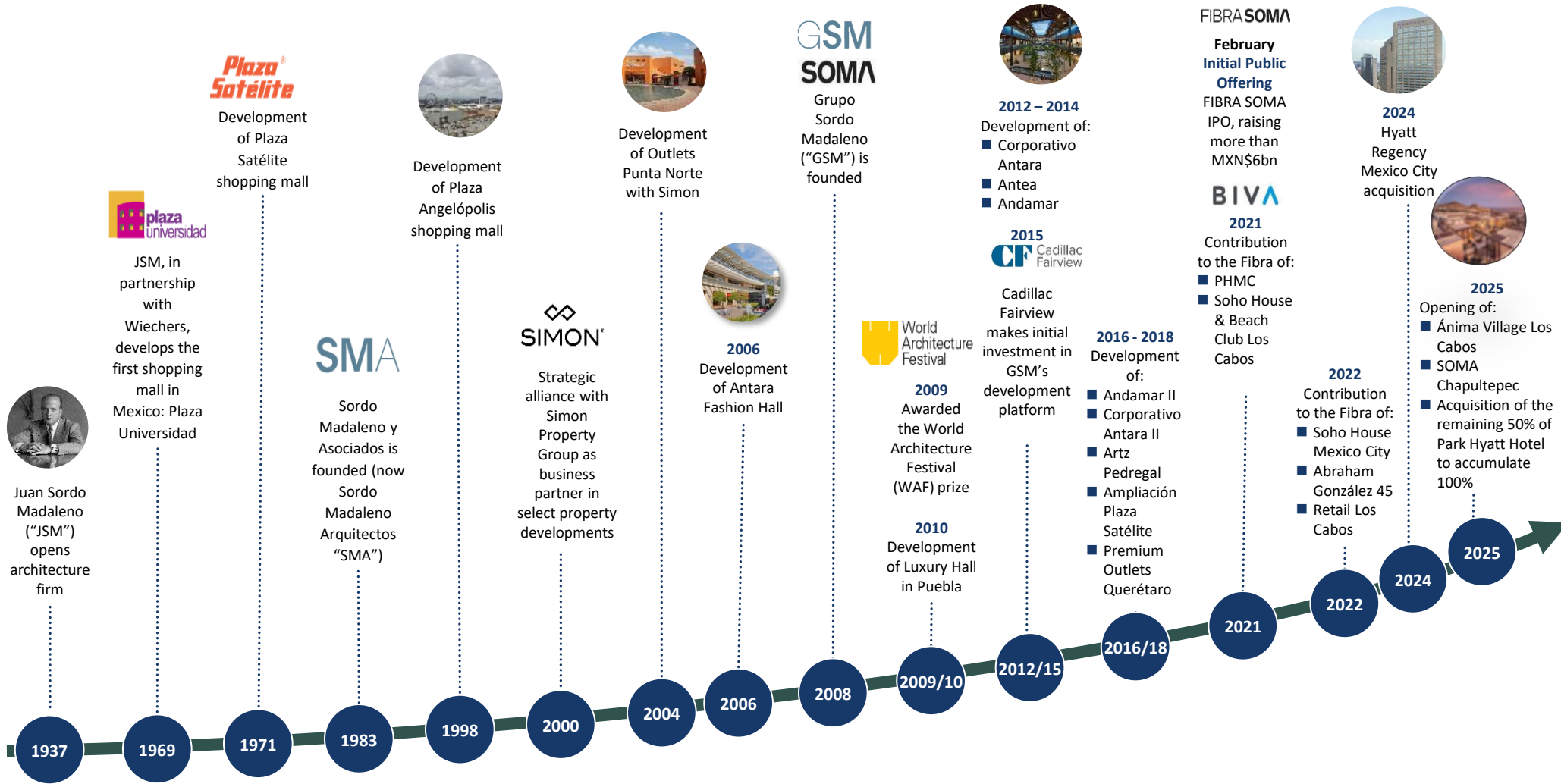


- ✓ Ontario Teacher's Pension Plan is a best-in-class global real estate investor and holds a ~20% ownership interest in Fibra SOMA.
- ✓ Ontario Teacher's Pension Plan has two members on the Investment Committee (out of four members) and two members on the Technical Committee.
- ✓ Backed by some of the most important AFOREs of Mexico

1) Gross Leasable Area is the total space available for lease.  
2) This refers to investment properties and investments in joint ventures based on the company's financial data as of the first quarter of 2026.  
3) The breakdown of GLA includes operating assets and projects under development (in the stabilization phase).

