

FIBRA SOMA

FibraSOMA is a trust focused on the acquisition, leasing and management of real estate in Mexico.

- **Aprox. +874,000 sqm** of GLA.
- **21 assets in the portfolio** of premium quality real estate with top-class tenants.
- **15 assets in operation.**
- **Approximately 246,000 sqm of GLA** is currently in the development stage across Fibra SOMA's projects.
- **Administrator:** Internal administrator with extensive experience in the sector, backed by one of the leading real estate groups in the country.
- **Operator:** Efficient operator with proven ability to execute maximizes value through a vertically integrated platform.
- **Core segment is Retail (67% of GLA)**, but continues diversifying towards Office (15% of GLA) and Hotel (18% of GLA) given significant appetite for SOMA's highly attractive and unique assets.
- **1,607 top-class tenants.**
- **High potential for growth** through a defined strategy and identification of opportunities in key zones in the country.
- **Robust corporate governance** that applies the best practices in the industry.

INITIAL PORTFOLIO

Assets in operation:

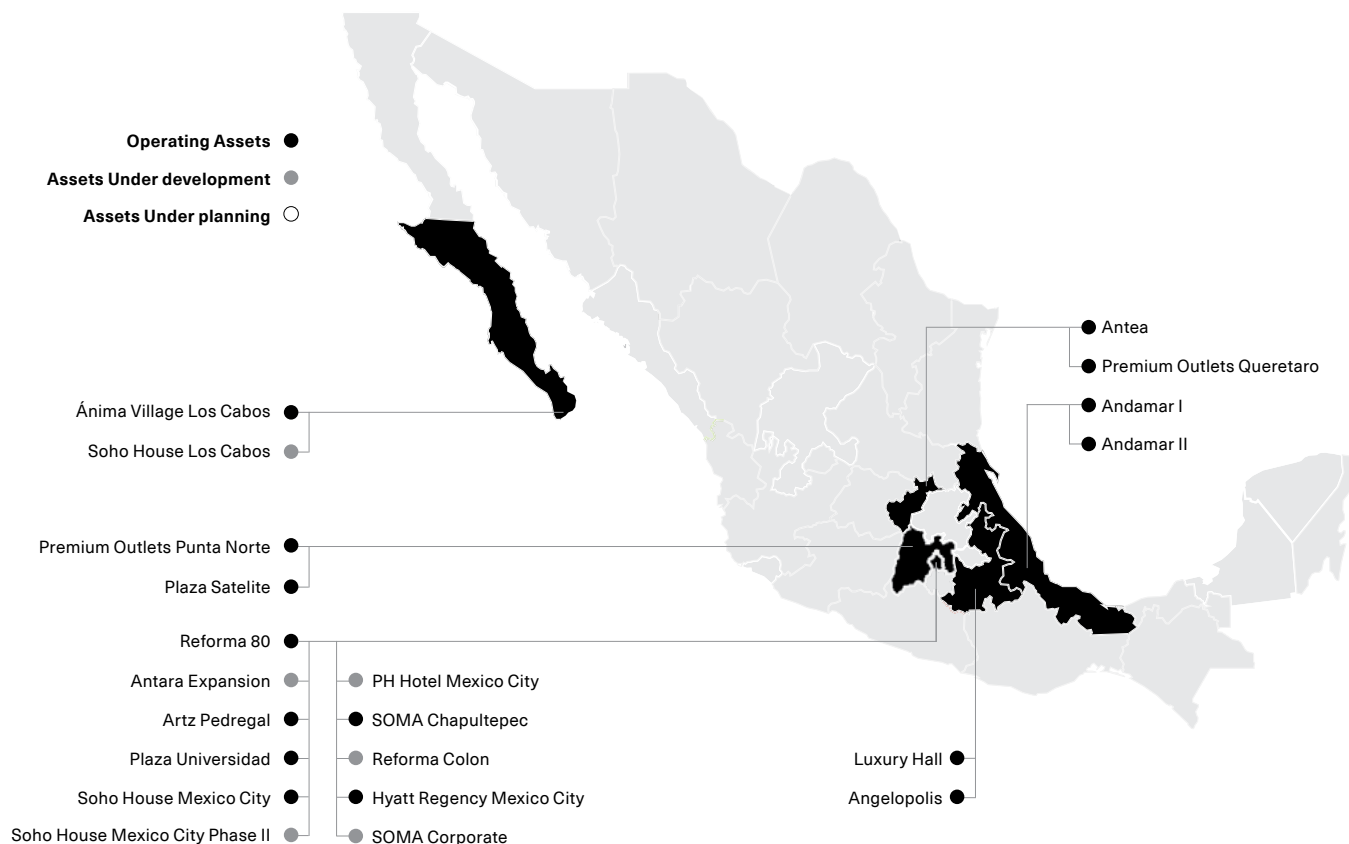
Plaza Universidad
 Plaza Satelite
 Angelopolis
 Premium Outlets Punta Norte
 Luxury Hall
 Antea
 Andamar I
 Andamar II
 Artz Pedregal
 Soho House Mexico City
 SOMA Chapultepec
 Hyatt Regency Mexico City
 Premium Outlets Querétaro
 Anima Village
 Reforma 80

Assets under development:

Reforma Colon (under development)
 Soho House Mexico City Phase II (expected 27)
 Antara Expansion (expected 3Q26)
 Park Hyatt Hotel Mexico City (expected 3Q26)
 Soho House Los Cabos (expected 3Q26)
 SOMA Corporate (expected 3Q26)

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Geographic distribution of the portfolio:



Top tenants:

Key retail partners:



Hotel partners:



Office tenants :



Tech and comm partners:





A leader in the real estate sector with more than 80 years of experience, specializing in the retail, mixed-use and office sectors.

- **+874,000 sqm of GLA¹** portfolio in Mexico
- **+246,000 sqm of GLA¹** in current pipeline
- **+99% average occupancy²**
- **+US\$4.8 bn of AUM²**
- **1,607 tenants**

(1) Gross Leasable Area

(2) Average calculated on stabilized properties

(3) Assets Under Management