SECOND QUARTER 2026 QUARTERLY REPORT

FIBRA SOMA

July 28, 2026

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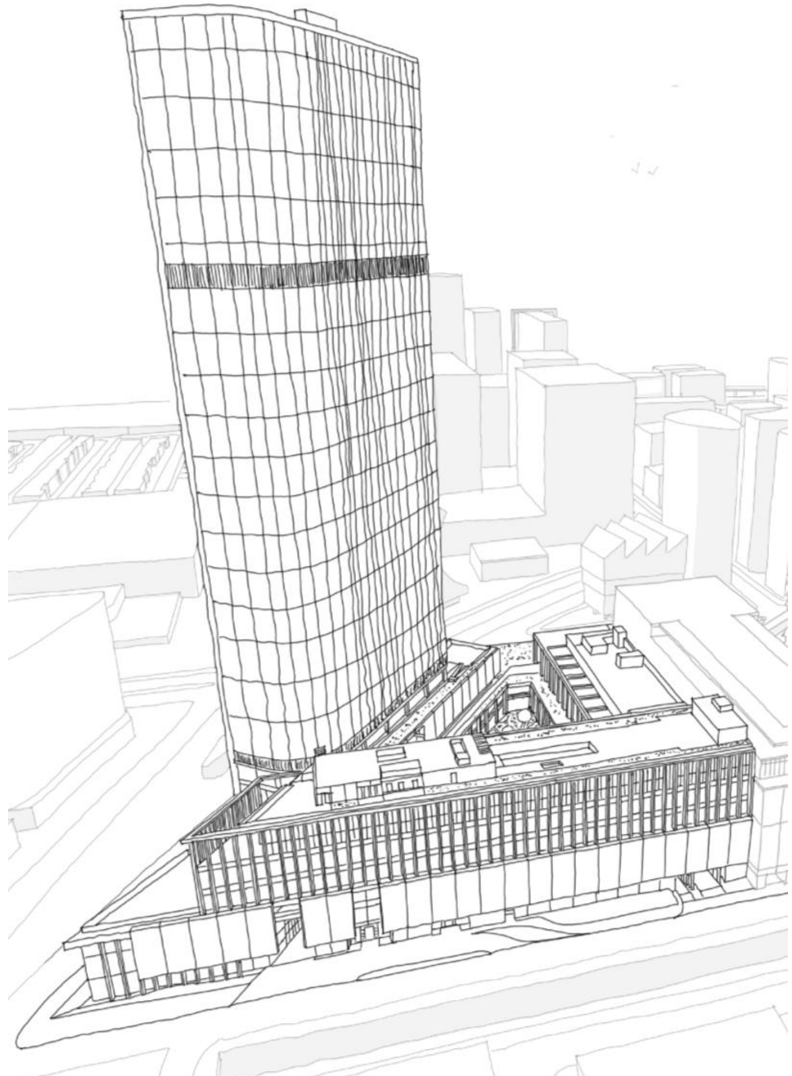
FIBRA SOMA



Fibra SOMA's portfolio

Recent development and operating consolidation

FIBRA SOMA

Since 2020, Fibra SOMA has expanded its portfolio through developments and strategic acquisitions. The acquisitions completed in the second quarter and the international bond issuance demonstrate the continued execution of the Fibra's objectives

	2020	2026 (LTM)	Δ
GLA in Operation (sqm)	465,520	628,120	+ 34.9%
Properties in Operation	10	15	Soho House Mexico City, Hyatt Regency SOMA Chapultepec, Anima Village Los Cabos, Fiesta Americana Reforma
Occupancy	93.5%	99.0%	+ 550bps
AUM	+US$2.2bn	+US$4.8bn	~ 2.2x
LTV	24.9%	29.7%	+ 450bps
NOI (MXN$)	$0.9bn	$3.0bn	~ 3.3x
NOI Margin	68%	73%	+ 500bps
USD-denominated Revenue (%)	10%	44%	+ 3,400bps

Operating performance

Solid performance compared to the market

FIBRA SOMA

Occupancy Rates	**Retail: 99%** **Offices: 98%**	▪ Fibra SOMA has consistently maintained average occupancy rates at nearly 100% in its retail segment. ▪ The occupancy rate for the office component demonstrates the added value of the Fibra's assets in this segment.
Average Rent per sqm	**Retail: $636** **Offices: $597**	▪ Average rents reached $636 per sqm for the retail segment and $597 per sqm for the office segment, supported by the portfolio's quality, strategic location, range of services, and strong tenant mix.
Lease Spreads	**7% - 8%**	▪ Lease spreads remain between 7% and 8%, contributing to organic and recurring income growth. ▪ These spreads reflect the solid market demand for the portfolio's assets as well as their unique quality.
NOI Growth	**CAGR of 13.9% (2019 – 2Q26 LTM)**	▪ The portfolio's NOI Compound Annual Growth Rate is approximately double that of the average rate for comparable Fibras in Mexico. ▪ This rate reflects the rapid evolution of NOI derived from the start of operations of assets under development and the successful incorporation of acquisitions into the portfolio.

Executive summary

FIBRA SOMA

Fibra SOMA (SOMA 21) announces its second quarter 2026 results, reporting NOI of MXN$734 million in 2Q26, compared to MXN$653 million reported in 2Q25. AFFO for the quarter was MXN$438 million, with a margin of 40%.

Results for the quarter

- **Revenues** were MXN$1,086 million, representing a 3% increase compared to 2Q25.
- **Net Operating Income** (NOI) was MXN$734 million, a 12% increase compared to 2Q25.
- **NOI margin** was 68%.
- **EBITDA** reached MXN$649 million, increasing 9% compared to 2Q25.
- **EBITDA margin** was 60%.
- **Consolidated AFFO** for 2Q26 was MXN$438 million, with a margin of 40%.
- **Average occupancy** closed 2Q26 at 99% with 1,607 tenants.

Key highlights

- On April 30th, the sale of land located in León, Guanajuato was completed. This divestment allows Fibra SOMA to focus on the assets and markets aligned with its investment thesis.
- On May 8th, the Fiesta Americana hotel with 616 keys, located at Paseo de la Reforma 80, was acquired, along with the adjacent properties at 47 and 44 Atenas street, which form part of the hotel. Additionally, the asset is integrated into the master plan of the Reforma Colón development, contributing to the consolidation and development of the project.
- On May 18th, Moody’s changed its outlook for Fibra SOMA's credit rating from stable to positive, reaffirming its Ba1 rating.
- On May 21st, an international bond of US$800mm with a 7.125% coupon was successfully issued. This placement is the largest single tranche placement ever made by a Fibra in Mexico. This issuance extends the average maturity of the debt, reduces exposure to floating rates, mitigates refinancing risks and increases the proportion of senior unsecured debt.
- On June 2nd, a 100% interest in the office component of the building located at the corner of Prado Norte and Paseo de la Reforma was acquired. The asset is 100% leased and will complete construction in 3Q26.

Comments from our CEO

Dear investors,

I am happy to share our second quarter 2026 results with you. During this period we achieved relevant milestones, most notably our successful debt issuance in the international capital markets and the execution of strategic acquisitions. These advances strengthen our growth platform, diversify our portfolio and reflect the discipline with which we continue to execute our long-term strategy.

During the quarter, our assets continued to show robust performance, reporting solid growth in key indicators. Revenues totaled MXN$1,086 million, an increase of 3% compared to the same period of the previous year. NOI for the quarter reached MXN$734 million, representing a 12% increase compared to 2Q25. Quarterly AFFO stood at MXN$438 million. These results reflect not only Fibra SOMA's operating capacity, but also the strength of our strategy based on prudent balance sheet management and efficient capital allocation.

This quarter was defined by relevant progress in our growth strategy. On May 8th we closed the acquisition of the Fiesta Americana hotel located at Paseo de la Reforma 80, as well as the adjacent properties on Atenas street that form part of the complex. This asset will be integrated into the master plan of the Reforma Colón development, whose construction began in February of this year. The asset will continue operating as Fiesta Americana during the execution of the first stage of the Reforma project. Once this phase is completed, the land will be integrated into the second development stage's master plan, optimizing the potential of the project as a whole.

On June 2nd we acquired a 100% interest in the office component of the building at the corner of Prado Norte and Paseo de la Reforma, a privileged location for an office asset in Mexico City. It is 100% leased and in the final phase of construction, with delivery expected in 3Q26, which significantly reduces execution risk. It achieved 100% occupancy prior to its completion, proving the strong demand for an asset of this quality and Fibra SOMA's ability to originate and execute high-value investments.

Regarding funding, on May 21st we carried out the successful issuance of an international bond for US$800 million with a coupon of 7.125%. This placement represents the largest single tranche issuance carried out by a Mexican Fibra to date and constitutes a significant achievement for the strengthening of our financial structure. The transaction extends the average debt maturity, reduces variable rate exposure, mitigates refinancing risks, and increases the proportion of senior unsecured debt, thus strengthening the solidity and flexibility of our balance sheet. During May and June, we used the proceeds to prepay certain credit lines and to fund a portion of the undrawn debt from the prepaid loans related to assets under development.

