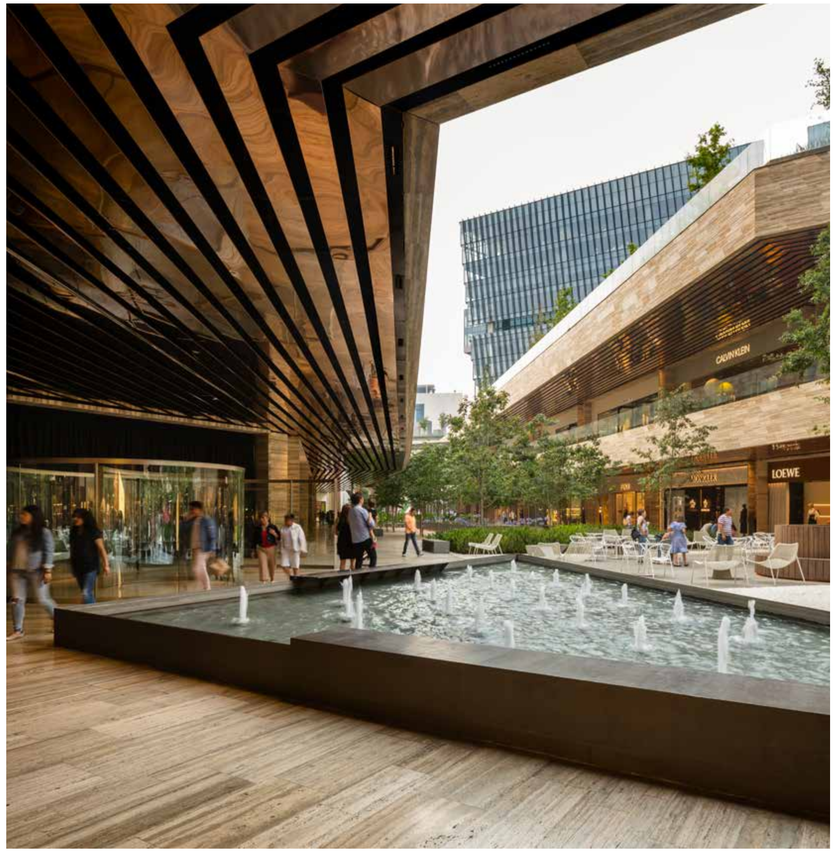
FIBRASOMA

"At Fibra SOMA, we combine irreplaceable assets with proven operating capabilities to drive greater productivity, visible growth, and sustainable value—underpinned by financial discipline."

Profile





We are an integrated real estate trust focused on the acquisition, development, leasing, and management of premium real estate assets in Mexico.
Our portfolio comprises iconic developments across the retail, corporate, hospitality, office, and mixed-use sectors.

Our competitive advantage lies in combining hard-to-replicate locations with in-house expertise in design, development, leasing, operations, and asset management. This integrated approach enables us to transform our properties into highly relevant destinations for consumers, tenants, and the communities we serve.

Some of the most prominent assets in our portfolio include Plaza Satélite, Angelópolis, Antea, Andamar, ARTZ Pedregal, Soho House Mexico City, Park Hyatt Mexico City, Reforma Colón, and SOMA Chapultepec. Each is recognized for its quality and contribution to urban development.

Backed by an experienced local management team with a proven track record, FIBRA SOMA combines performance and transparency with innovation and a long-term vision. We are committed to creating sustainable value while continuing to contribute responsibly to Mexico’s growth and development.

Our History



1937

SORDO MADALENO

Juan Sordo Madaleno founded his architecture firm, now known as Sordo Madaleno (SM).

1969

JSM, together with Adolfo Wiechers, developed Mexico's first shopping mall: Plaza Universidad.

plaza universidad

Partners:

carso

1971

Partners:

carso Liverpool

PLAZA SATÉLITE

Development of:
Plaza Satelite in the State of Mexico.

1998

Development of:
Plaza Angelopolis in Puebla.

angelópolis

Partners:

B Liverpool

2000

SIMON

Partnership with Simon Property Group as a commercial partner.

2004

Development of:
Premium Outlets Punta Norte in the State of Mexico.

PREMIUM OUTLETS® PUNTA NORTE
A GSM AND SIMON CENTER

2006

antara

Development of:
Antara in Mexico City

2008

Grupo Sordo Madaleno is founded, now known as SOMA.

SOMA

2010

LUXURYHALL

Development of:
Luxury Hall in Puebla

2013

Development of:
Antara Corporate I in Mexico City

Development of:
Antea in Queretaro

antea

Partners:

B FUNO Liverpool

2014

andamar

Development of:
Andamar I in Veracruz

Our History

2015

Cadillac Fairview makes its initial investment in SOMA's development platform

2016



Development of:
Andamar II in Veracruz

2018

ARTZ

Development of:
Artz Pedregal in Mexico City

Expansion of:
Plaza Satelite

2019

Development of:
Premium Outlet Queretaro

PREMIUM OUTLETS QUERÉTARO
A GSM AND SIMON CENTER

2020

Development of:
Parque Plaza Satelite



2021

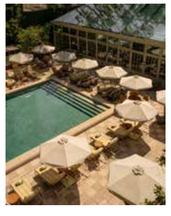
FIBRA SOMA

FIBRA SOMA's Initial Public Offering, raising over MXN $6.0 billion

Assets contributed to the REIT:
Park Hyatt Mexico City
Soho House Los Cabos

2022

Assets contributed to the REIT:
Soho House Mexico City
Abraham González
Ánima Village



2024



Acquisition of:
Hyatt Regency Mexico City

2025



Opening of:
SOMA Chapultepec in Mexico City

Opening of:
Anima Village in Los Cabos

ĀNIMA VILLAGE

2026

Acquisition of:
Reforma 80 y Corporativo SOMA in Mexico City





Fibra SOMA key metrics

+80
Years of experience in the real estate market

+874,000
sqm of GLA across the portfolio

+240,000
sqm of GLA under development

+$4.5
Billion in assets under management

16
Operating assets

5
Under-development assets

1,623
Best in class tenants

99%
Occupancy rate

+95%
Tenant renewal rate

Backed by institutional investors

Anchor investor:

Ontario Teachers' Pension Plan is one of the world's largest real estate investors and holds an approximate 20% equity interest in Fibra SOMA.

Ontario Teachers' Pension Plan has two representatives on the Investment Committee (out of four members), two representatives on the Technical Committee, and one representative on CAPS (Audit and Corporate Practices Committee).

We are also backed by some of the country's leading pension funds.

Cadillac Fairview — Before

ONTARIO TEACHERS' PENSION PLAN — Now

Institutional investors:

GRUPO sura

Banamex

Coppel

InverCap Afore

afore XXI BANORTE

Diversified asset base

FibraSOMA's portfolio comprises iconic real estate assets located across some of Mexico's most prominent urban and tourism corridors. The combination of prime locations, distinctive design and architecture, mixed-use offerings, and strong brand recognition makes these properties difficult to replicate and highly attractive to both tenants and consumers.

GLA Breakdown (Gross Leasable Area):

GLA by segment (1)



Revenue by segment (1)



Revenue by currency (1)



67% of our GLA is allocated to retail, 15% to office, and 18% to hospitality. Our office portfolio includes ARTZ, Antara Expansion, and SOMA Chapultepec, while our hospitality portfolio includes Antara Expansion, Park Hyatt Mexico City (PHMC), HRMC, Soho House & Beach Club Los Cabos, and Soho House Mexico City.

Rental income is derived 59% from retail, 15% from office, and 26% from hospitality, including both stabilized assets and projects currently in the stabilization phase.

Of our total revenue, 55% is generated in Mexican pesos and 45% in U.S. dollars, with U.S. dollar-denominated revenue primarily derived from our office and hospitality segments.

1. The GLA and revenue breakdown includes both operating and development assets at the time of stabilization.

Key Retail Partners

Our value proposition for tenants goes beyond providing leasable space. We offer access to prime locations, high foot traffic, a compelling mix of uses, security, a differentiated experience, and the opportunity to be part of a high-quality brand ecosystem.

LVMH → LOUIS VUITTON | BVLGARI | Dior | SEPHORA | TAGHeuer | TIFFANY & CO.

KERING → BOTTEGA VENETA

PRADA Group → PRADA | miu miu

HERMÈS PARIS | ASSOULINE | MONCLER | BRUNELLO CUCINELLI | CAROLINA HERRERA | Cartier | CASA DRAGONES | D&G DOLCE & GABBANA | MONT BLANC | ROLEX | VALENTINO | ZIMMERMANN | FERRAGAMO

Key Retail Partners

Grupo Axo® → Abercrombie & Fitch · Bath & Body Works · Calvin Klein · COACH · GUESS · NIKE · rag & bone NEW YORK · Victoria's Secret

INDITEX → ZARA · ZARA HOME · Massimo Dutti · OYSHO

RETAIL FASHION GROUP → ALLSAINTS · alo · COS · FARM RIO · JACQUEMUS

Key Retail Partners

RETAIL FASHION GROUP →

SKIMS

ZADIG&VOLTAIRE PARIS

EL GANSO

sandro

maje

Hamleys

BROWNIE

SCALPERS

ARISTOCRAZY

Technology and Communications partners

AT&T

telcel

Key Office Tenants

BANORTE
Santander
COLDWELL BANKER COMMERCIAL | BLUE CAPITAL GROUP
SONY PICTURES HOME ENTERTAINMENT
Sabadell
Capital One
HSBC
Galicia
Google
VON WOBESER
Johnson & Johnson
SONY MUSIC
KUEHNE+NAGEL

Key Hotel Tenants

ROSEWOOD
PARK HYATT
HYATT REGENCY
Fiesta Americana
SOHO HOUSE

Awards and Recognitions



Artz Pedregal

2024
International Property Awards

Winner in the Mixed-Use Development category for Mexico.



Plaza Satelite

2022
The Plan Awards

Finalist in the Public Space category.



Artz Pedregal

2022
The Property Awards, Americas edition

Winner in the Mixed-Use Architecture category.



Espacio Arte Abierto

2020
Best of Year, by Interior Design Magazine

Espacio Arte Abierto, Finalist in the Outdoor Space category.



Artz Pedregal

2019
Prix Versailles, North America Region

Special Prize for Interior Design in the Shopping Malls category (UNESCO-endorsed).

