THIRD QUARTER 2026
QUARTERLY REPORT

FIBRA SOMA

October 30th, 2026

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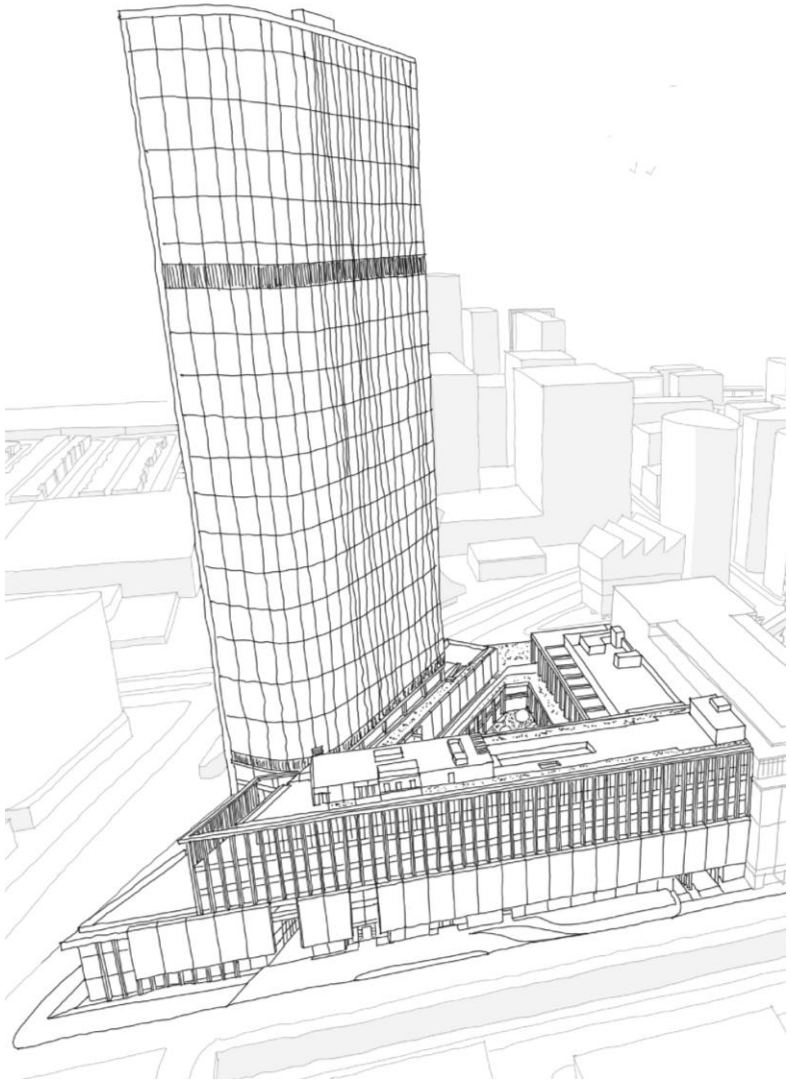


Fibra SOMA's portfolio

Recent development and operating consolidation

FIBRA SOMA

Since 2020, Fibra SOMA has expanded its portfolio through developments and strategic acquisitions.

	2020	2026 (LTM)	Δ
GLA in Operation (sqm)	465,520	634,120	+ 36.2%
Properties in Operation	10	16	Soho House Mexico City , Hyatt Regency SOMA Chapultepec, Anima Village Los Cabos, Fiesta Americana Reforma, Prado Norte
Occupancy	93.5%	98.6%	+ 510bps
AUM	+US$2.2bn	+US$4.5bn	~ 2.1x
LTV	24.9%	29.6%	+ 470bps
NOI (MXN$)	$0.9bn	$3.3bn	~ 3.7x
NOI Margin	68%	73%	+ 500bps
USD-denominated Revenue (%)	10%	47%	+ 3,700bps

Operating performance

Solid performance compared to the market

Occupancy Rates	**Retail: 99%**	▪ In retail, Fibra SOMA has consistently maintained average occupancy levels close to 100%.
	Offices: 97%	▪ Office occupancy highlights the value of the Fibra's assets within this segment.
Average Rent per sqm	**Retail: $642**	▪ Average rents reached $642 per sqm in retail and $528 per sqm in offices, supported by the quality, location, services, and tenant mix of the portfolio.
	Offices: $528	
Lease Spreads	**7% - 8%**	▪ Lease spreads of 7% to 8% are driving recurring organic revenue growth. ▪ These spreads demonstrate strong demand for the portfolio's assets and their differentiated characteristics.
NOI Growth	**CAGR of 14.7% (2019 – 3Q26 LTM)**	▪ The portfolio's NOI has delivered a CAGR nearly twice the average of comparable Fibras in Mexico. ▪ The expansion is driven by the start of operations of assets under development and the integration of acquisitions into the portfolio.

Executive summary

Fibra SOMA (SOMA 21) announces its third quarter 2026 results, reporting NOI of MXN$900 million in 3Q26, compared to MXN$645 million reported in 3Q25. AFFO for the quarter was MXN$290 million, with a margin of 24%.

Results for the quarter

- **Revenues** were MXN$1,189 million, representing a 34% increase compared to 3Q25.
- **Net Operating Income** (NOI) was MXN$900 million, a 40% increase compared to 3Q25.
- **NOI margin** was 76%.
- **EBITDA** reached MXN$813 million, increasing 41% compared to 3Q25.
- **EBITDA margin** was 68%.
- **Consolidated AFFO** for 3Q26 was MXN$290 million, with a margin of 24%.
- **Average occupancy** closed 3Q26 at 99% with 1,623 tenants.

Key highlights

- On July 16, a capital reimbursement distribution of MXN$750 million was paid to Fibra certificate holders.
- On August 21, a bridge loan of up to MXN$1,700 million was secured for the Reforma project.
- On August 27, the 2025 Sustainability Report was published, highlighting significant progress across the environmental, social, and corporate governance pillars of our ESG strategy.

Comments from our CEO

Dear investors,

I am pleased to share with you our results for the third quarter of 2026, a period in which we are beginning to see the value created through our investment and development strategy materialize, as reflected in the strong growth achieved during the quarter. This performance is driven by the operational strength of our stabilized portfolio, together with the efforts undertaken to complete, open, and gradually ramp up our development projects. The quality of our assets, operational excellence, and a long-term investment vision remain the cornerstones of our value creation strategy.