Comments from our CEO

The strength of this issuance was also recognized by the main rating agencies. Moody's revised our rating outlook from "stable" to "positive", affirming its Ba1 rating. Fitch Ratings, for its part, confirmed the "BBB-" rating with a stable outlook. Fitch also highlighted the extension of our debt maturity profile, from 4.3 to 8.0 years, as a result of this transaction.

Financial discipline remains a fundamental pillar of our strategy. We remain focused on preserving credit strength, optimizing our cost of capital and maintaining the flexibility necessary to capitalize on growth opportunities in a selective and responsible manner.

Our commitment to sustainability continues to consolidate as a pillar of our corporate strategy. During the quarter, we published information aligned with the IFRS Sustainability Disclosure Standards (IFRS S1 and IFRS S2) for the first time, a milestone that strengthens our transparency standards and positions us favorably in light of evolving regulatory and investor expectations. Additionally, we will publish our 2025 Annual Sustainability Report during the third quarter. This reflects the progress in integrating sustainability as a cross-cutting component in our organization.

The second quarter of 2026 confirmed that we continue to execute our strategy with clarity, discipline and a sense of opportunity. The acquisitions completed, together with the active and prudent management of the balance sheet, reaffirm our positioning as a diversified, high-quality platform with the capacity for profitable and sustainable growth.

The steps we took during the quarter place us in a favorable position to advance the objectives defined for 2026 and to continue generating long-term value. As always, we appreciate your trust and support.

Best regards,

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

Key quarterly indicators
Operating

21
Properties in the portfolio

+874,000sqm
of GLA

99%
average occupancy

7-8%
average lease spread

$734m
NOI during 2Q26

1,607
tenants

- The portfolio closed 2Q26 with approximately 874,000 sqm, of which, approximately 628,000 sqm comprised the operating portfolio and 246,000 sqm the portfolio under development.
- Occupancy during 2Q26 closed at 99%.
- The renewal rate during the second quarter of 2026 remained above 95% with a lease spread of 7-8% on average above inflation.
- NOI for the quarter amounted to MXN$734 million, representing a 12% increase compared to 2Q25.
- At quarter-end, Fibra SOMA had 1,607 tenants.

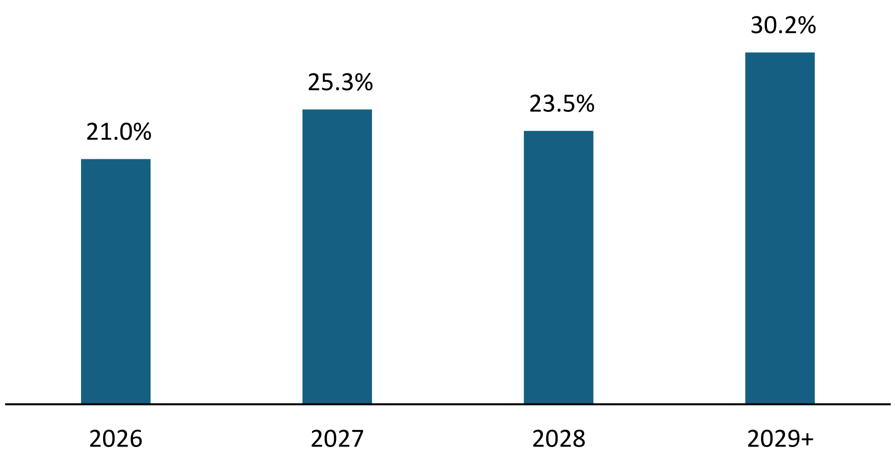
Note: The images correspond to Fibra participation projects.

Key quarterly indicators
Operating

Concentration by primary tenants

	% Rent	% GLA
Top-5	21.7%	28.3%
Top-10	30.0%	38.1%
Top-15	35.7%	44.8%
Others	64.3%	55.2%

Lease Maturity Profile



- Our tenant base is highly diverse. The Fibra's top 5 tenants represent 21.7% of rental revenues and 28.3% in terms of GLA. It is composed mainly of global tenants with high credit quality.
- Lease spread for the leases renewed during 2Q26 averaged 7.0%-8.0% above inflation.
- Fibra SOMA maintained its renewal rate above 95.0% during 2Q26.
- The average term for retail leases is three years. In 2026, 21.0% of current leases will be subject to renewal. In 2027 the level of maturities will be 25.3% and in 2028 it will be 23.5%.

Key quarterly indicators
Financial

FIBRA SOMA

Thousands of Pesos	2Q26	2Q25	Δ%	2026 YTD
Total Revenues (Own Portfolio)	$778,927	$767,815	1.4%	$1,517,055
Joint Venture Revenues	$307,289	$285,165	7.8%	$617,646
Total Revenues	$1,086,215	$1,052,980	3.2%	$2,134,701
Joint Venture Results	$233,946	$174,939	33.7%	$469,750
Net Operating Income including joint ventures	$733,969	$653,435	12.3%	$1,508,714
NOI Margin	67.6%	62.1%		70.7%
EBITDA	$648,507	$596,152	8.8%	$1,356,332
EBITDA Margin	59.7%	56.6%		63.5%
Consolidated FFO	$302,153	$137,799	119.3%	$756,306
Consolidated FFO Margin	27.8%	13.1%		35.4%
Consolidated AFFO(1)	$438,380	$132,785	230.1%	$923,887
Consolidated AFFO Margin	40.4%	12.6%		43.3%
Distribution to CBFI holders	**$0**	**$0**		**$0**
CBFIs with economic rights	*940,374,798*	*889,628,640*		*940,374,798*
Distribution per CBFI with economic rights	**$0.00**	**$0.00**		**$0.00**

- Net Operating Income (NOI) was MXN$734 million in 2Q26, with a margin of 68%. This represents a 12% increase compared to 2Q25.
- EBITDA reached MXN$649 million in 2Q26, on a 60% margin. This represents a 9% increase compared to 2Q25.
- Consolidated AFFO for 2Q26 was MXN$438 million, on a 40% margin. This represents a 230% increase compared to 2Q25.
- The number of outstanding CBFIs with economic rights stood at 940,374,798 at the close of 2Q26. The decrease in the number of CBFIs is due to the effect of the Tender Offer carried out during the second quarter

(1) As a result of the successful capital raise during the second half of 2025, the revolving credit lines were repaid in full, generating efficiencies in the interest burden and considerably increasing AFFO.

Recent asset acquisitions
Asset overview

FIBRA SOMA

	Fiesta Americana	Prado Norte
		
Description	Hotel located at Paseo de la Reforma #80 with **616 keys**. The hotel is located on the block adjacent to the land of the first stage of the Reforma project.	Office building located at Prado Norte and Paseo de la Reforma with a GLA of **6,000 sqm**. The asset is about to complete construction and is 100% leased.
Fibra SOMA's interest	**100%**	**100%(1)**
Transaction strategy	The hotel is integrated into the master plan of the Reforma Colón project. The hotel's land forms part of the area planned for the second stage of the development.	The asset offers one of the most privileged locations in the city. Average rents range between US$40 and US$52 per sqm.

These acquisitions strengthen FSOMA's portfolio with the incorporation of assets with high value-generation and growth potential

(1) Fibra SOMA's 100% interest in the asset corresponds to the office component of the building.

Development pipeline progress

FIBRASOMA

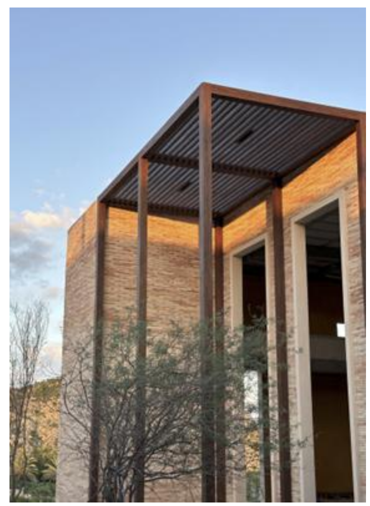
Development program

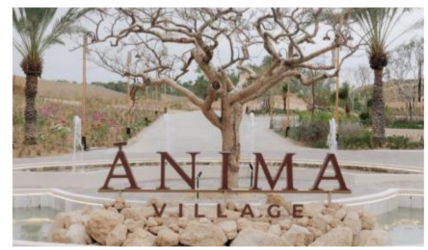
Delivered

Delivered

Delivered

	Soho House Mexico City (Phase I – 2023) (Phase II – 1Q27)	SOMA Chapultepec Mexico City (June 2025)	Ánima Village Los Cabos (December 2025)
Construction progress	**100%**	**100%**	**100%**
GLA (sqm)	**12,000**	**25,000**	**23,000**
Leasing progress	**100%**	**100%**	**100%**
Signed	*100%*	*96%*	*85%*
LOI/RFP	*0%*	*4%*	*15%*





Development pipeline progress
Progress update

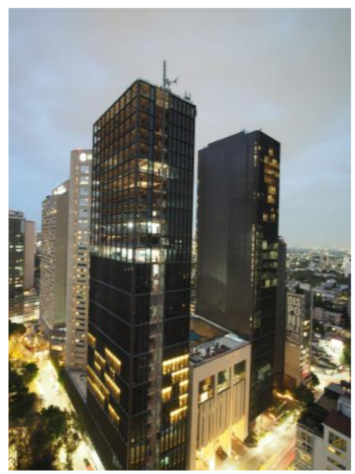
FIBRASOMA

Development program

Expansión Antara	Park Hyatt Hotel	Soho House Los Cabos	Prado Norte	Reforma
				
Expansión Antara **Mexico City** **(2Q26 / 3Q26)[1]**	**Park Hyatt Hotel** **Mexico City** **(3Q26)[1]**	**Soho House Los Cabos** **Los Cabos** **(3Q26)[1]**	**Prado Norte** **Mexico City** **(3Q26)[1]**	**Reforma** **Mexico City** **(2028/2029)**

Construction Progress	**91%**	**95%**	**90%**	**99%**
GLA (sqm)	**90,000**	**15,000**	**12,000**	**6,000**
Leasing progress Retail / Hotel	**100%**	**100%**	**100%**	**N/A**
Signed	*88%*	*100%*	*100%*	
LOI/RFP	*12%*	*0%*	*0%*	
Office leasing progress	**100%**	**N/A**	**N/A**	**100%**
Signed	*92%*			*100%*
LOI/RFP	*8%*			*0%*




All projects under development (except Reforma) will be delivered in 2026, representing an increase of 65% - 70% over 2025 NOI[2]

(1) The quarters shown indicate the periods during which the assets under development will be delivered to their tenants.
(2) The increase is based on the Company's estimates, which may vary in the future.