Leadership



José Juan Sordo Madaleno De Haro
CEO



Joris Houben
Investments



Carlos Fainsod
Chief Financial Officer



Paola Valencia
Legal Director



Rosalba Rojas
ESG & Comms Director



Raúl Gutiérrez
Investment Director



Ana Joaquina López
Investment Director



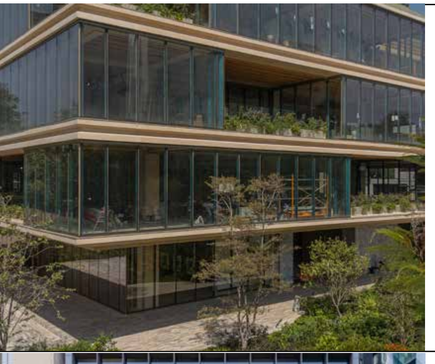
Jesús Mejía
Financial Information Director

Great Place To Work.®
Certified
Febrero 26-27
MEXICO
™

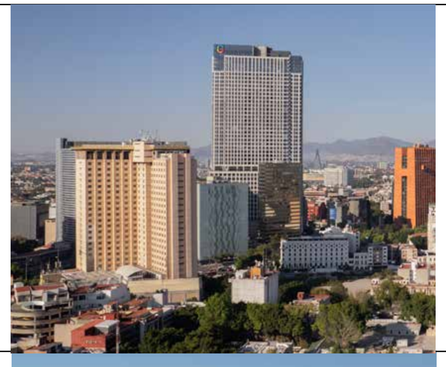
“The quality of our assets strengthens our ability to attract leading global brands, maintain high occupancy levels, and command premium rents compared to conventional properties.”

Portfolio

Operating Assets



SOMA Corporate
Location: CDMX
Year: 2026
GLA: 6,000 sqm
Use: Bank Branch and Offices
Share: 100% (offices)



Reforma 80
Location: Mexico City
Acquisition: 2026
Keys: 616
GLA: 40,000 sqm
Use: Hotel
Share: 100%



Ánima Village
Location: Los Cabos
Year: 4Q 2025
GLA: 23,000 sqm
Use: Retail
Share: 100%



SOMA Chapultepec
Location: Mexico City
Year: 2Q 2025
GLA: 25,000 sqm
Use: Offices
Share: 100%



Hyatt Regency
Location: Mexico City
Year: 1982
Acquisition: 4Q 2024
GLA: 41,000 sqm
Keys: 755
Use: Hotel
Share: 100%



Soho House Mexico City
Location: Mexico City
Year: 2023 (Phase I) - 2Q 2026 (Phase II)
Kays: 32
GLA: 12,000 sqm
Use: Hotel / Membership club
Share: 33%



Premium Outlet Queretaro
Location: Queretaro
Year: 2019
GLA: 25,925 sqm
Use: Retail
Share: 50%

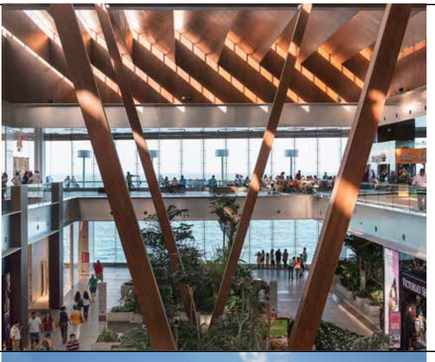


Artz Pedregal
Location: Mexico City
Year: 2018
GLA: 111,183 sqm
Use: Retail and offices
Share: 100%



Andamar I
Location: Veracruz
Year: 2014
GLA: 33,465 sqm
Use: Retail
Share: 100%

Operating Assets



Andamar II
Location: Veracruz
Year: 2016
GLA: 29,667 sqm
Use: Retail
Share: 100%



Antea
Location: Queretaro
Year: 2013
GLA: 79,721 sqm
Use: Retail
Share: 20%



Luxury Hall
Location: Puebla
Year: 2010
GLA: 10,385 sqm
Use: Retail
Share: 100%



Premium Outlet Punta Norte
Location: State of Mexico
Year: 2004
GLA: 31,581 sqm
Use: Retail
Share: 50%



Angelopolis
Location: Puebla
Year: 1998
GLA: 36,221 sqm
Use: Retail
Share: 35%



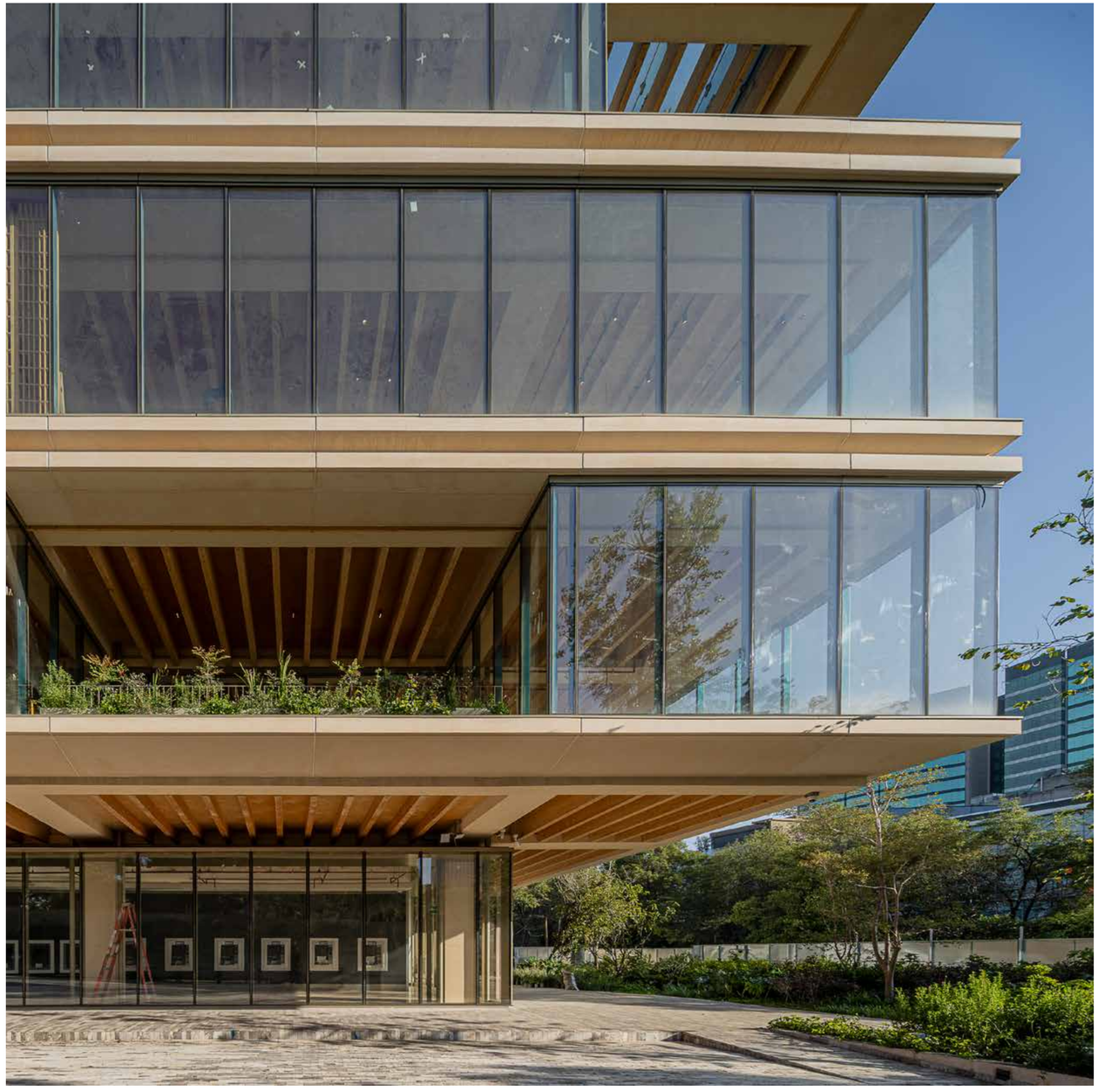
Plaza Satelite
Location: State of Mexico
Year: 1971
GLA: 76,803 sqm
Use: Retail
Share: 46.9%



Plaza Universidad
Location: Mexico City
Year: 1969
GLA: 30,569 sqm
Use: Retail
Share: 39%

Location


Operating Assets
Assets under development
Assets in planning
Ánima Village Los Cabos
Soho House Los Cabos
Premium Outlets Punta Norte
Plaza Satélite
Soho House Mexico City Phase II
Expansión Antara
Artz Pedregal
Plaza Universidad
Soho House Mexico City
Reforma 80
PHMC Hotel
SOMA Chapultepec
Reforma
Hyatt Regency CDMX
Corporativo SOMA
Antea
Premium Outlets Querétaro
Andamar I
Andamar II
Luxury Hall
Angelópolis



SOMA Corporate

Located at the iconic intersection of Paseo de la Reforma and Prado Norte in Lomas de Chapultepec, SOMA Corporate Center is a mixed-use development that embodies SOMA's vision of contemporary architecture, innovation, and urban integration.

Conceived as the corporate headquarters for SOMA, Fibra SOMA, and Sordo Madaleno, the development also includes a new BBVA branch and flexible office spaces designed to meet the evolving needs of today's workplace.

Its architectural approach engages thoughtfully with the surrounding urban and natural context, reinterpreting the principles of the "garden city" concept that originally shaped Lomas de Chapultepec. The project maintains a harmonious scale through carefully integrated massing and an architectural design that prioritizes flexibility, construction efficiency, and abundant natural light.

As part of its commitment to sustainability, the development features a green roof terrace that helps mitigate the urban heat island effect, improves thermal insulation, and enhances the capture of airborne pollutants, reinforcing its contribution to both urban and environmental well-being.