During the quarter, revenues reached MXN$1,189 million, representing a 34% increase compared to the same period last year, while NOI totaled MXN$900 million, a 40% increase versus 3Q25. AFFO reached MXN$290 million. These growth rates reflect the strong operating performance of our stabilized assets and the increasing contribution from investments made over the past several years, as our development projects gradually become operational and contribute to the portfolio. Looking ahead, we will remain focused on maximizing the performance of our existing assets, advancing the stabilization of our newly opened developments, and allocating capital in a disciplined manner toward opportunities that drive long-term value creation.

On July 16, we completed a MXN$750 million capital reimbursement distribution to holders of our CBFIs. This distribution reflects our transition from a development-focused period to one characterized by stronger cash flow generation. It also demonstrates our commitment to disciplined capital allocation, maintaining an appropriate balance between investor returns, financial strength, and the resources needed to continue executing our growth strategy.

During the quarter, we continued making progress on our development projects, with three scheduled to open in 4Q26. These milestones are part of a selective growth strategy supported by high-quality assets, prime locations, and a long-term investment approach.

As in previous periods, it is worth reiterating that financial discipline remains a core pillar of our strategy. We continue to prioritize preserving our credit strength, optimizing our cost of capital, and maintaining financial flexibility. We closed the quarter with a 29.6% leverage ratio (total debt to total assets), with no significant debt maturities until 2029.

Comments from our CEO

Regarding sustainability, on August 27 we published our 2025 voluntary sustainability report. In it, we highlight the progress made across the environmental, social, and corporate governance pillars of our strategy. The report reflects the evolution of our initiatives, metrics, and processes, as well as the deeper integration of sustainability considerations into Fibra SOMA's operations and decision-making. This publication complements the report prepared in accordance with IFRS S1 and S2 Standards, which was released during the second quarter. It represents another important step in our commitment to transparency and accountability.

As we enter the final quarter of the year, we remain focused on maintaining disciplined execution and optimizing the performance of our portfolio, with the goal of creating long-term value for all our stakeholders.

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

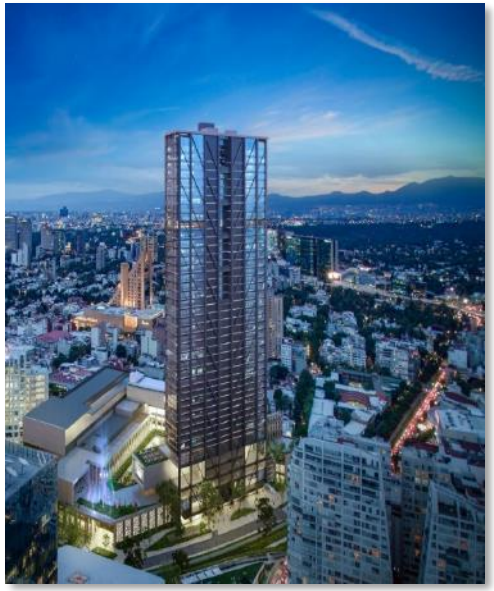
+874,000sqm
of GLA

99%
average occupancy

7-8%
average lease spread

$900m
NOI during 3Q26

1,623
tenants



- The portfolio closed 3Q26 with approximately 874,000 sqm, of which, approximately 634,000 sqm comprised the operating portfolio and 240,000 sqm the portfolio under development.
- Occupancy during 3Q26 closed at 99%.
- The renewal rate during the third quarter of 2026 remained above 95% with a lease spread of 7-8% on average above inflation.
- NOI for the quarter increased to MXN$900 million, representing a 40% increase compared to 3Q25.
- At quarter-end, Fibra SOMA had 1,623 tenants.

Note: The images correspond to Fibra participation projects.

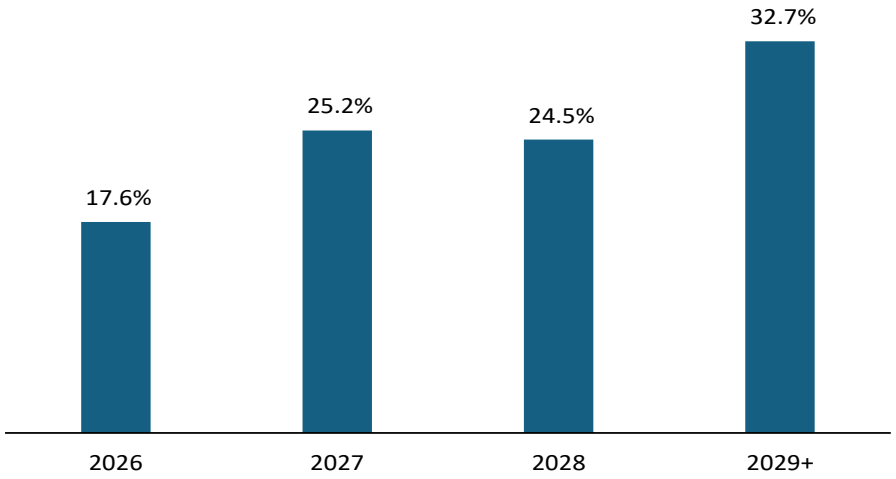
Key quarterly indicators
Operating

Concentration by primary tenants

	% Rent	% GLA
Top-5	22.2%	26.7%
Top-10	30.2%	36.5%
Top-15	35.8%	43.1%
Others	64.2%	56.9%

- Our tenant base is highly diverse. The Fibra's top 5 tenants represent 22.2% of rental revenues and 26.7% in terms of GLA. It is composed mainly of global tenants with high credit quality.
- Lease spread for the leases renewed during 3Q26 averaged 7.0%-8.0% above inflation.
- Fibra SOMA maintained its renewal rate above 95.0% during 3Q26.
- The average term for retail leases is three years. In 2026, 17.6% of current leases will be subject to renewal. In 2027 the level of maturities will be 25.2% and in 2028 it will be 24.5%.