Development CapEx

Projects under development

Expansión Antara (2026)

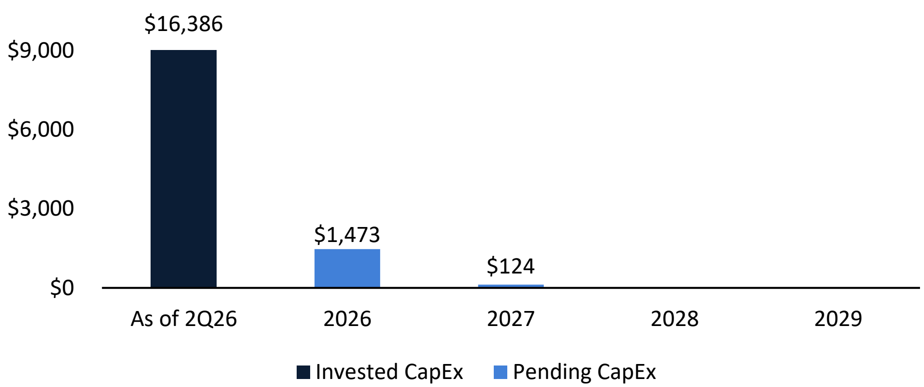
Park Hyatt Hotel Mexico City (2026)

Soho House Los Cabos (2026)

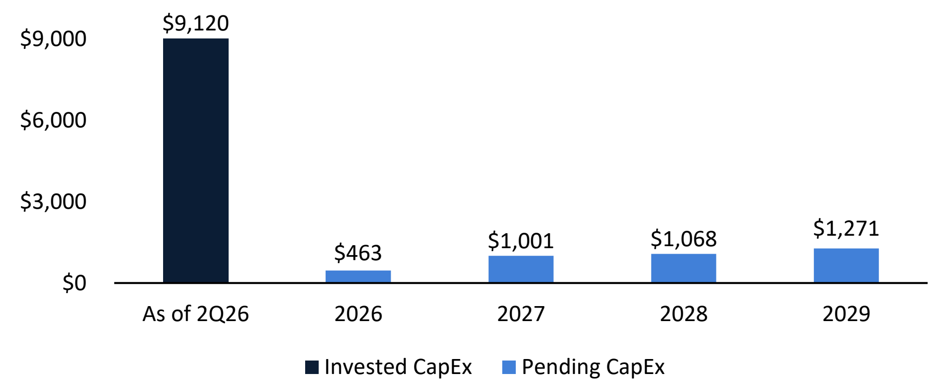
Prado Norte (2026)

Reforma (2028/2029)

Pipeline (excl. Reforma)



Reforma



- During 2Q26, MXN$1,540 million was invested in CapEx. For Reforma, MXN$387 million was invested in CapEx.
- During 2Q26 the office component of the Prado Norte project was acquired, increasing the CapEx to be invested in 2026 by MXN$296 million.
- The Reforma project continues to advance in its development according to plan.
  - Pending CapEx will be funded mainly with project-level financing.
- During 2026 all projects under development will be delivered except for Reforma.

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

Financial Information

NOI & EBITDA

Thousands of Pesos	2Q26	2Q25	2026 YTD
Rent	$643,518	$560,702	$1,305,583
Parking	$28,607	$25,532	$54,953
Income from sale of land	$0	$137,620	$0
Maintenance, Operation, Advertising and Other	$106,802	$43,961	$156,519
Total revenues (Own Portfolio)	**$778,927**	**$767,815**	**$1,517,055**
Operation and maintenance expenses	($195,598)	($121,764)	($362,587)
Property tax	($38,280)	($23,766)	($66,938)
Insurance	($2,498)	($3,922)	($6,039)
Land sale expenses	($42,527)	($139,869)	($42,527)
Total Expenses (Own Portfolio)	**($278,903)**	**($289,320)**	**($478,091)**
Joint Venture revenues	$307,289	$285,165	$617,646
Joint Venture expenses	($73,343)	($110,226)	($147,896)
Joint Venture Results	**$233,946**	**$174,939**	**$469,750**
Net Operating Income	**$733,969**	**$653,435**	**$1,508,714**
NOI margin	***67.6%***	***62.1%***	***70.7%***
Administrator Expenses and other non-operating expenses	($85,462)	($57,283)	($152,382)
EBITDA	**$648,507**	**$596,152**	**$1,356,332**
EBITDA Margin	***59.7%***	***56.6%***	***63.5%***

Financial Information

FFO / AFFO Reconciliation

FIBRA SOMA

Thousands of Pesos	2Q26	2Q25	2026 YTD
Consolidated comprehensive income (loss) for the period	$325,049	$639,114	$565,956
Foreign exchange Gain (loss), net	($446,541)	($1,247,820)	($349,214)
Derivative financial instrument adjustment	$416,709	$777,847	$522,614
Banking Commissions Amortization	$6,937	$7,586	$16,951
Property value adjustment	$0	($38,929)	$0
Consolidated FFO	**$302,153**	**$137,799**	**$756,306**
Net anticipated rents	$3,933	($1,619)	$20,676
Net Tenant Admission Payments	($16,648)	$8,211	($20,426)
Other Provisions	$8,378	$10,960	$17,209
Net straight-line effect	$115,203	($18,781)	$152,592
Net property tax and insurance unaccrued	$25,360	($3,786)	($2,471)
Consolidated AFFO	**$438,380**	**$132,785**	**$923,887**

SOMA21 on BIVA	2Q26	2Q25
Closing price as of June 30th, 2026	$50.0	$49.2
Outstanding CBFIs as of June 30th, 2026[1]	940,374,798	889,628,640
Market capitalization as of June 30th, 2026	$47,018,739,900	$43,743,054,625

Fibra SOMA

Pesos	2Q26	2Q25	2026 YTD
Consolidated FFO	$302,152.7	$137,798.7	$756,306.4
Consolidated AFFO	$438,379.6	$132,784.6	$923,886.7
CBFIs Tenant Distribution	$0.0	$0.0	$0.0
CBFIs with economic rights	940,374,798	889,628,640	940,374,798
Distribution per CBFI with economic rights	$0.00	$0.00	$0.00

(1) The decrease in the number of CBFIs reflects the impact of the tender offer conducted during the second quarter.

Financial Information

International bond issuance for US$800mm

FIBRA SOMA

General terms

Format, Term, and Amortization	▪ 144A / Reg. S 10-year, with full payment at maturity
Ratings	▪ Fitch: BBB- (Stable) | Moodys: Ba1 (Positive)
Amount and Coupon	▪ US$800mm – 7.125% (10-year UST + 255.3 bps) fixed rate payable semiannually in arrears (30/360)
Ranking	▪ Senior unsecured notes
Use of Proceeds	▪ Refinancing of existing debt and general corporate purposes

Refinancing strategy

Use of the US$800mm International Bond	US$
Term Loan	$148,520,000
Term Loan – (TL24 USD)	$275,000,000
SOMA Chapultepec Loan Senior (MXN + USD)	$62,857,143
Soho Los Cabos Loan	$30,000,000
Park Hyatt Mexico City Loan	$55,000,000
Expansión Antara Hotel Loan	$52,200,000
Expansión Antara Offices Loan	$65,714,286
Loan Retail Los Cabos Senior	$53,000,000
Prado Norte Offices Loan	$30,000,000
Issuance Fees and Expenses	$6,300,000
Cash on Balance Sheet	$21,408,571
Total Uses	**$800,000,000**

Bank loans at the Fibra SOMA level and operating assets

Loans for assets under development (drawn + undrawn)

Refinancing of acquisition debt

- With the proceeds obtained from the bond issuance, loans have been refinanced for **US$772mm.**
- Of the development loans to be refinanced, some are fully drawn and others partially drawn. However, the amount to be refinanced considers the total loan amount, including the drawn and undrawn portions.
- The remaining cash was partially used to cover issuance expenses and to prepay the outstanding balance of the revolving credit lines.
- Some benefits of this transaction are:
  - This strategy allows Fibra SOMA to **extend the average maturity** of its debt **from ~4.3 years to ~8.0 years.**
  - Interest rate volatility decreases, **reducing variable rate exposure from 66% to 16%.**
  - This transaction allows for a **reduction in bank debt** and **increases the unencumbered asset ratio.**