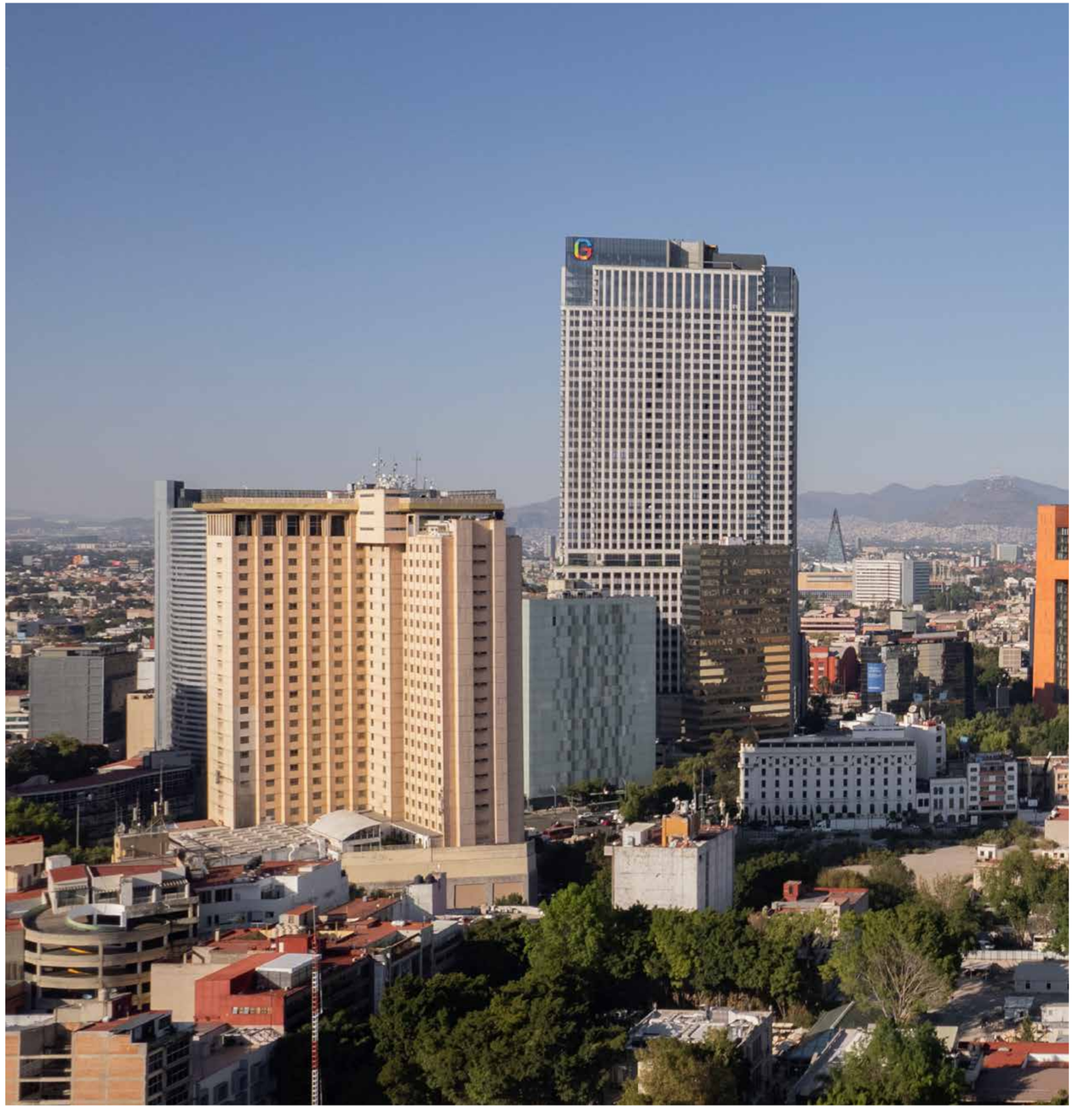
Location: Mexico City

Year: 2026

GLA: 6,000 sqm

Occupancy: 100%

Share: 100% (Offices)



Reforma 80

Reforma 80 occupies a prime location along Paseo de la Reforma, one of Mexico City's most iconic and dynamic urban corridors. Positioned at the intersection of the capital's principal financial, cultural, and tourism districts, the property represents a strategic asset with exceptional connectivity.

Currently operating as the Fiesta Americana Reforma hotel, the property has a long-standing presence in the hospitality sector and has established itself as a preferred destination for both domestic and international travelers, thanks to its capacity, amenities, and proximity to many of the city's most important landmarks.

As part of the SOMA and FibraSOMA portfolio, Reforma 80 represents a significant opportunity to contribute to the transformation of one of the country's most important urban corridors. Its incorporation into the portfolio reinforces the long-term vision for the area and forms part of the Reforma Colón urban regeneration project—an initiative aimed at creating a new mixed-use destination that integrates hospitality, office, retail, public spaces, and residential components, contributing to the continued evolution and revitalization of the surrounding urban environment.

Location: Mexico City

Acquisition: 2026

Keys: 616

GLA: 40,000 sqm

Use: Hotel

Share: 100%





Ánima Village

Ánima proposes a reinterpretation of a local community, drawing inspiration from its natural and cultural surroundings to create a new commercial experience. More than a place for consumption, Ánima is conceived as a space for connection, belonging, and shared experiences.

Ánima Village is a destination by SOMA, designed by Sordo Madaleno, and envisioned for the communities of the future. It is a project that elevates the senses and emotions, placing the natural environment at the heart of the experience. Its design and program seamlessly bring together wellness, gastronomy, environmental awareness, and art, creating a space that invites visitors to slow down, explore, and truly engage.

With over 23,000 sqm of leasable area, Ánima Village to carefully curated tenants, spanning retail and dining concepts. The selection of elevated brands reinforces the project's identity, positioning it as a destination that celebrates quality, design, and a more conscious way of living deeply connected to its surroundings.

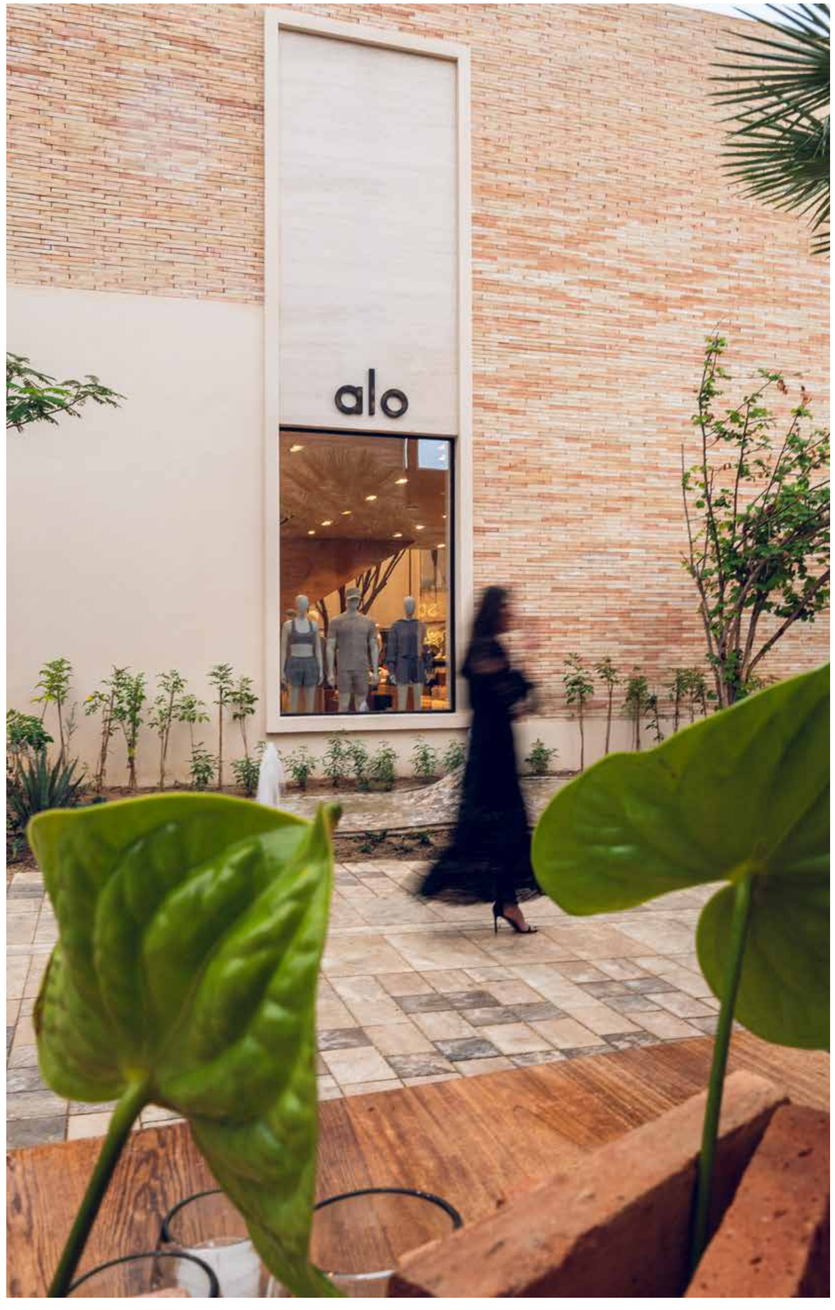
Location: Los Cabos, Baja California Sur