Lease Maturity Profile



Key quarterly indicators

Financial

Thousands of Pesos	3Q26	3Q25	Δ%	2026 YTD
Total Revenues (Own Portfolio)	$869,473	$591,881	46.9%	$2,386,529
Joint Venture Revenues	$319,582	$296,823	7.7%	$937,228
Total Revenues	$1,189,055	$888,704	33.8%	$3,323,756
Joint Venture Results	$244,405	$206,304	18.5%	$714,154
Net Operating Income including joint ventures	$900,085	$644,667	39.6%	$2,408,799
NOI Margin	75.7%	72.5%		72.5%
EBITDA	$812,652	$575,398	41.2%	$2,168,984
EBITDA Margin	68.3%	64.7%		65.3%
Consolidated FFO	$328,111	$145,648	125.3%	$1,084,418
Consolidated FFO Margin	27.6%	16.4%		32.6%
Consolidated AFFO[(1)]	$290,150	$130,631	122.1%	$1,214,036
Consolidated AFFO Margin	24.4%	14.7%		36.5%
Distribution to CBFI holders[(2)]	**$0**	**$0**		**$0**
CBFIs with economic rights	*940,374,798*	989,656,721		*940,374,798*
Distribution per CBFI with economic rights	**$0.00**	**$0.00**		**$0.00**

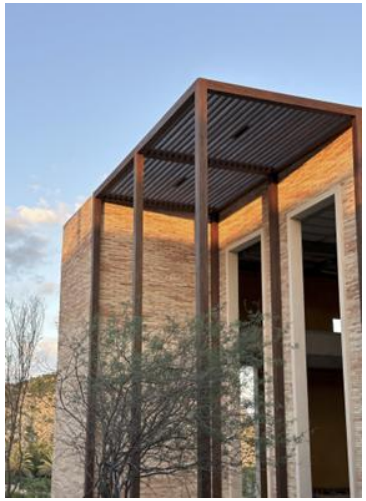
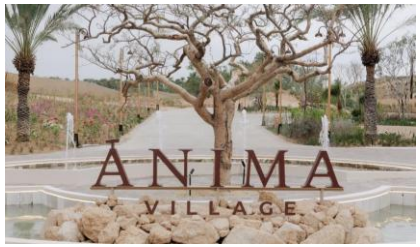
- Net Operating Income (NOI) was MXN$900 million in 3Q26, with a margin of 76%. This represents a 40% increase compared to 3Q25.
- EBITDA reached MXN$813 million in 3Q26, on a 68% margin. This represents a 41% increase compared to 3Q25.
- Consolidated AFFO for 3Q26 was MXN$290 million, on a 24% margin. This represents a 122% increase compared to 3Q25.
- The number of outstanding CBFIs with economic rights stood at 940,374,798 at the close of 3Q26.

(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.
(2) The MXN$750 million distribution made on july 16 is not represented as a distribution to CBFI holders, as it was carried out through a return of capital.

Development pipeline
Progress update

FIBRA SOMA

Development program	Soho House Mexico City (Phase I – 2023) (Phase II – 1T27)	SOMA Chapultepec Mexico City (June 2025)	Ánima Village Los Cabos (December 2025)
	Delivered	Delivered	Delivered
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 update

FIBRA SOMA

Development program	Prado Norte Mexico City (September 2026)	Expansión Antara Mexico City (November 2026)	Park Hyatt Hotel Mexico City (December 2026)	Soho House Los Cabos Los Cabos (December 2026)	Reforma Mexico City (2028/2029)
	Delivered				
Construction Progress	**100%**	**98%**	**97%**	**97%**	**5%**
GLA (sqm)	**6,000**	**90,000**	**15,000**	**12,000**	**90,000**
Leasing progress Retail / Hotel	**N/A**	**100%**	**100%**	**100%**	**10%**
Signed		*88%*	*100%*	*100%*	*0%*
LOI/RFP		*12%*	*0%*	*0%*	*10%*
Office leasing progress	**100%**	**100%**	**N/A**	**N/A**	**100%**
Signed	*100%*	*92%*			*100%*
LOI/RFP	*0%*	*8%*			*0%*

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

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

Development CapEx

Progress update

FIBRA SOMA

Projects under development

Prado Norte (2026)

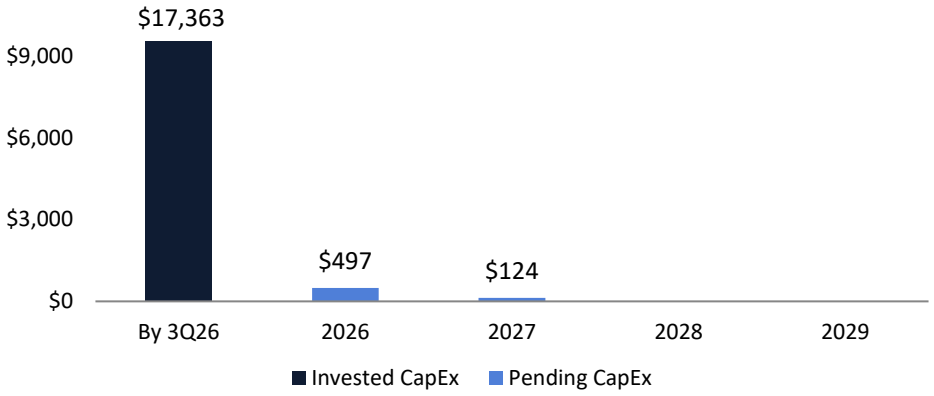
Expansión Antara (2026)

Park Hyatt Hotel Mexico City (2026)

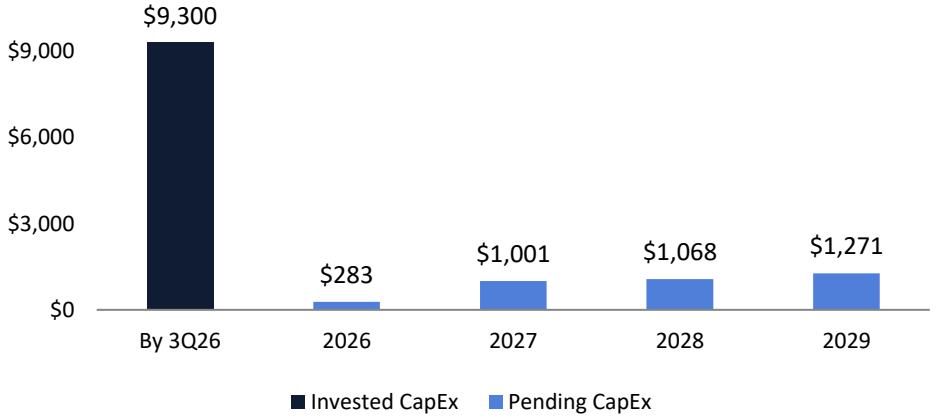
Soho House Los Cabos (2026)

Reforma (2028/2029)

Pipeline (excl. Reforma)



Reforma



- During 3Q26, MXN$1,157 million was invested in CapEx, of which: MXN$976 million was allocated to the development pipeline, excluding Reforma, and MXN$180 million was invested in Reforma.
- 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