Financial Information
Credit profile

FIBRASOMA

Fibra SOMA Loans as of June 30th , 2026	% corresponding to Fibra SOMA	Currency	Total amount (in MXN$mm)	Rate	Outstanding balance (in MXN$mm)	Maturity
Corporate debt						
Senior bond 21	100%	USD	$6,977.9	4.375%	$6,977.9	Jul/22/31
Senior bond 26	100%	USD	$14,004.2	7.125%	14,004.2	May/28/36
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	$172.5	Dec/19/33
Total corporate debt					**$22,867.1**	
Development debt[1]						
Expansión Antara Loan	100%	MXN	$3,125.0	TIIE + 325 bps (2021-2024) TIIE + 375 bps (2025-2028)	$2,321.4	Nov/30/33
Soho Mexico City Loan	33%	USD	$542.3	SOFR + 320 bps	$146.1	Jun/25/30
Total development debt					**$2,467.5**	
Revolving credit						
Revolving line (2024)	100%	MXN	$4,000.0	TIIE + 215-230 bps	$0.0	Apr/25/27
Revolving line (2025)	100%	MXN	$1,500.0	TIIE + 215-230 bps	$0.0	May/29/28
Total revolving credit					**$0.0**	
Total					**$25,334.5**	

- The total outstanding debt balance at the close of 2Q26 was MXN$25,335 million.
    - The main changes during the quarter derive from the international bond issuance of US$800 million and the prepayment of loans at the Fibra level and of the projects under development.
- The maturity profile remains at healthy levels, with no relevant maturities until 2029.
- Revolving credit lines are fully available.
- Development loans are maintained at the asset level, and the financing cost is covered within the projects' own budget, so no additional resources from Fibra SOMA are required to complete these projects.
- Fibra SOMA reaffirms its objective of obtaining the dual investment grade by adhering to rigorous financial discipline. As a result of this effort, Moody's published the change of its outlook on the Fibra's credit quality from stable to positive on May 18th.

(1) These loans are development financing at the asset level and therefore do not generate obligations for Fibra SOMA.

Financial Information
Credit profile

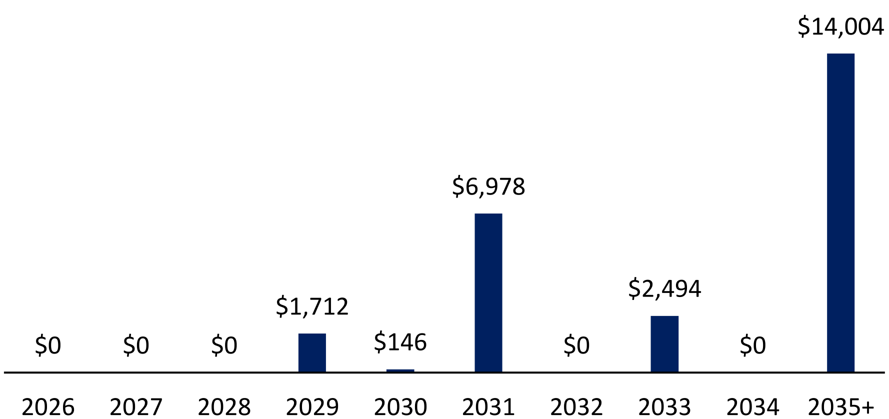
Credit ratios

Ratios (CNBV) as of June 30th, 2026	SOMA	Limit	Status
Loan to Value (total debt / Assets book value)	29.7%	≤50%	OK
Debt service coverage ratio	3.9x	≥1.0x	OK

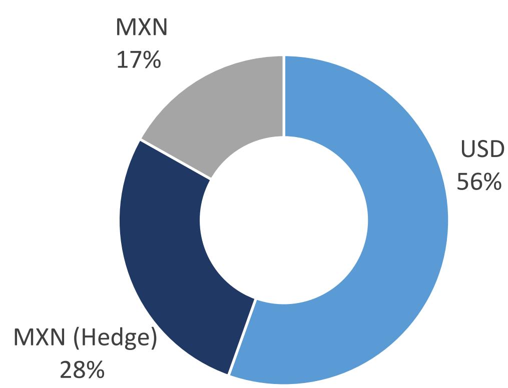
Ratios (Senior notes) as of June 30th, 2026	Type	SOMA	Limit	Status
Limitation on Outstanding Debt (LTV)	Incurrence	29.7%	≤60%	OK
Limitation on Secured Debt (Secured debt / Total Assets)	Incurrence	0.2%	≤40%	OK
Debt service test	Incurrence	2.5x	≥1.5x	OK
Maintenance of Unencumbered Assets	Maintenance	330.1%	≥150%	OK

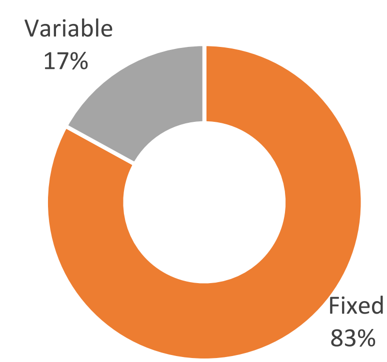
Other leverage ratios	SOMA
Leverage ratio Net debt / EBITDA(1)	7.4x
Leverage Ratio: Net Debt / Normalized EBITDA(2)	7.0x

Debt maturity profile



Debt profile by currency and rate





(1) This leverage ratio considers EBITDA for the last 12 months, as well as the balance of debt and cash at the end of the second quarter.
(2) This leverage ratio considers EBITDA for the last 12 months and the 12-month EBITDA of the recently acquired assets (Fiesta Americana and Prado Norte), as well as the balance of debt and cash at the end of the second quarter. The temporary increase in leverage reflects the debt incurred to complete certain projects under development. The ratio will decrease as these assets begin operations and generate EBITDA.

Fibra SOMA's strategy

Clear strategy with short-term catalysts

Operational Excellence

7% - 8%	99%	+95%		
Lease Spreads	Occupancy	Renewal Rate	Diversified Tenant Base	Natural Exchange Rate Hedging

Assets Under Development

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

Expansión Antara
2Q26 / 3Q26[1] ; 100% Leased

Soho House Los Cabos
3Q26[1] ; 100% Leased

Park Hyatt Mexico City
3Q26[1] ; 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 the three main cities of Mexico.

Working to Obtain a Dual Investment Grade

- In terms of leverage and capital structure, Fibra SOMA is focused on strengthening its credit metrics and size to eventually obtain investment-grade ratings from both agencies.
- In May, Moody's revised Fibra SOMA's outlook from stable to positive and affirmed its IDRs at Ba1, supported by the improvement and optimization of the capital structure as well as the significant progress in the projects under development.

(1) The quarters shown indicate the periods during which the assets under development will be delivered to their tenants.

FIBRA SOMA

For Fibra SOMA, the integration of ESG principles into operations is essential for sustainable and responsible growth. Fibra SOMA aims to measure, report, and improve its performance in line with international sustainability standards.

Environmental

- **Climate risk and carbon footprint assessments.** These were completed with the assistance of South Pole, an agency specializing in this field:
  - 13 potential physical risks to assets, two time horizons (2035 and 2050), and two temperature increase scenarios (+2 °C and +4 °C).
  - The results identified heavy rainfall, water scarcity, and heat waves as the main potential climate threats.
  - The Scope 1 and 2 Greenhouse Gas (GHG) emissions inventory for operating assets was completed.

This will help strengthen environmental management and identify risks and opportunities regarding emissions reductions. Further details were published in the IFRS S1 and S2 report (link).

Social

- **Well-being and work environment.** In accordance with NOM-035-STPS-2018, 15 activities were held during the first half of the year, involving 90 people who logged nearly **1,400 participating hours**. The program also included initiatives aimed at team members' families, strengthening their sense of belonging and promoting a holistic view of well-being.

- **Recognition for Anima Village.** As part of The Real Estate Show 2026, organized by the Association of Real Estate Developers (ADI), Anima Village received second place in the **ADI 2026 Award**. This is one of the most prestigious awards in Mexico's real estate sector, highlighting the development proposal and the project's impact on the industry.

Governance

- **Publication of IFRS S1 and S2 Information.** In line with new regulations applicable to public issuers, Fibra SOMA complied with the preparation and disclosure of its first report under the International Sustainability Standards Board (ISSB) standards, thereby strengthening transparency and communication with investors and stakeholders.

MIRANDA PARTNERS | south pole The Climate Company | ISSB | ADI ASOCIACIÓN DE DESARROLLADORES INMOBILIARIOS

Quarterly conference call details

FIBRASOMA

Fibra SOMA invites you to participate in its quarterly conference call regarding the second quarter 2026 results.