# Proven track record of operations and project development

## Timeline



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

### Assets located in Mexico City and State of Mexico



**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.

# Fibra Soma assets

## Asset locations (2/2)



**Querétaro:** One of Mexico's fastest-growing cities and the largest in the Bajío region. A key area due to its dynamic industrial activity and strong focus on exports.

**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 the country, with more than 3 million residents. It stands as one of Mexico's major economic hubs.

# Ánima Village

## Key highlights



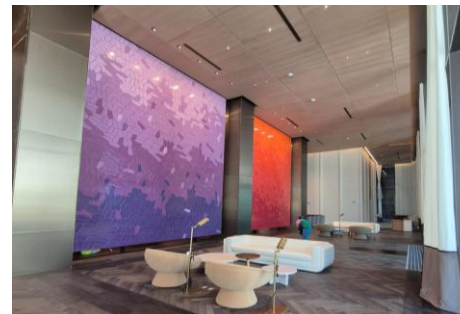
<b>Location</b>	Los Cabos
<b>Year of completion</b>	2025
<b>GLA</b>	23,000 sqm
<b>Uses</b>	Retail
<b>Tenants</b>	Louis Vuitton, Prada, Alo Yoga, Nike, Jondal, Zuma, among others.



- Anima 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.
- Anima 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



<b>Location</b>	Mexico City
<b>Year of completion</b>	2025
<b>GLA</b>	25,000 sqm
<b>Uses</b>	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



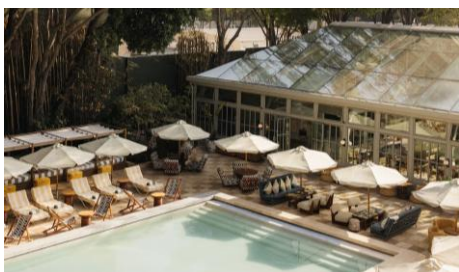
<b>Location</b>	Mexico City
<b>Year of completion</b>	1982
<b>Keys</b>	755
<b>Uses</b>	Hotel



- 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



<b>Location</b>	Puebla
<b>Year of completion</b>	2010
<b>GLA</b>	10,385 sqm
<b>Uses</b>	Retail
<b>Tenants</b>	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



<b>Location</b>	Veracruz
<b>Year of completion</b>	2014 & 2016
<b>GLA</b>	63,132 sqm
<b>Uses</b>	Retail
<b>Tenants</b>	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



<b>Location</b>	Mexico City
<b>Year of completion</b>	2018
<b>GLA</b>	111,183 sqm
<b>Uses</b>	Retail & Offices
<b>Tenants</b>	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



<b>Location</b>	Querétaro
<b>Year of completion</b>	2019
<b>GLA</b>	25,925 sqm
<b>Uses</b>	Retail
<b>Tenants</b>	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



<b>Location</b>	State of Mexico
<b>Year of completion</b>	1971
<b>GLA</b>	76,803 sqm
<b>Uses</b>	Retail
<b>Tenants</b>	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



<b>Location</b>	Mexico City
<b>Year of completion</b>	1969
<b>GLA</b>	30,569 sqm
<b>Uses</b>	Retail
<b>Tenants</b>	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



<b>Location</b>	Puebla
<b>Year of completion</b>	1998
<b>GLA</b>	36,221 sqm
<b>Uses</b>	Retail
<b>Tenants</b>	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



<b>Location</b>	Querétaro
<b>Year of completion</b>	2013
<b>GLA</b>	79,721 sqm
<b>Uses</b>	Retail
<b>Tenants</b>	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

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