FIBRA SOMA

Thousands of Pesos	3Q26	3Q25	2026 YTD
Rent	$774,002	$537,679	$2,079,585
Parking	$30,687	$22,965	$85,640
Income from sale of land	$0	$0	$0
Maintenance, Operation, Advertising and Other	$64,784	$31,237	$221,304
Total Revenues (Own Portfolio)	**$869,473**	**$591,881**	**$2,386,529**
Operation and maintenance expenses	($165,060)	($127,187)	($527,647)
Property tax	($46,088)	($22,449)	($113,027)
Insurance	($2,644)	($3,882)	($8,683)
Land sale expenses	($0)	($0)	($42,527)
Total Expenses (Own Portfolio)	**($213,793)**	**($153,518)**	**($691,883)**
Joint Venture revenues	$319,582	$296,823	$937,228
Joint Venture expenses	($75,178)	($90,519)	($223,073)
Share of results from joint ventures	**$244,405**	**$206,304**	**$714,154**
Net Operating Income	**$900,085**	**$644,667**	**$2,408,799**
NOI margin	***75.7%***	***72.5%***	***72.5%***
Administrator Expenses and other non-operating expenses	($87,433)	($69,269)	($239,815)
EBITDA	**$812,652**	**$575,398**	**$2,168,984**
EBITDA Margin	***68.3%***	***64.7%***	***65.3%***

Financial Information

FFO / AFFO Reconciliation

FIBRA SOMA

Thousands of Pesos	3Q26	3Q25	2026 YTD
Consolidated comprehensive income (loss) for the period	($144,611)	$206,931	$421,345
Foreign exchange Gain (loss), net	$676,403	($377,114)	$327,189
Derivative financial instrument adjustment	($209,845)	$306,923	$312,768
Amortization of Bank Fees	$6,164	$8,908	$23,115
Property value adjustment	$0	$0	$0
Consolidated FFO	**$328,111**	**$145,648**	**$1,084,418**
Net anticipated rents	$34,464	($42,423)	$55,139
Net Lease Rights	($28,012)	($6,034)	($48,438)
Other Provisions	$16,538	$2,955	$33,748
Net straight-line effect	($62,269)	$24,912	$90,323
Net property tax and insurance unaccrued	$1,318	$5,573	($1,153)
Consolidated AFFO	**$290,150**	**$130,631**	**$1,214,036**

SOMA21 on BIVA	3Q26	3Q25
Closing price as of September 30th, 2026	$48.0	$49.2
Outstanding CBFIs as of September 30th, 2026(1)	940,374,798	989,656,721
Market capitalization as of September 30th, 2026	$45,128,586,556	$48,661,437,004

Fibra SOMA

Thousands of Pesos	3Q26	3Q25	2026 YTD
Consolidated FFO	$328,111.1	$145,647.6	$1,084,417.5
Consolidated AFFO	$290,149.8	$130,630.8	$1,214,036.5
CBFIs Tenant Distribution(2)	$0.0	$0.0	$0.0
CBFIs with economic rights	940,374,798	989,656,721	940,374,798
Distribution per CBFI with economic rights	$0.00	$0.00	$0.00

(1) The decrease in the number of CBFIs is due to the impact of the Tender Offer carried out during the second quarter of 2026.
(2) The MXN$750 million distribution made on July 16 is not presented as a distribution to CBFI holders, as it was carried out through a return of capital.

Financial Information

Credit profile

Fibra SOMA Loans as of September 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	$7,203.4	4.375%	$7,203.4	Jul/22/31
Senior bond 26	100%	USD	$14,456.8	7.125%	$14,456.8	May/28/36
Term Loan - (TL24 MXN)	100%	MXN	$1,712.4	TIIE + 237-262 bps	$1,695.3	Apr/25/29
PO Querétaro Loan	50%	MXN	$450.0	TIIE + 225 bps	$169.6	Dec/19/33
Total corporate debt					**$23,525.1**	
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
Reforma Loan	100%	MXN	$1,700.0	TIIE + 185 bps (0-12 M) TIIE + 205 bps (13-18 M) TIIE + 240 bps (19-21 M) TIIE + 275 bps (22+ M)	$500	Nov/4/28
Soho Mexico City Loan	33%	USD	$542.3	SOFR + 320 bps	$149.9	Jun/25/30
Total development debt					**$2,971.3**	
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					**$26,496.4**	

- The total outstanding debt balance at the close of 3Q26 was MXN$26,496 million.
  - The main changes during the quarter were driven by foreign exchange fluctuations, which resulted in a MXN$682 million increase in the outstanding debt balance, and the drawdown of MXN$500 million under the Reforma project bridge loan.
  - During the quarter, principal repayments totaling MXN$20 million were made on the Term Loan (TL24 MXN) and PO Querétaro facilities.
- On August 21, a bridge loan of up to MXN$1,700 million was executed to finance the development of the Reforma project. A senior loan is expected to be formalized during 2027 to refinance this bridge facility.
- The debt maturity profile remains healthy, with no significant maturities until 2029.
- The revolving credit facilities remain fully available
- Development loans continue to be secured at the asset level, and the associated financing costs are incorporated into each project's budget. As a result, no additional funding from Fibra SOMA is required to complete the projects.
- Fibra SOMA reaffirms its objective of achieving a dual investment-grade rating by adhering to a rigorous financial discipline.

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

Financial Information
Credit profile

FIBRA SOMA

Credit ratios

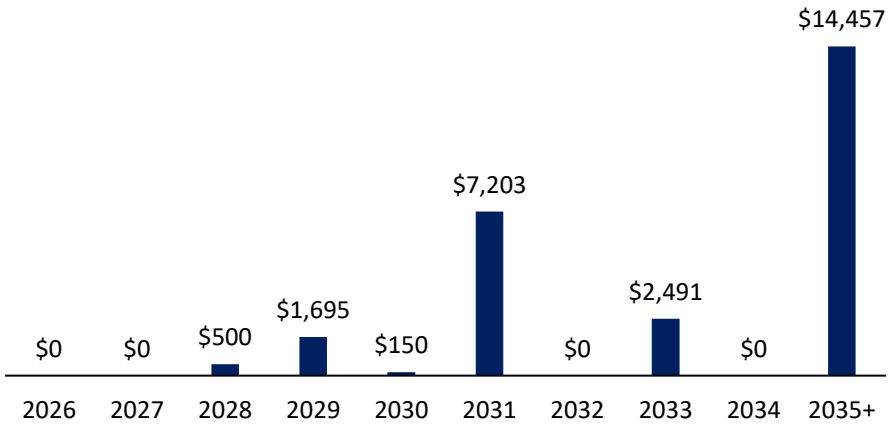
Ratios (CNBV) as of September 30th, 2026	SOMA	Limit	Status
Loan to Value (total debt/Assets book value)	29.6%	≤50%	OK
Debt service coverage ratio	4.4x	≥1.0x	OK