The conference call will be held on July 30, 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_gBZIBMFjQgmGb0CiQDhxyw#

INVESTOR RELATIONS CONTACTS

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MIRANDA IR
MARIMAR TORREBLANCA
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Consolidated Adjusted Funds from Operations (Consolidated AFFO): The result of adjusting FFO by subtracting or adding, as applicable, the following items: Lease rights, net (*refers to the Lease rights collected in the current period that are pending accrual less the Lease rights collected in prior periods that are accrued in the current period*), Straight-Line Rent Effect (*Refers to the effect of recognizing Fixed Rent amounts, proportionally on a straight-line basis over the term of the lease agreements, regardless of the payment method agreed with the tenant*), Accrued property tax and insurance, net (*Refers to the sum of Property tax and Insurance pending accrual for the current period less Property tax and Insurance accrued in this period corresponding to the prior period*), Prepaid rents, net (*Refers to rents collected in advance in the current period that are pending accrual less 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*), Amortization of Bank Fees (*Refers to the non-cash adjustment related to debt issuance costs*).

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

GLA: Gross leasable area.

Market Cap Calculation: Outstanding CBFIs times the Average Closing Price.

Consolidated Funds From Operations (Consolidated FFO): The result of adding or subtracting adjustments related to negative or positive changes, respectively, in certain non-cash items reflected in Consolidated Net Income, as follows: Adjustment to the fair value of investment properties (*Refers to unrealized accounting gains or losses resulting from changes in the determination of the fair value of investment properties)*, Effect of the Valuation of Derivative Financial Instruments (*Refers to unrealized gains or losses in the fair value of financial instruments, including instruments related to debt and equity)* and Foreign exchange Gain or (Loss), net (*Refers to unrealized gains or losses in the value of monetary assets and liabilities resulting from exchange rate fluctuations).*

Net Operating Income (NOI): Total Revenues *(including rental income, maintenance fees and joint venture revenues)* less the properties' operating expenses *(which include operating expenses, joint venture expenses, maintenance expenses, property taxes and insurance).* The NOI calculation does not include other expenses such as administrator expenses and other non-operating expenses, fair value adjustments to investment properties, interest expense, interest income and foreign exchange gains (losses), net.

Base rent: Fixed rent paid by tenants in accordance with the lease agreements.

Earnings before interest, taxes, depreciation and amortization (**EBITDA):** The result of subtracting Administrator Expenses and other non-operating expenses from NOI.

Glossary

FIBRASOMA

- **Debt de coverage de service de ratio ("DSCRt")** items:

  LA0 = Liquid assets at the close of 2Q26, including cash and investments in in securities, but not restricted cash.

  VATt = Value at the added tax to be recovered in the quarter estimated for recovery t.

  OIt = Estimated operating income after the payment of distributions for the quarter t. Taking into account projects in operation, and, in the case of projects under development, only those whose development has commenced as of the date of this calculation.

  LR0 = Revolving credit lines in force, irrevocable and undrawn as of the close of 2Q26.

  It = Estimated payments de of interest derived from de financings for quarter t.

  Pt = Scheduled amortizations of principal for financings for the quarter t.

  Kt = Estimated recurring capital expenses for for the quarter t.

  Dt = Estimated of development non- discretionary estimated for for the quarter t. Only those in are taken into account investments into projects announced and whose development has commenced as of the date of this calculation.

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

Appendix

Financial Statements

Financial Information
Income Statement

FIBRASOMA

Thousands of Pesos	2Q26	2Q25	2026 YTD
Rental income	$643,518	$560,702	$1,305,583
Parking	$28,607	$25,532	$54,953
Income from land sales	$0	$137,620	$0
Maintenance, Operation, Advertising and Other	$106,802	$43,961	$156,519
Total revenues (Own Portfolio)	**$778,927**	**$767,815**	**$1,517,055**
Operation and maintenance expenses	($167,934)	($102,091)	($315,233)
Operation Fee	($27,664)	($19,673)	($47,353)
Property tax	($38,280)	($23,766)	($66,938)
Property Insurance	($2,498)	($3,922)	($6,039)
Cost of land sales	($42,527)	($139,869)	($42,527)
Total expenses (Own Portfolio)	**($278,903)**	**($289,320)**	**($478,091)**
Joint Venture Results	**$233,946**	**$174,939**	**$469,750**
Income after Joint Venture Results	**$733,969**	**$653,435**	**$1,508,714**
Administrator Expenses and other non-operating expenses	($85,462)	($57,283)	($152,382)
Interest expense and debt cost	($469,904)	($524,957)	($903,394)
Tender offer Gain	($4,292)	($5,249)	($139)
Interest income	$52,947	$9,981	$157,842
Foreign exchange Gain (loss), net	$208,167	$631,594	$170,832
Adjustments to fair value of investment properties	$0	$38,929	$0
Net income	**$435,425**	**$746,448**	**$781,473**
(Loss) gain from foreign exchange fluctuation related to financial instruments	$238,374	$616,226	$178,382
(Loss) gain from valuation of financial instruments	($348,751)	($723,560)	($393,899)
Consolidated comprehensive (loss) income	**$325,049**	**$639,114**	**$565,956**
Net Consolidated income (loss)		$0	
Controlling Interest:	$435,425	$746,448	$781,473
Non-Controlling Interest:	$0	$0	$0
Consolidated comprehensive (loss) income		$0	
Controlling Interest:	$325,049	$639,114	$565,956
Non-Controlling Interest:	$0	$0	$0

Financial Information

Balance Sheet

FIBRASOMA

Thousands of Pesos

Assets	As of June 30th, 2026
Current assets:	
Cash, cash equivalents	$4,191,927
Net lease receivables	$611,786
Accounts receivable from related parties[(1)]	$678,513
Recoverable taxes, mainly VAT	$1,948,930
Assets available for sale	$0
Prepaid expenses	$61,318
Total current assets	**$7,492,475**
Non-current assets:	
Restricted cash	$0
Investment properties	$60,694,141
Investments in joint ventures for real estate assets	$13,907,772
Land 3332	$0
Derivative financial instruments	$0
Long-term prepaid expenses	$996,447
Non-current assets	$48,099
Real Estate Acquisition Tax (ISAI)	$0
Investment in subsidiary shares	$0
Total non-current assets	**$75,646,459**
Total assets	**$83,138,935**

Liabilities and capital	As of June 30th, 2026
Short-term liabilities:	
Debt	$99,709
Short-term trade accounts payable and accrued expenses	$1,005,190
Interest payable	$256,568
Taxes payable	$124,693
Yields payable on subscriptions	$660,759
Total short-term liabilities	**$2,146,920**
Long-term liabilities:	
Debt	$24,556,799
Long-term trade accounts payable and accrued expenses	$397,000
Yields payable on subscriptions	$1,012,210
Derivative financial instruments	$3,147,667
Deposit from tenants	$232,397
Lease rights	$100,552
Total long-term liabilities	**$29,446,624**
Total liabilities	**$31,593,544**
Trustors' / Beneficiaries' capital	
Contributed capital	
Trustors' contributions	$46,445,150
Repurchase fund reserve	($2,457,193)
Earned capital	
Retained earnings	$9,027,661
Controlling interest	**$53,015,618**
Non-controlling interest:	$0
Other comprehensive income	($1,470,228)
Total capital	**$51,545,390**
Total Liabilities and Capital	**$83,138,935**

(1) Accounts receivable from related parties are composed of the remainders from joint ventures pending receipt.

Financial Information
Cash Flow

FIBRASOMA

Irrevocable Trust No. 6185
(Banco Actinver, S.A., Institución de Banca Múltiple)
Statement of Cash Flows
(In thousands of Mexican pesos)

Concept	6M 2026
Cash flows from operating activities:	
Consolidated net income for the period	781,473
Adjustments for non-cash items:	
Income from equity investment in joint ventures	(469,750)
Increase in the fair value of investment properties	-
Amortization of insurance	2,471
Amortization of lease rights to income	7,945
Amortization of debt issuance costs	16,951
Valuation effect of Derivative Financial Instruments	170,385
Unrealized foreign exchange fluctuation	(212,283)
Net cost of land sale	42,527
Interest income	(175,492)
Interest expense	897,149
Total	**1,061,376**
Changes in working capital:	
(Increase) decrease in:	
Rents receivable from tenants	147,148
Accounts receivable from related parties	(170,282)
Recoverable value added tax (VAT)	9,755
Other accounts receivable	86,766
Prepaid expenses	(4,942)
Increase (decrease) in:	
Accounts payable and accrued liabilities	152,334
Accounts payable to related parties	42,249
Taxes payable	47,156
Lease rights	(28,370)
Deposit from tenants	5,952
Net cash flows from operating activities	**1,349,142**

Concept	6M 2026
Cash flows from investing activities:	
Investment in projects under development	(3,422,686)
Acquisition of trust rights	(2,114,446)
Real estate acquisition tax payments	(224,803)
Land sales	-
Remaining interests in JVs	334,834
Loans granted to related parties	-
Other noncurrent assets	(12,733)
Bank interest received	175,492
Net cash used in investing activities	**(5,264,342)**
Cash flows from financing activities:	
Cost of debt and contributions to the Trust	(42,011)
Loans obtained	14,246,740
Payments of loans	(9,756,587)
CBFIs Repurchase fund	(2,464,096)
Interest paid	(810,921)
Net cash used in financing activities	**1,173,125**
Cash and cash equivalents	
Net increase in cash and cash equivalents	**(2,742,075)**
Cash and cash equivalents at the beginning of the year	6,934,002
Cash and cash equivalents at the end of the year	**4,191,927**