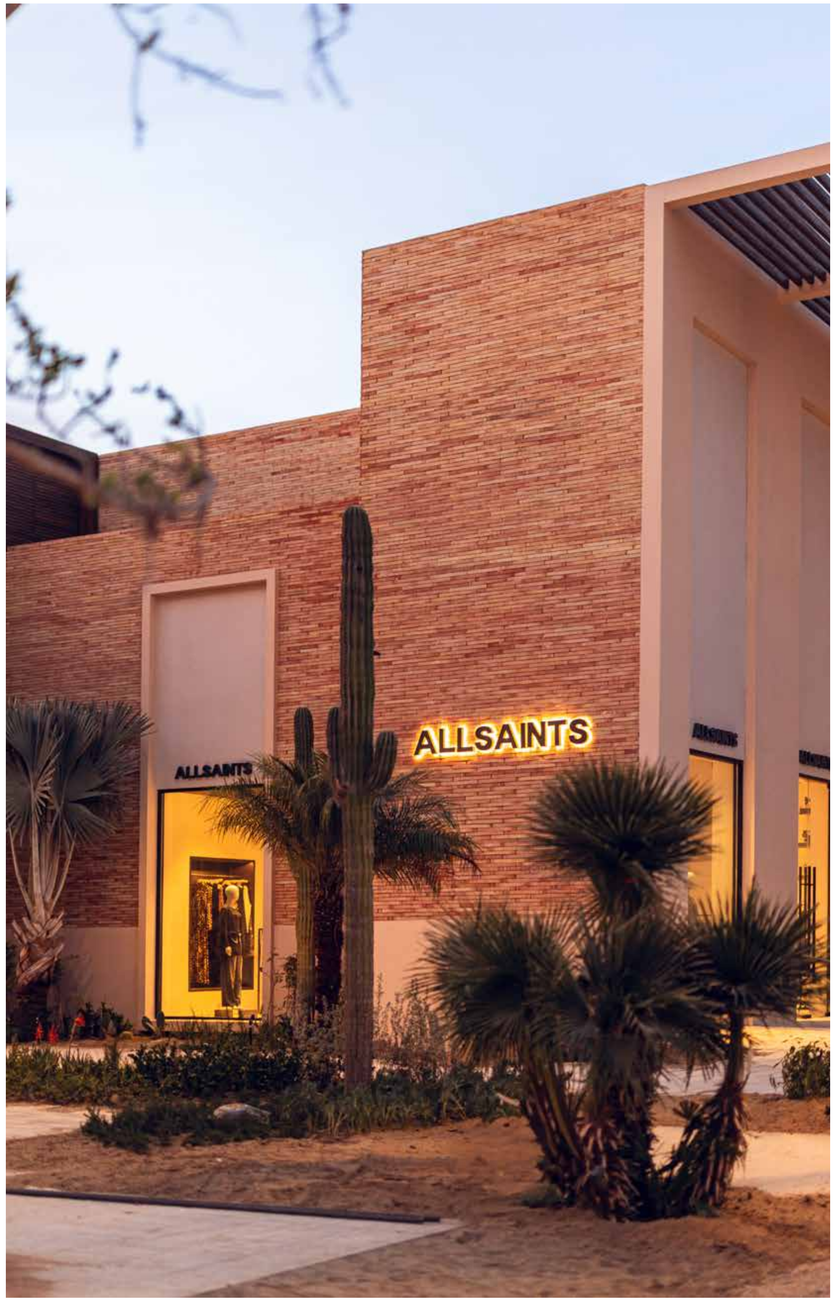
Year: 4Q 2025

GLA: 23,000 sqm

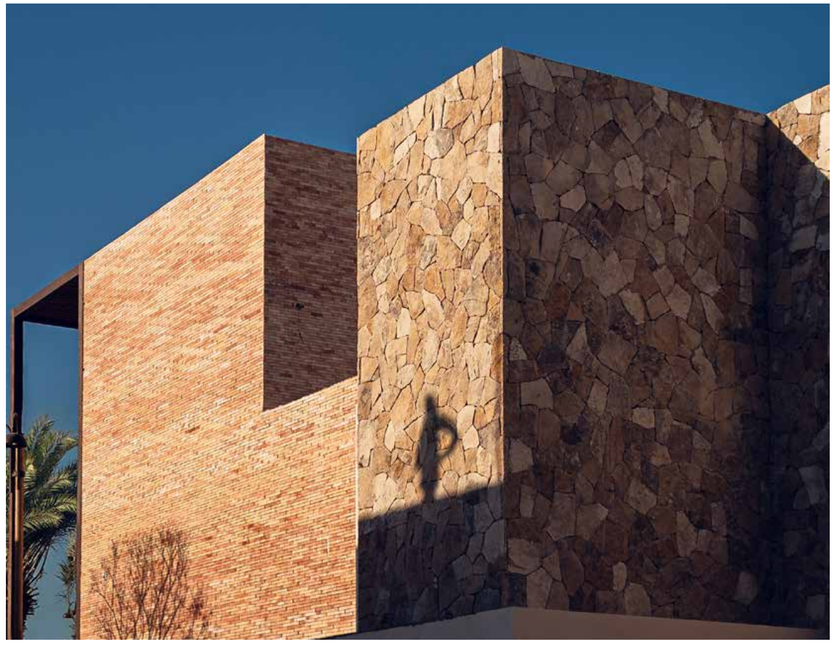
Use: retail

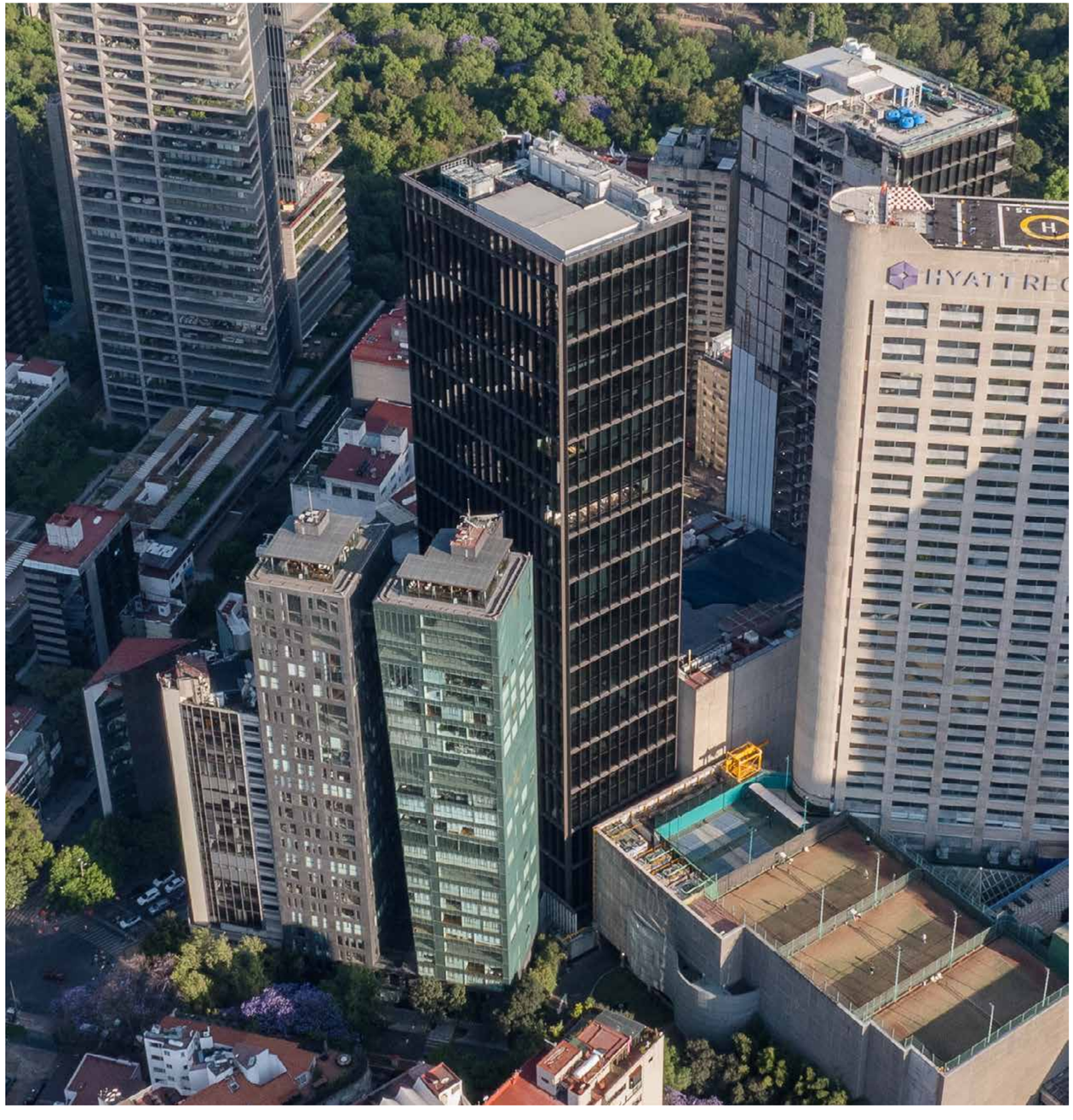
Share: 100%


alo


ALLSAINTS
ALLSAINTS


ÁNIMA
VILLAGE





SOMA Chapultepec

The SOMA Chapultepec office tower is located in Polanco, one of the most valuable areas in Mexico City for corporate tenants seeking premium office space, thanks to its connectivity, prestige, and proximity to the city's main financial and business corridors.

Currently, most of the tower's GLA is already leased, under contracts with corporate tenants from well-established companies with strong credit quality, providing stability and strength to the asset's overall performance.

The building offers Class Triple A office spaces, featuring top-tier services and unparalleled views, designed to meet the needs of both national and international companies. In addition, the robust gastronomic offering in the surrounding area, together with its central location and close proximity to the city's main points of interest, position SOMA Chapultepec as one of the most attractive office leasing options in the Mexico City corporate market.