Ratios (Senior notes) as of September 30th, 2026	Type	SOMA	Limit	Status
Limitation on Outstanding Debt (LTV)	Incurrence	29.6%	≤60%	OK
Limitation on Secured Debt (Secured debt / Total Assets)	Incurrence	0.2%	≤40%	OK
Debt service test	Incurrence	2.0x	≥1.5x	OK
Maintenance of Unencumbered Assets	Maintenance	311.0%	≥150%	OK

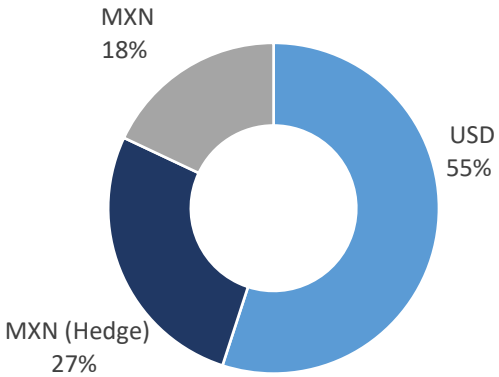
Other leverage ratios	SOMA
Leverage ratio Net debt / EBITDA(1)	7.7x
Leverage Ratio: Net debt / Normalized EBITDA*	7.1x

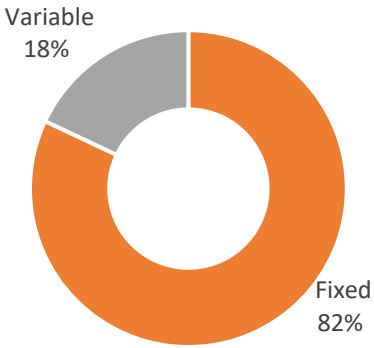
**Annualized 3Q 2026 EBITDA is used. It excludes revenue from assets beginning operations in 4Q 2026; however, debt includes both drawn and undrawn balances for these assets, as their loans were refinanced with the bond issued in May 2026.*

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 third quarter.

Fibra SOMA's strategy

Clear strategy with short-term catalysts

FIBRA SOMA

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 delivered in 2026

Expansión Antara
Nov. 2026[1] ; 100% Leased

Soho House Los Cabos
Dec. 2026[1] ; 100% Leased

Park Hyatt Mexico City
Dec. 2026[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 issuer rating of Ba1, supported by the improvement and optimization of the capital structure as well as the significant progress in the projects under development.

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

ESG strategy

Environmental, Social and Governance

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

Environmental

- **Energy transition at Antea.** During the quarter, the **second phase of Antea's energy transition project** started operations. This new stage will increase the use of renewable energy, with expected benefits in both operating costs and the property's carbon footprint.
- **Scope 3 emissions measurement.** In collaboration with the **Mexican Association of Fibras (AMEFIBRA)**, Fibra SOMA is participating in the development of industry-wide criteria to advance the measurement and disclosure of **Scope 3 greenhouse gas (GHG) emissions**, in accordance with the GHG Protocol and taking into account the categories applicable to the real estate business model.

Social

- **Well-being and development.** Pangea Administración SC, manager of Fibra SOMA, promotes a **healthy organizational culture**. In line with **NOM-035**-STPS-2018, during the quarter, 69 activities were carried out, generating 150 participations and totaling 1,099 participation hours. The program also included initiatives aimed at team member's families, promoting a holistic approach to well-being. In terms of training, **42 workshops and courses** were delivered, totaling **376 hours of training**.
- **Specialized training in sustainability and ESG management.** During the quarter, the Sustainability team participated in specialized programs organized by BIVA, Social Value, Deloitte and AMEFIBRA covering regulation, sustainable finance, climate change, energy efficiency, and governance, further strengthening Fibra SOMA's technical and ESG management capabilities.

Governance

- **Publication of the 2025 Sustainability Report**. For the third consecutive year, Fibra SOMA published its **voluntary Sustainability Report** for fiscal year 2025 (link), reaffirming its commitment to transparency and ESG disclosure. The report incorporates references to international standards such **GRI and SASB**, and complements the information disclosed under IFRS S1 and S2 Standards.
- **International certification in information security.** Fibra SOMA obtained the **ISO/IEC 27001:2022 certification for information security management** after successfully completing an audit conducted by an accredited certification body. This recognition is the first of its kind awarded to a Mexican FIBRA and provides evidence of the organization's robust information management and protection mechanisms, as well as its corporate governance and control practices. View more details via the QR code.

Quarterly conference call details

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

The conference call will be held on November 3rd, 2026 at 11:00 a.m. MX || 11:00 a.m. CT || 12:00 p.m. ET.

Call details:

Please register in advance by clicking the link below:

https://us02web.zoom.us/webinar/register/WN_do_rNIYNRiamOojNp0KpEA#/

INVESTOR RELATIONS CONTACTS

Fibra SOMA
RAÚL GUTIERREZ
E-mail: rgutierrez@sma.com.mx

Fibra SOMA
JESÚS MEJÍA
E-mail: jmejia@sma.com.mx

MIRANDA IR
MARIMAR TORREBLANCA
E-mail: marimar.torreblanca@miranda-partners.com

Glossary

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

FIBRA SOMA

- **Debt Service Coverage Ratio ("DSCRt") –** Definitions**:**

  LA_o = Liquid assets as of the end of 3Q26, including cash and investments in securities, but excluding restricted cash.

  VATt = Value-added tax (VAT) expected to be recovered during quarter t.

  OIt = Estimated operating income after distributions for quarter t, considering operating properties and, in the case of development projects, only those for which development has commenced as of the calculation date.

  RC_o = Available, irrevocable, and undrawn revolving credit facilities as of the end of 3Q26.

  It = Estimated interest payments on outstanding financing obligations during quarter t.

  Pt = Scheduled principal repayments on financing obligations during quarter t.

  Kt = Estimated recurring capital expenditures during quarter t.

  Dt = Estimated non-discretionary development expenditures during quarter t, considering only investments in announced projects for which development has commenced as of the calculation date.

  t = 4Q26, 1Q27, 2Q27, 3Q27, 4Q27, 1Q28.