About Fibra SOMA

Fibra SOMA's Portfolio

High-quality assets in privileged locations

Assets delivered since IPO

Delivery in 2026

Assets	Location	Uses	Status	Start of Operations	Interest %	Occupancy	Total GLA (sqm)
Operating Assets							
Andamar I	Veracruz	Retail	In Operation	1Q21	100.00%	100%	33,465
Andamar II	Veracruz	Retail	In Operation	1Q21	100.00%	100%	29,667
Angelopólis	Puebla	Retail	In Operation	1Q21	35.00%	100%	36,221
Antea	Querétaro	Retail	In Operation	1Q21	20.00%	100%	79,721
Artz	Mexico City	Retail & Offices	In Operation	1Q21	100.00%	100%	111,183
Luxury Hall	Puebla	Retail	In Operation	1Q21	100.00%	100%	10,385
PO Punta Norte	State of Mexico	Retail	In Operation	1Q21	50.00%	100%	31,581
PO Querétaro	Querétaro	Retail	In Operation	1Q21	50.00%	88%	25,925
Satélite	State of Mexico	Retail	In Operation	1Q21	46.90%	100%	76,803
Universidad	Mexico City	Retail	In Operation	1Q21	39.00%	100%	30,569
Soho House Mexico City	Mexico City	Hotel & Club	In Operation	3Q23	33.00%	100%	12,000
Hyatt Regency	Mexico City	Hotel	In Operation	4Q24	100.00%	100%	41,000
SOMA Chapultepec	Mexico City	Offices	In Operation	2Q25	100.00%	96%	25,000
Ánima Village	Los Cabos	Retail	In Operation	4Q25	100.00%	85%	23,000
Fiesta Americana	Mexico City	Hotel	In Operation	2Q26	100.00%	100%	61,600
Assets Under Development						**99%**	
Expansión Antara	Mexico City	Retail, Offices & Hotel	Development	2Q26 / 3Q26	100.00%	H: 100% R: 88% O: 92%	90,000
PHMC Hotel	Mexico City	Hotel	Development	3Q26	100.00%	100%	15,000
Soho House Los Cabos	Los Cabos	Hotel & Beach Club	Development	3Q26	100.00%	100%	12,000
Prado Norte	Mexico City	Offices	Development	3Q26	100.00%	100%	6,000
Reforma	Mexico City	Retail, Offices & Hotel	Development	2028E / 2029E	100.00%	N.A.	90,000
Abraham González 45	Mexico City	Retail	Development	TBD	50.00%	N.A.	33,000
Total							**874,120**

Delivering in 2026 (Excl. Reforma)

Luxury Hall

Andamar

Outlet Querétaro

Antea

Leader in real estate in Mexico

Decades of proven experience as a developer and operator

FIBRA SOMA

Focus on portfolio improvement and growth

+80 years of experience in the real estate industry in Mexico

+874,000 sqm of GLA(1) in the portfolio in Mexico

+246,000 sqm of GLA(1) are currently in the development stage

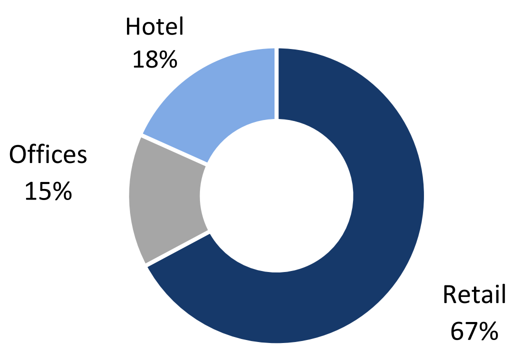
+MX$ 83.1 billion in Assets Under Management(2)

1,607 tenants

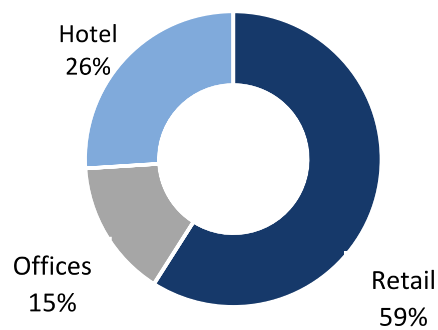
Fibra SOMA Summary

- Fully integrated, self-managed and self-administered Mexican real estate investment trust (Fibra)
- Focus on iconic, high-quality and geographically diversified properties in key cities of Mexico
- In-house design and innovation resulting in constant NOI increases
- Above-market rent increases and cost optimization
- Selective investments with rigorous criteria to maximize value creation
- The main segment is *retail*, but it continues to diversify towards offices and hotels, given the strong appetite that exists for SOMA's unique and attractive assets

GLA by segment(3)



Revenues by segment(3)



Principal investor

ONTARIO TEACHERS' PENSION PLAN

AFOREs

- ✓ Ontario Teachers' Pension Plan is one of the best real estate investors in the world and holds a ~20% interest in Fibra SOMA.
- ✓ Ontario Teachers' Pension Plan has two members on the Investment Committee (of four members), and two other members on the Technical Committee.
- ✓ Backed by some of the most important AFOREs in Mexico

(1) Gross Leasable Area is the total space available for lease.
(2) Refers to total assets according to the company's financial data as of the second quarter of 2026.
(3) GLA and revenues by segment include operating assets and development projects (in the stabilization phase).

Proven experience in the operation and development of projects

Timeline

FIBRA SOMA

Juan Sordo Madaleno ("JSM") opens architecture firm

1937

JSM, together with Adolfo Wiechers, develop the second shopping mall in Mexico: Plaza Universidad

1969

Development of the Plaza Satélite shopping mall

1971

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

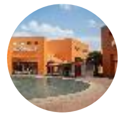
1983

Development of the Plaza Angelópolis shopping mall

1998

SIMON Strategic alliance with Simon Property Group as a commercial partner in select property developments

2000



Development of Premium Outlets Punta Norte together with Simon

2004

2006
Development of Antara Fashion Hall

2006

GSM SOMA Grupo Sordo Madaleno is founded ("GSM" or "SOMA")

2008

World Architecture Festival

2009
Awarded the prize at the World Architecture Festival

2010
Development of Luxury Hall in Puebla

2009/10

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

2015
Cadillac Fairview makes its initial investment in development GSM

2012/15

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

2016/18

FIBRA SOMA

February
Initial Public Offering of Fibra SOMA, raising more than MXN$6.0bn

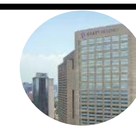
BIVA

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

2021

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

2022



2024
Acquisition of Hyatt Regency Mexico City

2024

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

2025

2026
Acquisition of:
- Fiesta Americana Mexico City
- Prado Norte

2026

Cumulative GLA Operating Assets ('000sqm)

2000	...	2004	...	2006	...	2010	...	2013	2014	2015	...	2018	2023	2025	2026
144		176		224		234		314	347	377		440	465	566	628

Fibra SOMA's assets

Asset locations (1/2)

FIBRASOMA

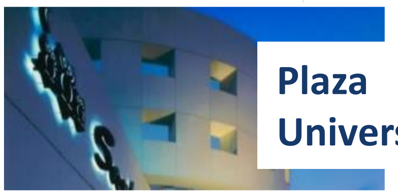
Assets located in the State of Mexico and Mexico City ("CDMX")