Location: Mexico City

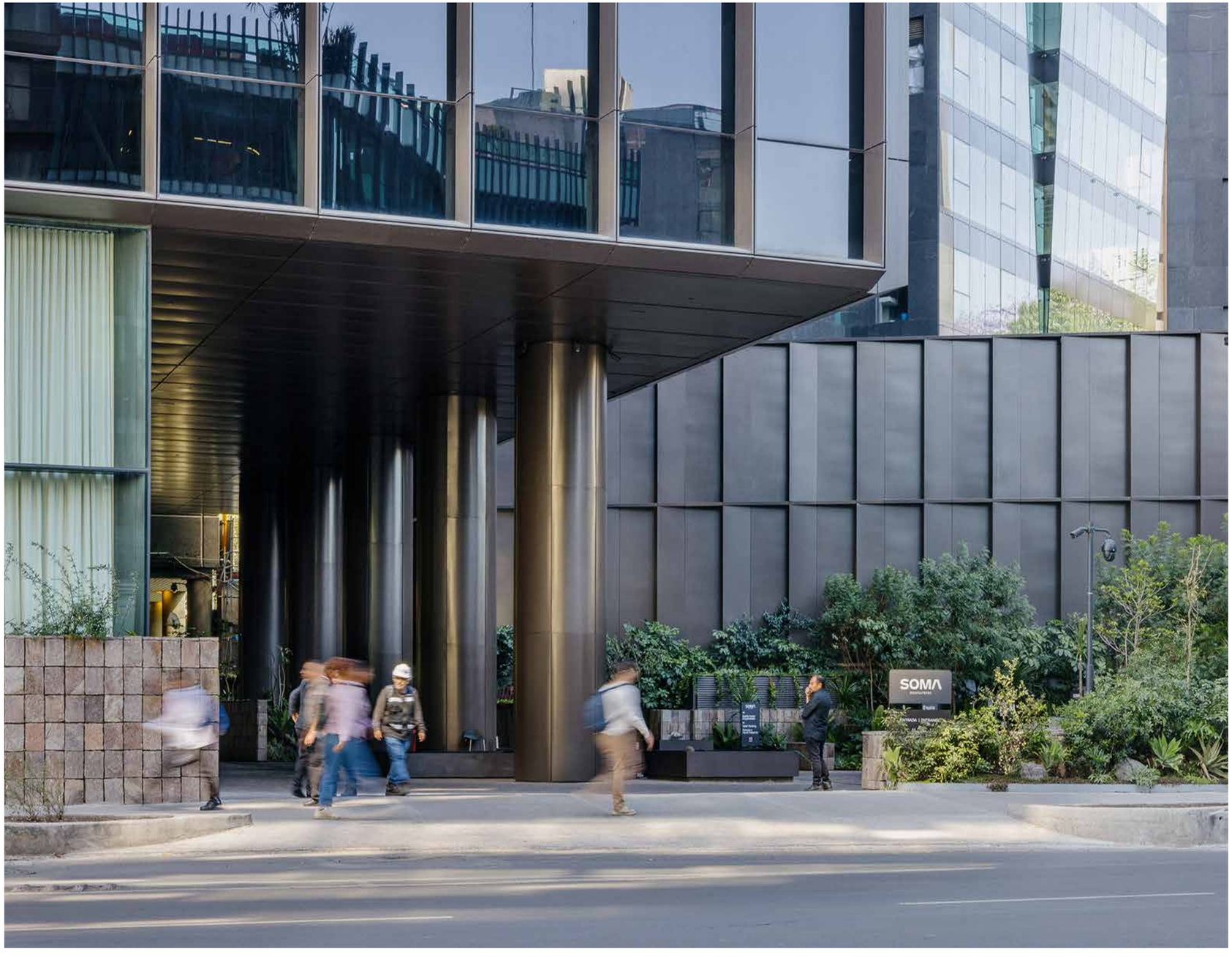
Year: 2Q 2025

GLA: 25,000 sqm

Use: Offices

Share: 100%




SOMA



Hyatt Regency CDMX

The property underwent a comprehensive renovation completed in 2025, enhancing the guest experience and aligning the hotel with the highest standards of the brand and the luxury hospitality segment.

The hotel features a diverse and robust culinary offering, with restaurants spanning different concepts and price points, including Yoshimi, Teppan Grill, Rulfo, and Amado, positioning it as a culinary reference for both guests and local visitors.

Additionally, the hotel maintains strategic partnerships with key partners, which contribute to increased revenue from both corporate and group business as well as individual travelers, strengthening its overall operational performance and market positioning.

Location: Mexico City

Year: 1982

Year of Acquisition: 4Q 2024

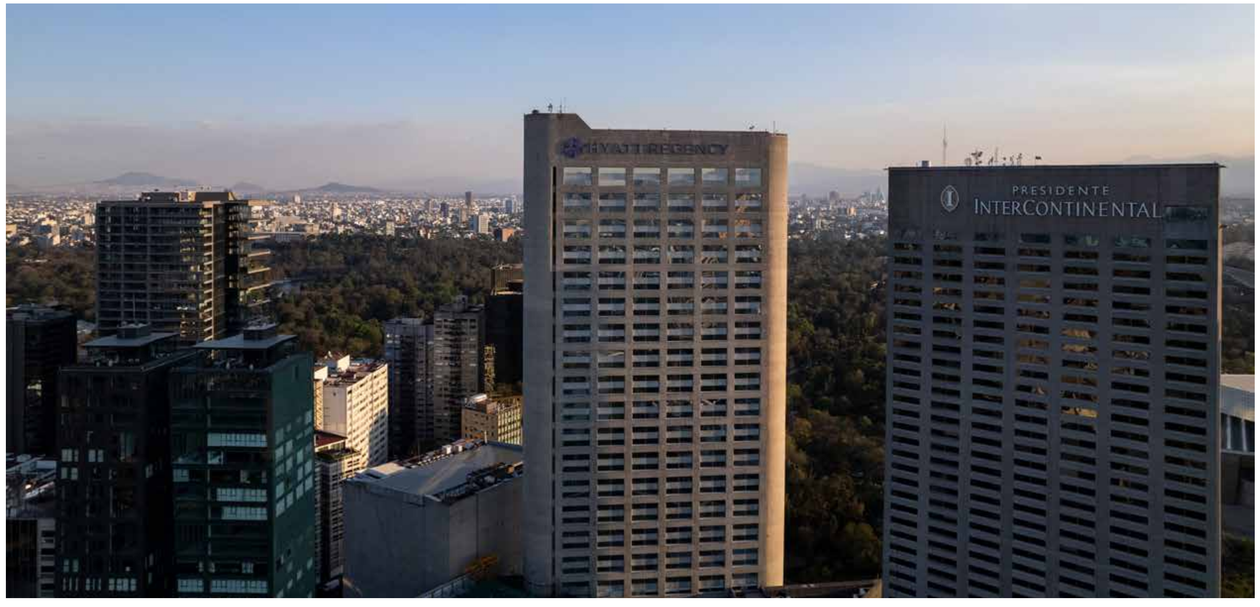
Keys: 755

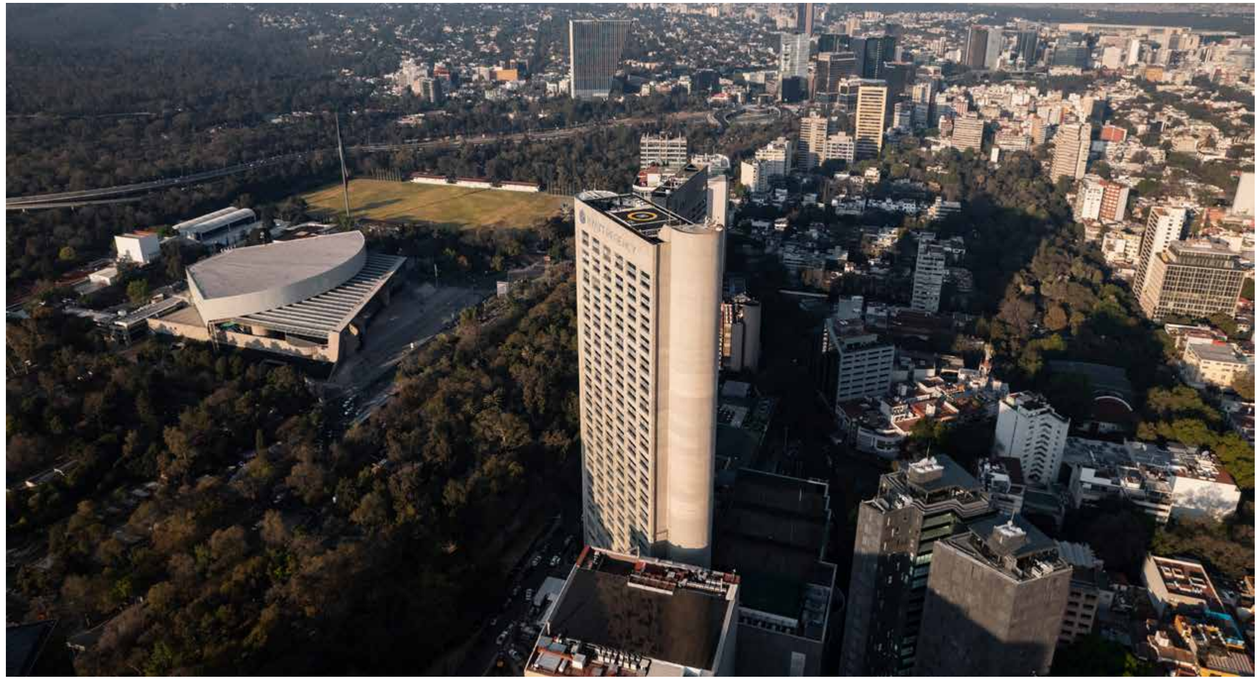
GLA: 41,000 sqm

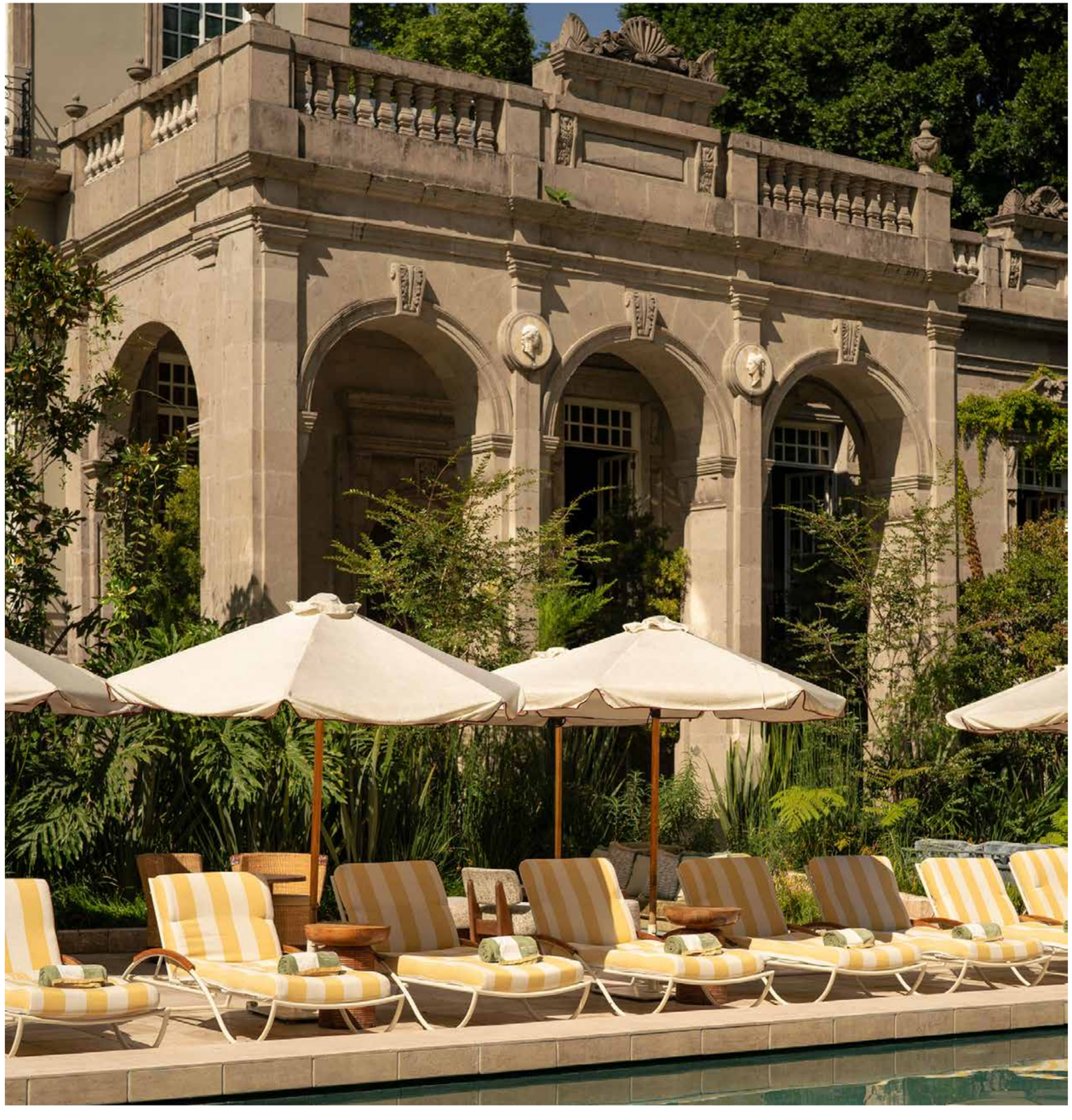
Use: Hotel

Share: 100%


HYATT REGENCY
PRESIDENTE
INTERCONTINENTAL


HYATT REGENCY
PRESIDENTE
INTERCONTINENTAL





Soho House CDMX

Soho House is a private members' club with an international presence, primarily aimed at professionals from creative industries such as film, art, fashion, and related fields.