FIBRA SOMA

Appendix

Financial Statements

Financial Information

Income Statement

Thousands of Pesos	3Q26	3Q25	2026 YTD
Rental income	$774,002	$537,679	$2,079,585
Parking	$30,687	$22,965	$85,640
Income from land sales	$0	$0	$0
Maintenance, Operation, Advertising and Other	$64,784	$31,237	$221,304
Total revenues (Own Portfolio)	**$869,473**	**$591,881**	**$2,386,529**
Operation and maintenance expenses	($141,373)	($106,489)	($456,607)
Operation Fee	($23,687)	($20,698)	($71,040)
Property tax	($46,088)	($22,449)	($113,027)
Property Insurance	($2,644)	($3,882)	($8,683)
Cost of land sales	($0)	($0)	($42,527)
Total expenses (Own Portfolio)	**($213,793)**	**($153,518)**	**($691,883)**
Joint Venture Results	**$244,405**	**$206,304**	**$714,154**
Income after Joint Venture Results	**$900,085**	**$644,667**	**$2,408,799**
Administrator Expenses and other non-operating expenses	($87,433)	($69,269)	($239,815)
Interest expense and debt cost	($535,964)	($511,838)	($1,439,358)
Fair value changes on the valuation of derivative financial instruments	$18,660	($12,208)	$18,521
Interest income	$45,192	$19,617	$203,033
Foreign exchange Gain (loss), net	($450,905)	$189,106	($280,073)
Adjustments to fair value of investment properties	$0	$0	$0
Net income	**($110,365)**	**$260,075**	**$671,107**
(Loss) gain from foreign exchange fluctuation related to financial instruments	($225,499)	$188,008	($47,117)
(Loss) gain from valuation of financial instruments	$191,253	($241,152)	($202,646)
Consolidated comprehensive (loss) income	**($144,611)**	**$206,931**	**$421,345**
Net Consolidated income (loss)			
Controlling Interest:	($110,365)	$260,075	$671,107
Non-Controlling Interest:	$0	$0	$0
Consolidated comprehensive (loss) income			
Controlling Interest:	($144,611)	$206,931	$421,345
Non-Controlling Interest:	$0	$0	$0

Financial Information

Balance Sheet

FIBRA SOMA

Thousands of Pesos

Assets	As of September 30th, 2026
Current assets:	
Cash, cash equivalents	$2,646,595
Net lease receivables	$668,066
Accounts receivable from related parties[(1)]	$831,711
Recoverable taxes, mainly VAT	$2,075,155
Assets available for sale	$0
Prepaid expenses	$60,000
Total current assets	**$6,281,528**
Non-current assets:	
Restricted cash	$0
Investment properties[(2)]	$65,777,151
Investments in joint ventures for real estate assets	$14,174,277
Land 3332	$0
Derivative financial instruments	$0
Long-term prepaid expenses	$772,893
Non-current assets	$105,009
Real Estate Acquisition Tax (ISAI)	$0
Investment in subsidiary shares	$0
Total non-current assets	**$80,829,331**
Total Assets	**$87,110,859**

Liabilities and capital	As of September 30th, 2026
Short-term liabilities:	
Debt	$170,152
Short-term trade accounts payable and accrued expenses	$987,533
Interest payable	$431,120
Taxes payable	$125,468
Yields payable on subscriptions	$660,759
Total short-term liabilities	**$2,375,032**
Long-term liabilities:	
Debt	$25,620,064
Long-term trade accounts payable and accrued expenses	$428,592
Yields payable on subscriptions	$1,012,210
Derivative financial instruments	$2,831,762
Deposit from tenants	$242,647
Lease rights	$72,540
Total long-term liabilities	**$30,207,815**
Total liabilities	**$32,582,847**
Trustors'/ Beneficiaries' capital	
Contributed capital	
Trustor's contributions	$47,115,189
Repurchase fund reserve	$0
Earned capital	
Retained earnings	$8,917,296
Controlling interest	**$56,032,485**
Non-controlling interest:	$0
Other comprehensive income	($1,504,473)
Total capital	**$54,528,012**
Total Liabilities and Capital	**$87,110,859**

(1) Accounts receivable from related parties are composed of the remainders from joint ventures pending receipt.
(2) The increase in the balance of this line item compared to 2Q 2026 is due to a change in the CapEx presentation policy, whereby the CapEx invested in development projects is now recognized as of 3Q 2026.

Financial Information
Cash Flow

Fideicomiso Irrevocable F/6185
Statements of Cash Flows
(In thousands of Mexican pesos)

Concept	9M 2026
Cash flows from operating activities:	
Consolidated net income for the period	671,107
Adjustments for non-cash items:	
Equity in income of investments in joint ventures	(714,154)
Fair value changes on investment properties	-
Insurance amortization	8,683
Leasehold rights amortization to income	29,015
Amortization debt issuance costs	(23,115)
Effect of valuation of derivative financial instruments	(179,764)
Unrealized exchange rate fluctuation	545,907
	42,527
Interest income	(203,033)
Interest expense	1,400,337
Total	**1,577,510**
Changes in working capital:	
(Increase) decrease in:	
Rents receivable from customers	63,343
Accounts receivable from related parties	(382,354)
Recoverable value added tax (VAT)	(88,947)
Other accounts receivable	13,404
Prepaid expenses	(9,835)
Increase (decrease) in:	
Accounts payable and accrued expenses	959,211
Accounts payable to related parties	(3,825)
Taxes payable	47,930
Lease rights	(77,453)
Guaranteed deposits	16,191
Net cash flows from operating activities	**2,115,175**

Concept	9M 2026
Cash flows from investing activities:	
Investment in projects under development.	(4,748,300)
Acquisition of investment in joint ventures for real estate assets	(2,105,214)
Real estate tax aqcuisition	(224,803)
Sales of land	-
Distribution recieved from joint ventures	572,133
Loans to related parties	-
Other non-current assets	(69,643)
Interest received	203,033
Net cash flows used in investing activities	**(6,372,794)**
Cash flows from financing activities:	
Reimbursement of Contributions Trustors´	(750,000)
Contributions to the Trust	-
Cost of debt and contributions to the Trust	(109,305)
Loans obtained	14,729,616
Payments of loans	(9,756,587)
CBFIs Repurchase fund	(2,464,096)
Interest paid	(1,679,416)
Net cash flows used in financing activities	**(29,788)**
Cash and cash equivalents	
Net decrease in cash and cash equivalents	**(4,287,407)**
Cash and cash equivalents at beginning of year	6,934,002
Cash and cash equivalents at the end of the year	**2,646,595**