Premium Outlets Punta Norte

State of Mexico

Plaza Satélite

State of Mexico

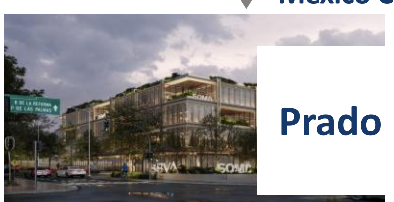


Plaza Universidad

Mexico City

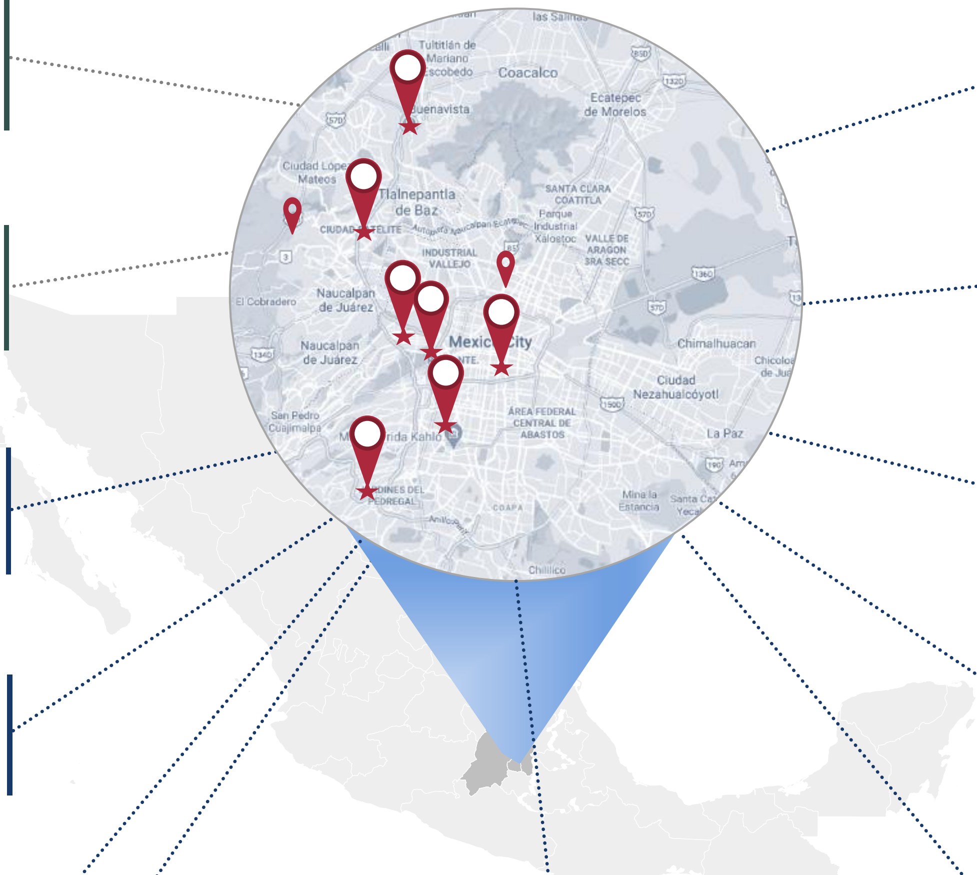
Artz Pedregal

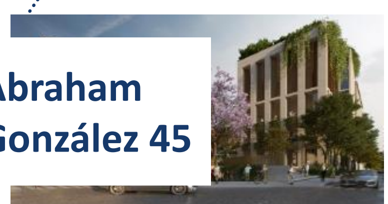
Mexico City



Prado Norte

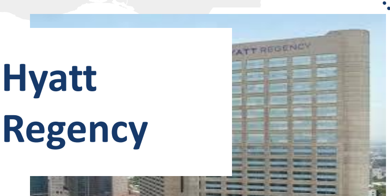
Mexico City





Abraham González 45

Mexico City



Hyatt Regency

Mexico City

Expansión Antara

Mexico City

PHMC & SOMA Chapultepec

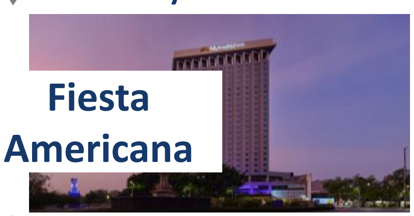
Mexico City

Reforma

Mexico City

Soho House Mexico City

Mexico City



Fiesta Americana

Mexico City

Mexico City Area: the capital and largest city in Mexico and the most populous in North America, with more than 20 million inhabitants. Mexico City is the country's economic epicenter, representing 18% of its GDP. It is the largest Spanish-speaking city in the world and the oldest capital in the Americas.

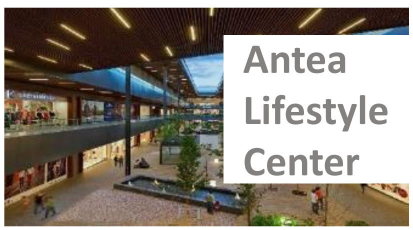
Fibra SOMA's assets
Asset locations (2/2)

FIBRASOMA

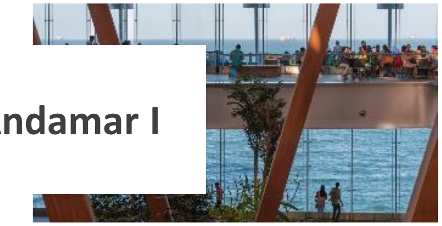
Assets located in Querétaro, Veracruz, Puebla and Baja California
Key locations in Mexico's export manufacturing and tourism corridor

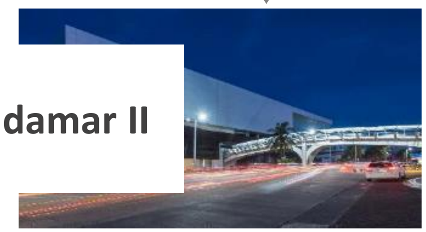

Soho House Los Cabos
Los Cabos

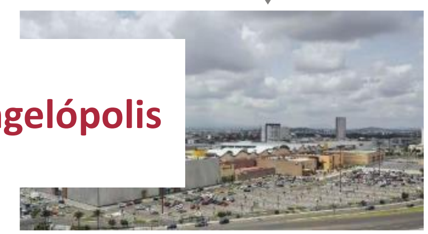

Ánima Village Los Cabos
Los Cabos

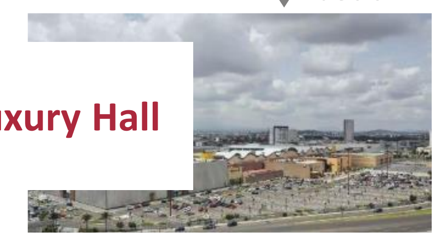

Antea Lifestyle Center
Querétaro


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 in the Bajío region. A key area due to its dynamic industrial activity and strong export focus.

Veracruz: founded in 1529, it is the oldest, largest and most important seaport in Mexico, and the gateway to the Mexican automotive industry.

Puebla: The fourth largest metropolitan area in the country, with more than 3 million inhabitants. It stands as one of Mexico's main economic centers.

Prado Norte
Key highlights

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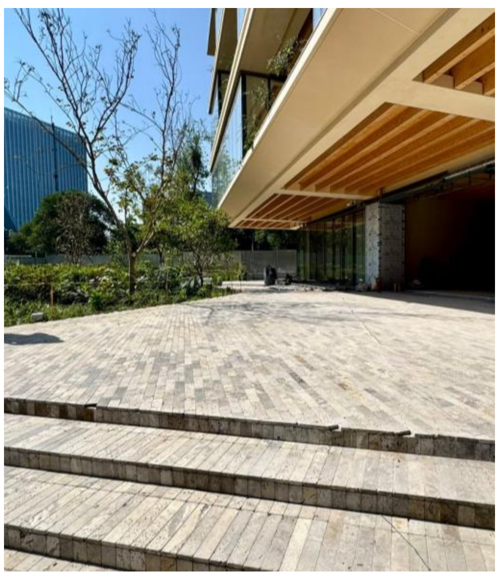
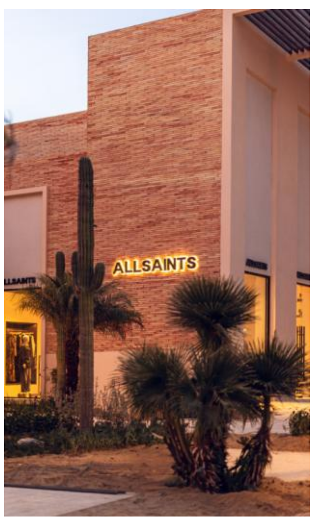


Location	Mexico City
Year of completion	2026
GLA	6,000 sqm
Uses	Offices
Tenants	SOMA, Herman Miller

- The property enjoys an unmatched location on the Paseo de la Reforma corridor.
- The building is about to complete construction in 3Q26 and is 100% leased.
- It has average rents of between US$40 and US$52 per square meter.

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, culinary experiences, wellness activities, restaurants and cafés.
- Home to more than 84 exclusive brands such as Louis Vuitton, Prada, Cartier, Rolex and Nike, as well as an exclusive culinary offering.
- Ánima reframes retail development in Cabo del Sol by approaching it as a landscape project, prioritizing a walkable public environment, something that had long been missing in the region.

SOMA Chapultepec Offices
Key highlights

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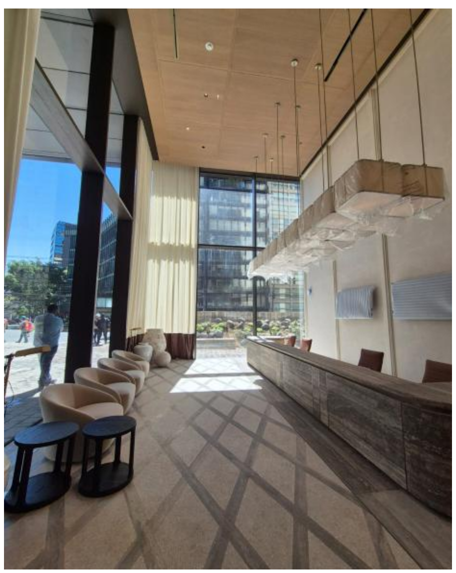
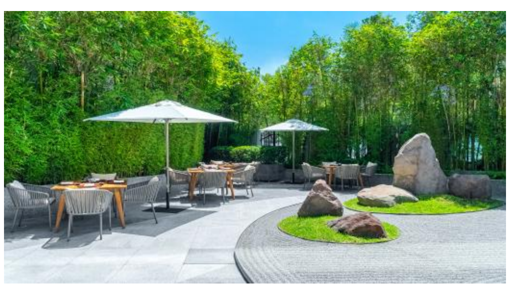


Location	Mexico City
Year of completion	2025
GLA	25,000 sqm
Uses	Offices
Tenants	Galicia Abogados, Von Wobeser, Sony Pictures, among others.

- The SOMA Chapultepec office tower is located in the Polanco area, one of the most valuable and sought-after locations by corporates looking to lease office space in the city.
- The offices offer triple A spaces with excellent amenities and unmatched views. The culinary offering around the asset as well as the central location, close to the city's main points of interest, are factors that make the asset one of the best options for office leasing in the city.