The club offers a unique and thoughtfully designed space for socializing, networking, and enjoying meaningful experiences that foster creativity, community, and cultural exchange.

Through this development, Soho House continues to consolidate its presence in Mexico's luxury hospitality market, positioning itself as a benchmark that combines exclusivity, design, experience, and a strong global creative community.

Location: Mexico City

Year: 2023 –Phase I & 2Q26 –Phase II

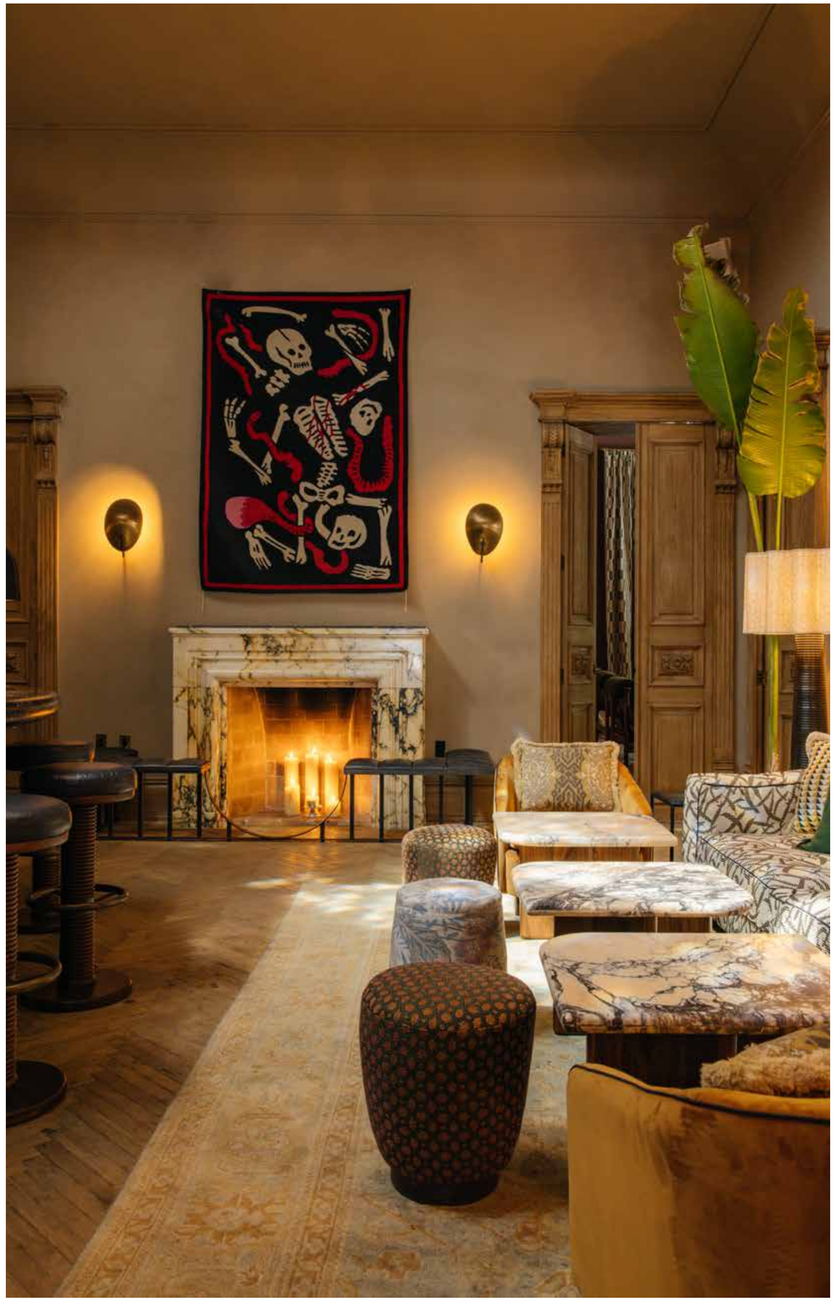
Keys: 32 (Phase II)

GLA: 12,000 sqm

Use: Hotel / Membership Club

Share: 33%









Premium Outlets Queretaro

Located 6.3 km from the city of Queretaro, the largest city in the Bajío region and one of the most dynamic and fastest-growing regions in Mexico, this development benefits from a strategic location that strengthens its positioning within the regional market.

The project has established itself as a key attraction point for visitors traveling to and from Mexico's main export corridor, benefiting from strong vehicular traffic and connectivity to major transportation routes.

With more than 80 stores, the shopping center offers an open-air experience that brings together retail spaces and restaurants, creating an attractive and functional environment for shopping and social interaction.

Its value proposition is further enhanced by an outlet-style offering, featuring discounted prices on the latest fashion trends for men, women, and children, as well as home and décor products, positioning it as a competitive and accessible destination within its segment.

Location: Queretaro

Year: 2019

GLA: 25,925 sqm

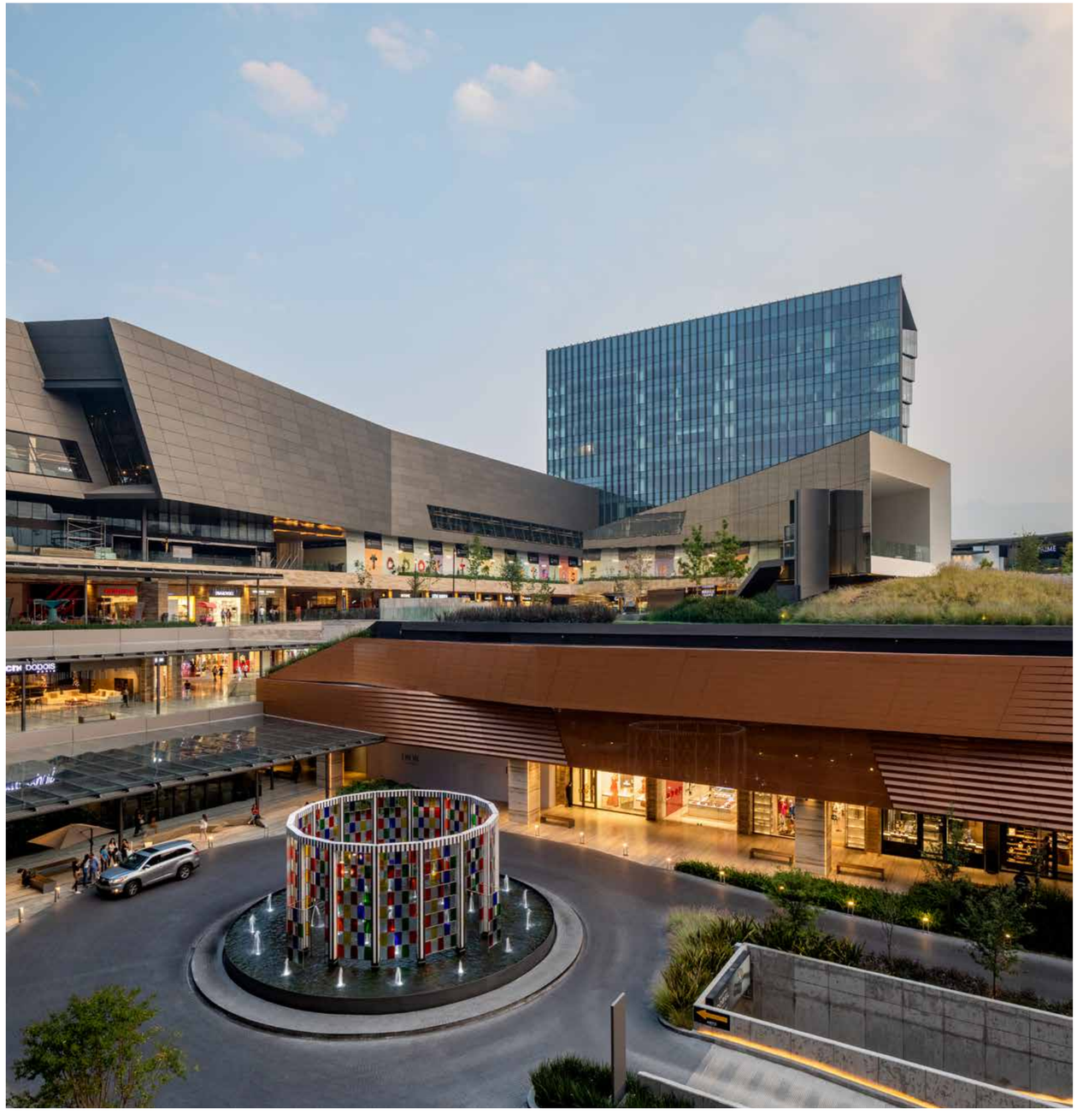
Use: Retail

Share: 50%


ALLSAINTS
MORE STYLE
COMING SOON


+más





Artz Pedregal

This development positions itself as the largest shopping center in southern Mexico City in terms of business volume and visitor traffic, consolidating its role as a key reference within the area and its zone of influence.