About Fibra SOMA

Fibra SOMA's Portfolio

High-quality assets in privileged locations

✓ Assets delivered since IPO

✓ Delivery in 2026

FIBRA SOMA

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
Prado Norte	Mexico City	Offices	In Operation	3Q26	100.00%	100%	6,000
Assets Under Development				✓		**99%**	
Expansión Antara	Mexico City	Retail, Offices & Hotel	Development	4Q26 ✓	100.00%	H: 100% R: 88% O: 92%	90,000
PHMC Hotel	Mexico City	Hotel	Dvelopment	4Q26 ✓	100.00%	100%	15,000
Soho House Los Cabos	Los Cabos	Hotel & Beach Club	Dvelopment	4Q26	100.00%	100%	12,000
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

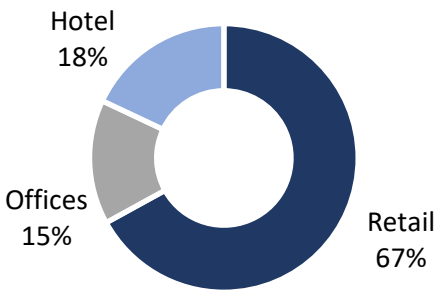
Focus on portfolio improvement and growth

- **+80 years** of experience in the real estate industry in Mexico
- **+874,000 sqm** of GLA[(1)] in the portfolio in Mexico
- **+240,000 sqm** of GLA[(1)] are currently in the development stage
- **+MXN$ 87.1 billion in** Assets Under Management[(2)]
- **1,623** tenants

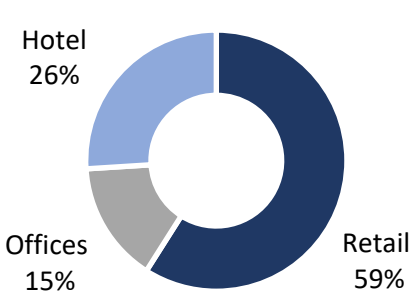
Fibra SOMA Summary

- 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 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 third 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

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

1969
JSM, together with Adolfo Wiechers, develop the second shopping mall in Mexico: Plaza Universidad

1971
Development of the Plaza Satélite shopping mall

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

1998
Development of the Plaza Angelópolis shopping mall

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

2004
Development of Premium Outlets Punta Norte together with Simon

2006
Development of Antara Fashion Hall

2008
Grupo Sordo Madaleno is founded ("GSM" or "SOMA")

2009
Awarded the prize at the World Architecture Festival

2010
Development of Luxury Hall in Puebla

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

2015
Cadillac Fairview makes its initial investment in GSM

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

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

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

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

2024
Acquisition of Hyatt Regency Mexico City

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

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

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	634

Fibra SOMA's assets

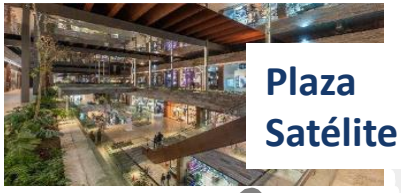
Asset locations (1/2)

FIBRA SOMA

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

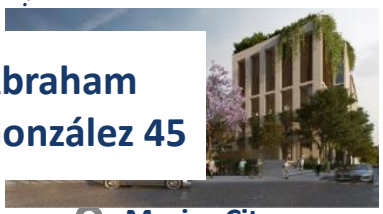
Mexico City

Artz Pedregal

Mexico City

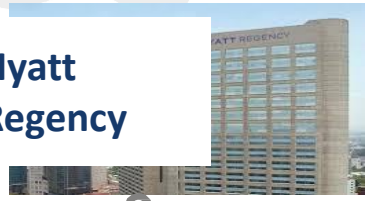
Prado Norte

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)

FIBRA SOMA

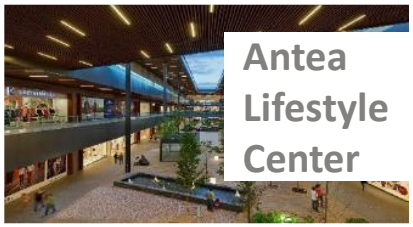
Assets located in Querétaro, Veracruz, Puebla y Baja California
Key locations in Mexico's export manufacturing and tourism corridor

Soho House Los Cabos

Los Cabos

Ánima Village Los Cabos

Los Cabos

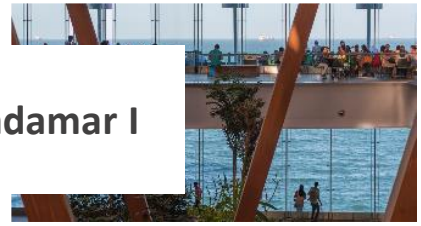


Antea Lifestyle Center

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.

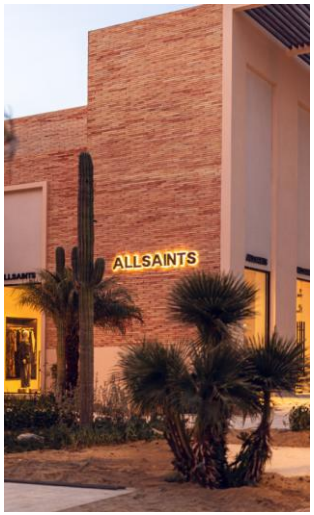
Puebla: The fourth largest metropolitan area in the country, with more than 3 million inhabitants. It stands as one of Mexico's main economic centers.

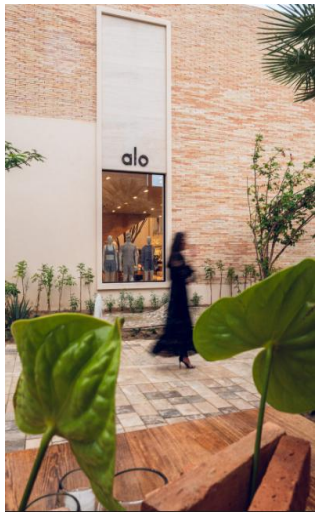
Prado Norte
Key highlights

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 started to operate in 3Q26 and is 100% leased.
- It has average rents of between US$40 and US$52 per square meter.