Hyatt Regency Mexico City
Key highlights

Location	Mexico City
Year of completion	1982
Keys	755
Use	Hotel



- Hyatt Regency Mexico City is a hotel located in the Polanco area, one of the most exclusive and highest-appreciation areas within the City.
- The property's most recent renovation was completed in 2025.
- The hotel has a wide culinary offering that includes restaurants across different price ranges, these include: Yoshimi, Teppan Grill, Rulfo and Amado.
- Various agreements with key partners that increase revenues from both strategic groups and individual travelers.

Soho House Mexico City
Key highlights

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Location	Mexico City
Year of completion	2023 – phase I 2Q26 – phase II
Keys	32
Use	Hotel / Membership Club



- Soho House is a private members' club with locations in different countries aimed mainly at professionals from creative industries such as film, art, fashion, etc. The club offers a unique space to network and spend an enjoyable time.
- Phase II was expanded from 19 to 28 keys, optimizing the offering 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

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

- Located next to the Angelópolis Shopping Center
- Multifaceted shopping center, with a range of retail spaces featuring the most exclusive brands and terraces with restaurants
- Main point of attraction for visitors from other central and Gulf states with expectations of a luxury experience
- Innovative concept, as it merges the shopping center experience with special events, offering loyalty programs and a wide range of products and services

Andamar I & II

Key highlights

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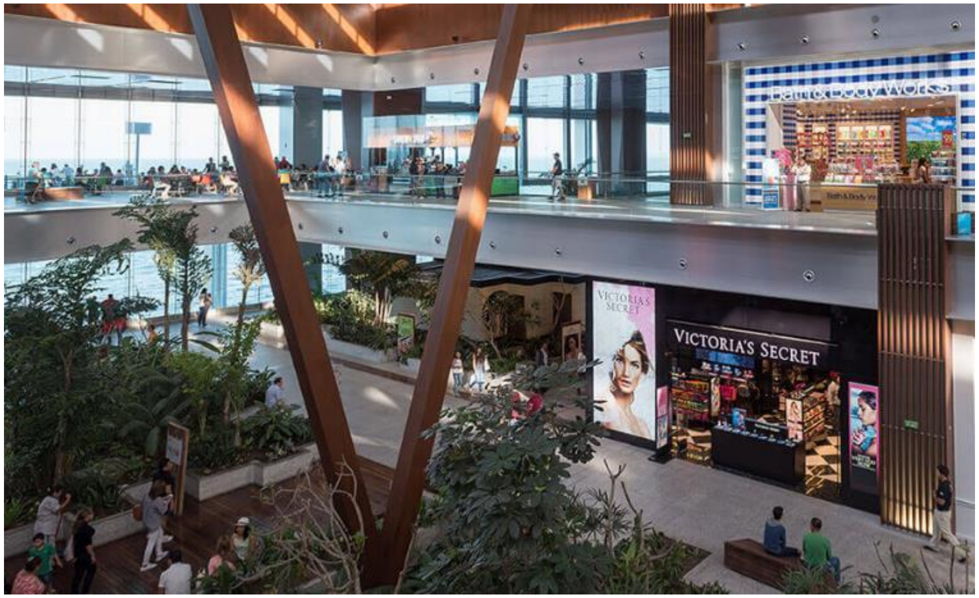

Location	Veracruz
Year of completion	2014 & 2016
GLA	63,132 sqm
Uses	Retail
Tenants	Cinemex, Zara, West Elm, Pottery Barn, Williams Sonoma, among others

- Located in the best area of Veracruz, overlooking Boca del Río avenue
- Leading shopping center in the state of Veracruz, offering premium brands and a unique experience to enjoy shopping, entertainment and services by the sea
- 107 stores

Artz Pedregal
Key highlights

Location	Mexico City
Year of completion	2018
GLA	111,183 sqm
Uses	Retail & Offices
Tenants	J&J, Santander, LVMH, Moncler, Omega, Tiffany, among others

- The largest shopping center by business volume and visitors in all of southern Mexico City
- Wide offering of stores, services, cafés and leisure under one roof
- Strategic location with an excellent high-density primary catchment area
- Convenient accessibility from a public transportation standpoint and ample parking area around the building

Premium Outlets Punta Norte
Key highlights

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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* options with discounts of 25 to 65 percent every day
- Offers a varied 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

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

- Located 6.3 km from Querétaro, the largest city in the Bajío, one of the most dynamic and fastest-growing regions in Mexico
- Main point of attraction for visitors to and from Mexico's export corridor
- With more than 80 stores, it offers an open-air experience of retail and restaurant spaces
- Offers the latest trends at discounted prices in men's, women's and children's fashion, home goods and decoration

Plaza Satélite
Key highlights

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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 first shopping centers in the country
- A key factor that drove the urbanization of this area, it is one of the highest-traffic and highest-commerce areas in the State of Mexico
- With 250 units it offers a wide range of products, services and entertainment that make it one of the most visited shopping centers in the country

Plaza Universidad

Key highlights

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

- Plaza Universidad was the second shopping center in the country, with a range of commercial uses that includes fashion, entertainment, food and services
- It serves as a shopping center that attracts visitors to the area from other parts of the city, as there are few shopping alternatives outside the traditional ones in the city's historic center
- 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 most profitable areas of Puebla
- The commercial complex was the first of its kind in the city with more than 148 stores
- It activated and promoted retail, residential developments, schools, universities, office buildings, hospitals, and the city's main highways
- Significant influx of visitors (~13.9 million people per year) from adjacent states, such as Veracruz, Oaxaca and Tlaxcala

Antea Lifestyle Center
Key highlights

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

- Second largest shopping center in Latin America
- Offers a wide range of second-tier product, service and entertainment brands
- Antea has 187 stores and receives ~13 million people annually
- Economic engine for the state of Querétaro, generating approximately 1,500 jobs, and fostering the development of the area with hotels, housing, retail and leisure venues

Fiesta Americana Reforma

Key highlights

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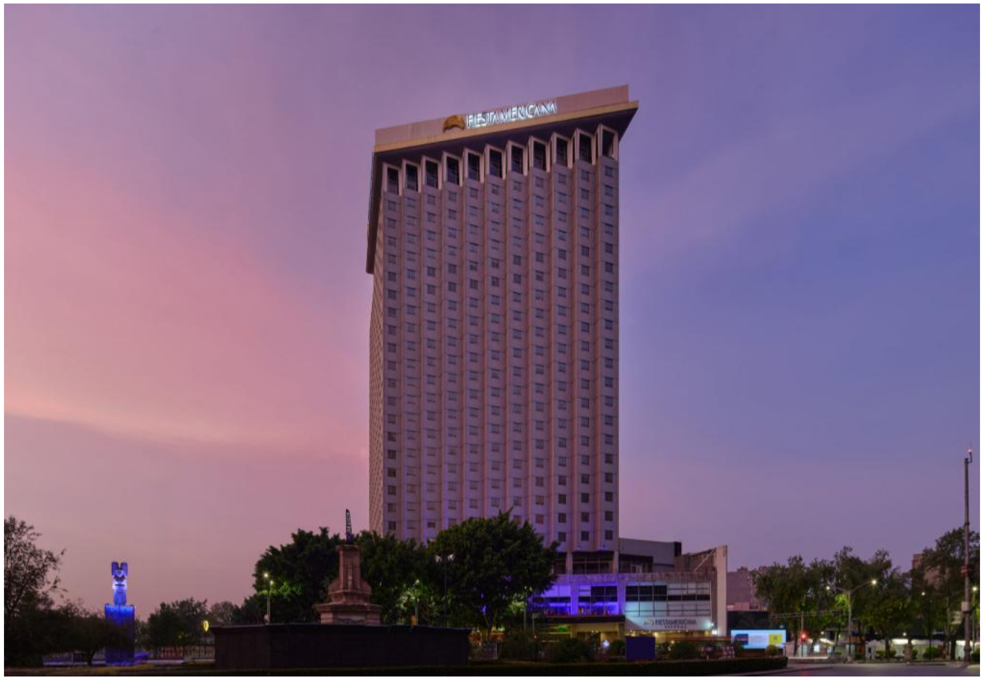
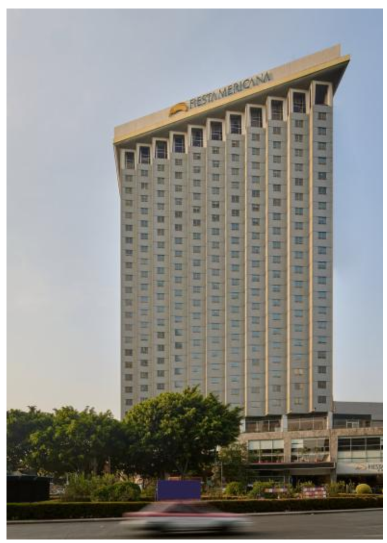


Location	Mexico City
Year of completion	1970
Keys	616
Uses	Hotel



- Hotel located on Paseo de la Reforma, with close access to key corporate, cultural and tourist areas
- The location offers privileged connectivity to the Centro Histórico, Zona Rosa, Polanco, Monumento a la Revolución, Chapultepec and other points of interest in the city
- Opened in 1970; 25-story tower with 616 rooms and suites
- The hotel has amenities oriented to corporate and tourist stays, including restaurant, bar, café, gym and meeting/event spaces
- The hotel is integrated into the master plan of the Reforma project. The hotel's land forms part of the area planned for the second stage of the development

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