It features a broad and diverse mix of stores, services, cafés, and leisure spaces, all integrated under one roof to deliver a convenient, functional, and comprehensive experience for visitors. Its offering responds both to everyday needs and to moments of consumption and entertainment.

Thanks to its strategic location, the shopping center benefits from a high-density primary catchment area, strengthening its performance and relevance within the market. In addition, it offers excellent accessibility, both via public transportation and private vehicles, supported by extensive on-site parking, which enhances overall convenience and visitor experience.

Location: Mexico City

Year: 2018

GLA: 111,183 sqm

Mixed Use: Retail, art, gastronomy and offices

Share: 100%

Awards and recognitions: 2024 International Property Awards, 2022 The Property Awards, Americas Region, 2020 Best of Year, by Interior Design Magazine and 2019 Prix Versailles, Northamerican Region


Sandro







Andamar I y II

Located in one of the most desirable areas of Veracruz, with direct views of Boca del Río Avenue, this shopping center enjoys a strategic location that positions it as a key reference point within the city and its metropolitan area.

Recognized as the leading shopping center in the state of Veracruz, it offers a carefully curated selection of top-tier brands and a comprehensive experience that brings together shopping, entertainment, and services, all within a unique seaside setting. Its concept is designed to meet everyday needs while also delivering an elevated lifestyle and leisure experience.

The shopping center features 107 stores, consolidating a strong and attractive retail offering that reinforces its role as a key commercial destination for both residents and visitors in the region.

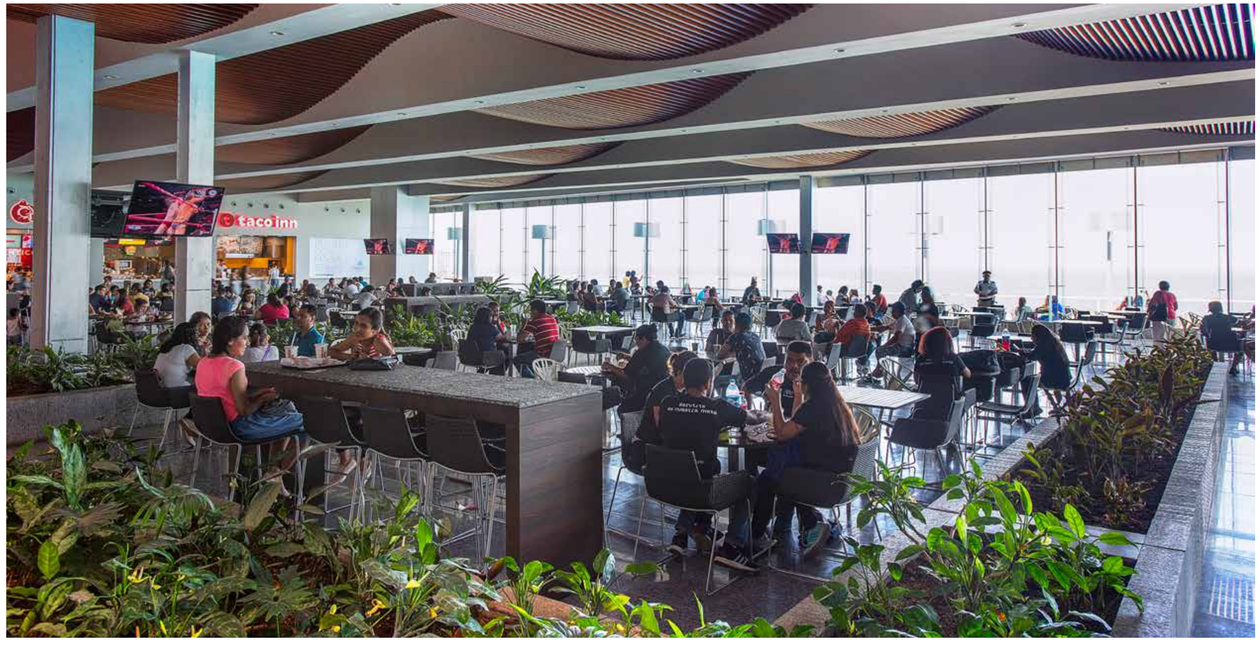
Location: Veracruz

Year: 2014 and 2016

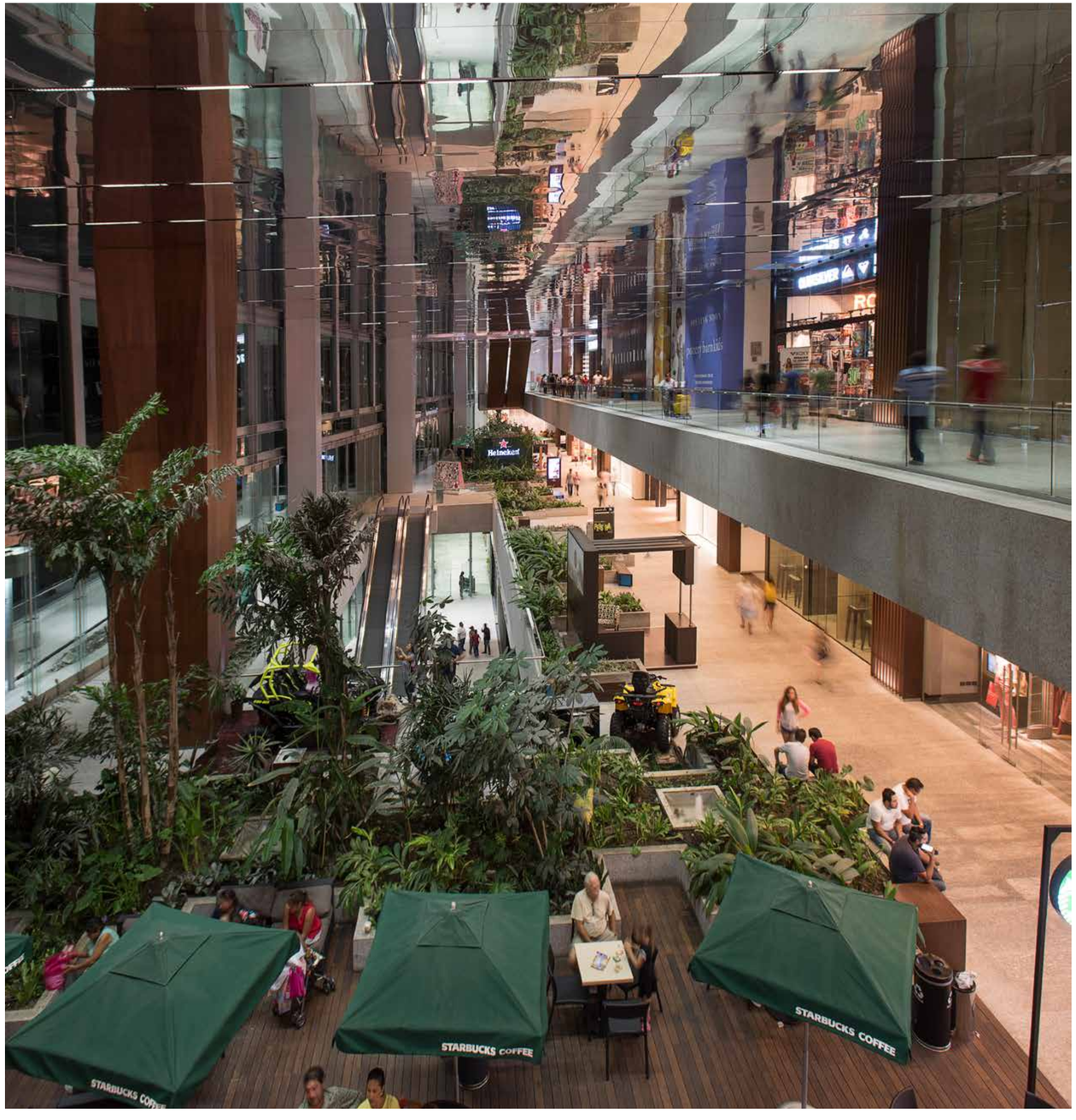
GLA: 63,132 sqm

Use: retail

Share: 100%


Taco Inn




Heineken
STARBUCKS COFFEE
STARBUCKS COFFEE
STARBUCKS COFFEE



Antea

Recognized as the second-largest shopping center in Latin America, this asset stands as one of the region's leading retail and entertainment destinations, offering a diversified mix of brands, services, and experiences designed to serve a broad and continuously growing consumer base.

The development was conceived under a north–south linear layout, anchored by major tenants at both ends and organized around a large open-air central space that serves as the structural and green backbone of the project.

The asset is located on a 237,000 sqm site, approximately 20 minutes from the historic city center, and is bounded by four primary roadways, providing direct vehicular access to a large perimeter surface parking area.

With 187 retail units and an estimated annual footfall of approximately 13 million visitors, the shopping center demonstrates strong commercial performance and consistent traffic generation, positioning it as a key hub for the city's social and economic activity, supported by solid operating fundamentals.