Ánima Village
Key highlights



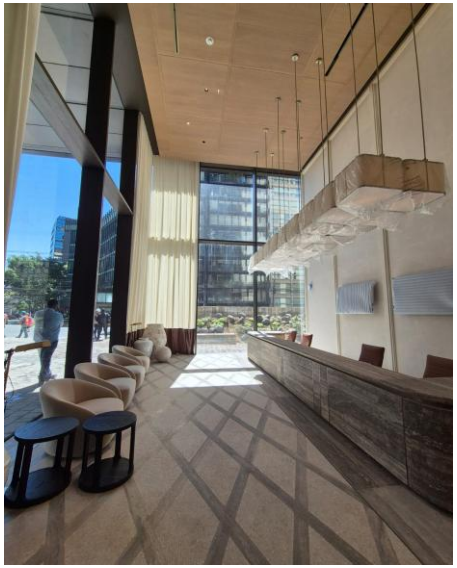


Location	Los Cabos
Year of completion	2025
GLA	23,000 sqm
Uses	Retail
Tenants	Louis Vuitton, Prada, Alo Yoga, Nike, Jondal, Zuma, among others.

- 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



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

Location	Mexico City
Year of completion	2023 – phase I 1Q27 – fase II
Keys	32
Use	Hotel / Membership Club

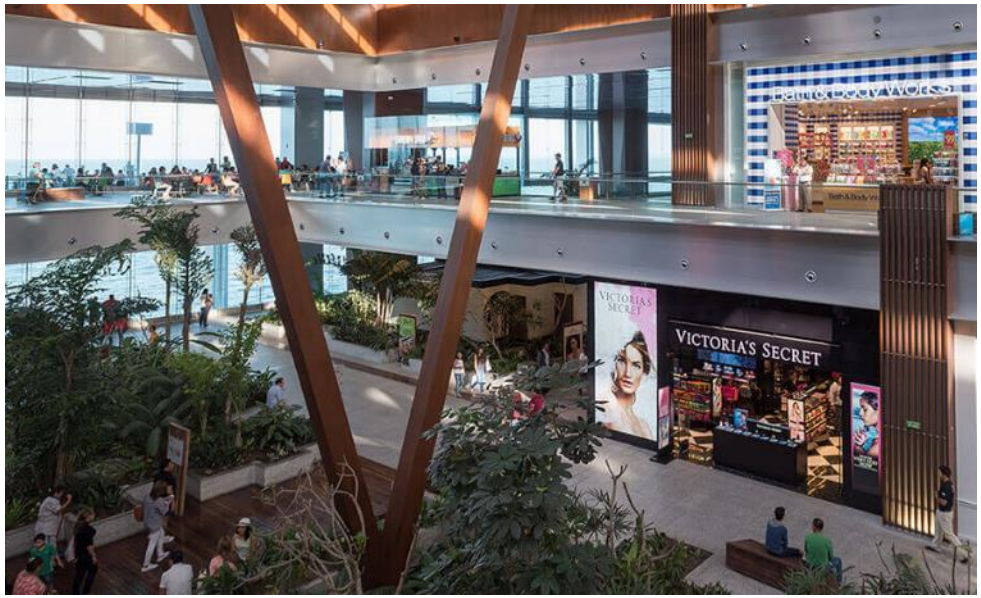
- Soho House is a private members' club with locations in different countries aimed mainly at professionals from creative industries such as film, art, fashion, etc. The club offers a unique space to network and spend an enjoyable time.
- Phase II was expanded from 19 to 28 keys, optimizing the offering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



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 an dservices by the sea
- 107 stores

Artz Pedregal
Key highlights

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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

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

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 fro 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

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

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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

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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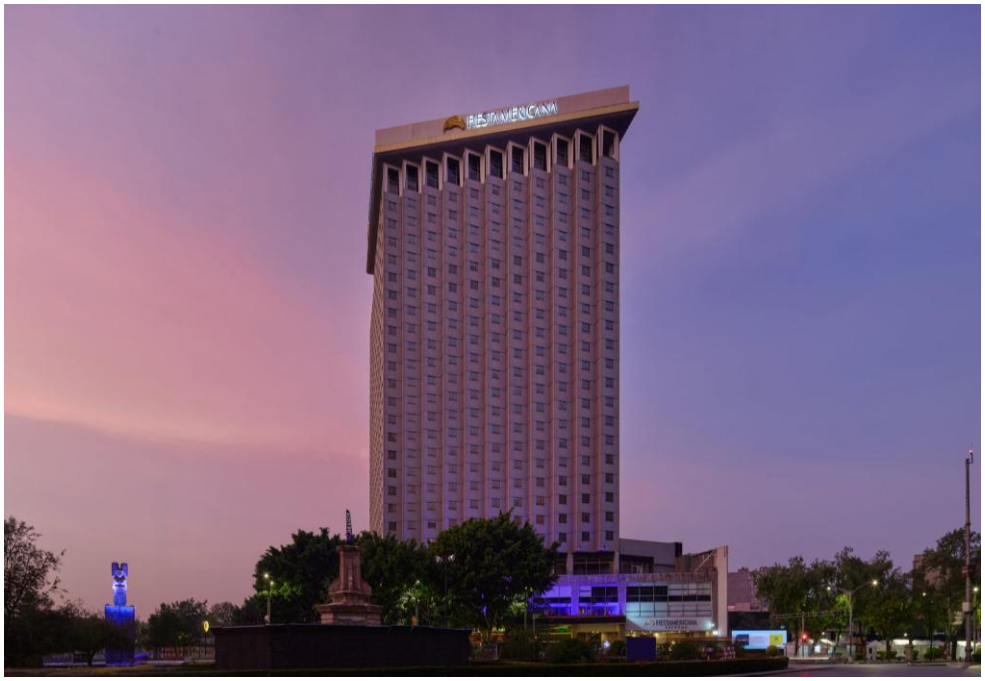
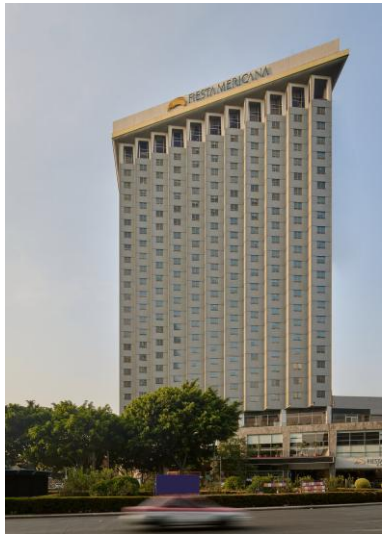


Location	Mexico City
Year of completion	1970
Keys	616
Uses	Hotel



- 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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