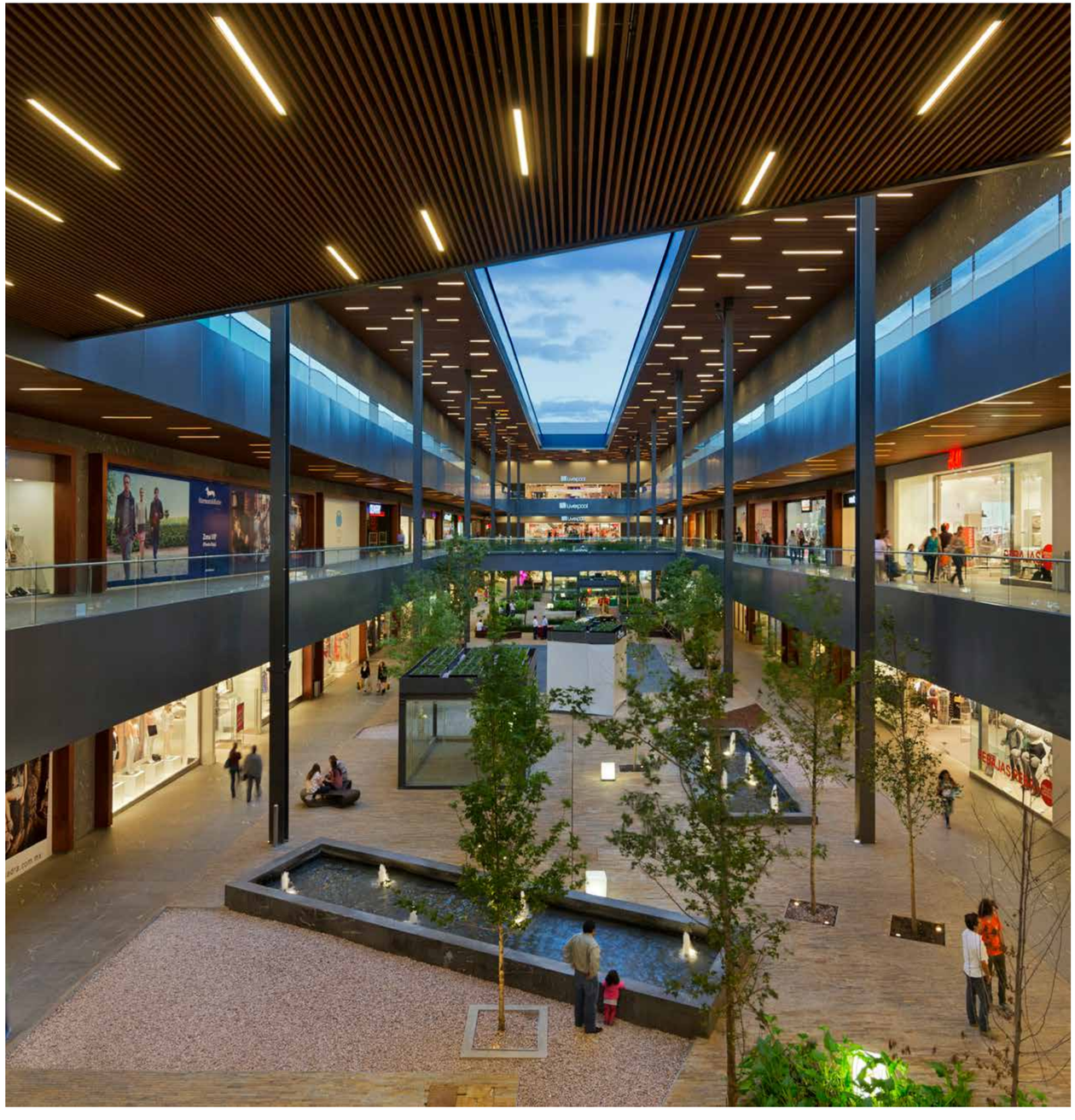
Location: Queretaro

Year: 2013

GLA: 79,721 sqm

Use: Retail

Share: 20%






Liverpool



Luxury Hall

Building on the social, commercial, and real estate success of Angelópolis Shopping Center, founded in 1998, the Luxury Hall expansion was developed as a natural evolution of the project, aimed at meeting the growing demand for a high-end and exclusive offering.

The project comprises 36 retail units and a café area, creating an environment designed to enhance the visitor experience through open spaces, green areas, terraces, and dedicated gathering areas.

Today, Luxury Hall has established itself as a regional destination, attracting visitors not only from central Mexico but also from the Gulf region, drawn by a comprehensive luxury offering that combines retail, dining, and entertainment. Its innovative approach—featuring special events and loyalty programs—strengthens engagement with visitors and further consolidates its position as a leading reference in the premium segment, with strong potential for long-term sustainability and performance.

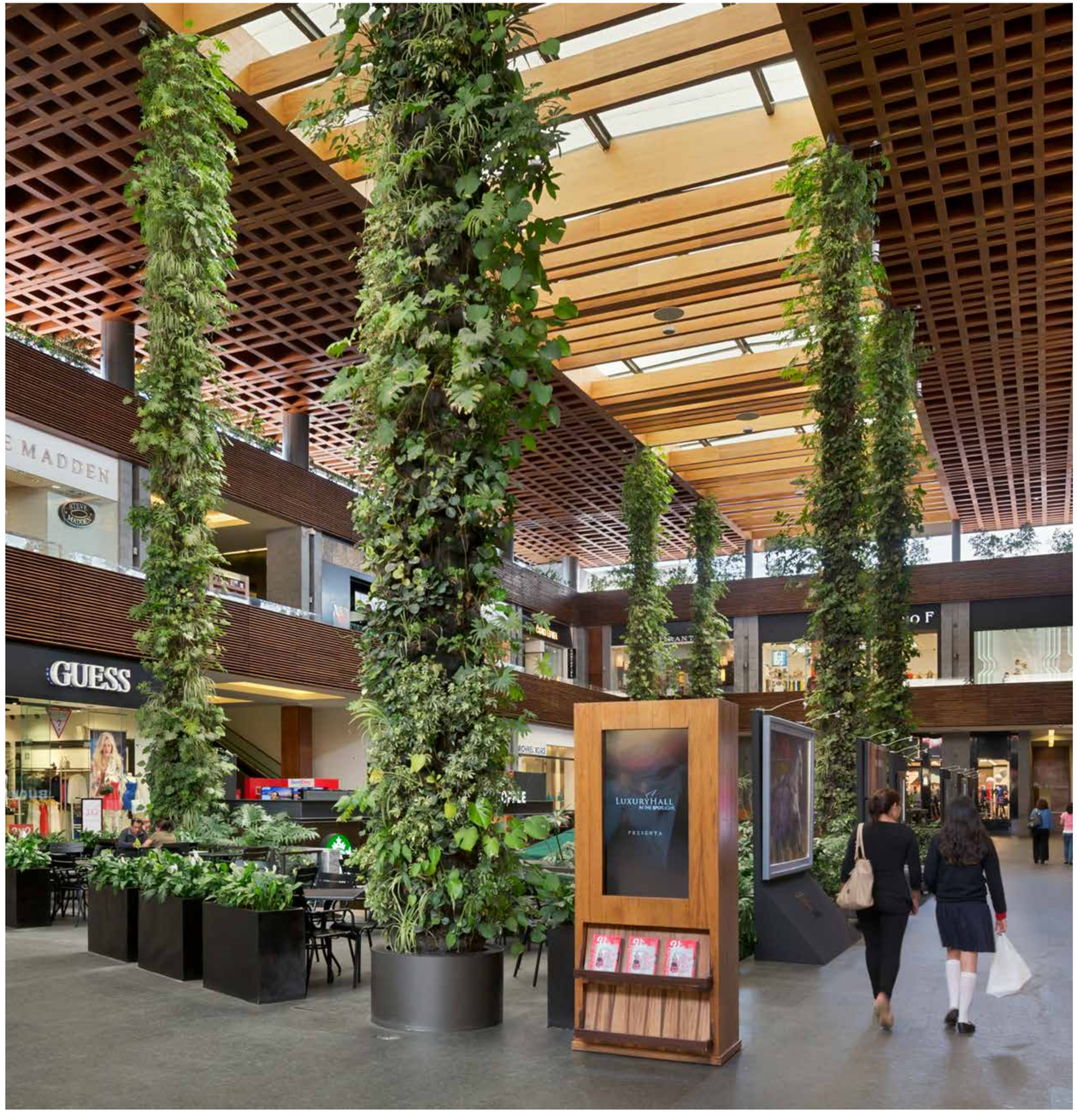
Location: Puebla

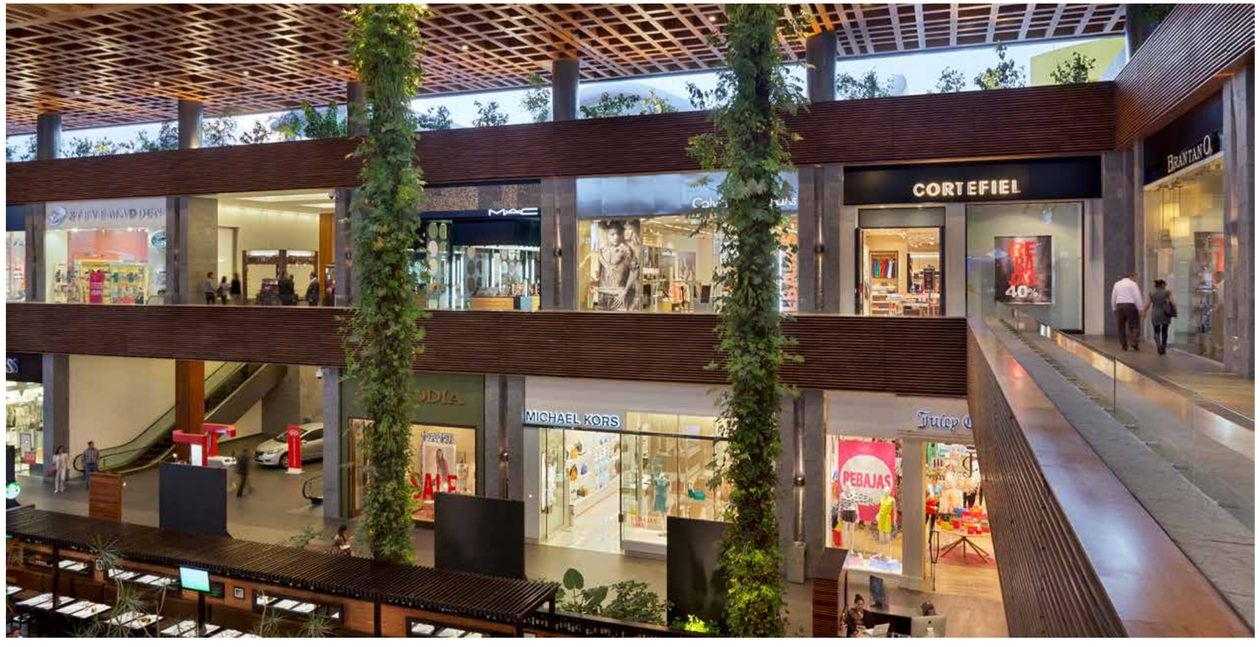
Yaer: 2010

GLA: 10,385 sqm

Use: Retail

Share: 100%


GUESS
LUXURY HALL


CORTEFIEL
MICHAEL KORS
PEBAJAS
40%





Premium Outlet Punta Norte

This project is positioned as a key destination for visitors from the metropolitan area, attracting a broad and diverse audience through its distinctive and accessible value proposition.

It is an open-air shopping center featuring a curated selection of national and international designer brands, where shoppers can enjoy a compelling retail experience. The project stands out for offering a wide range of retail options with daily discounts ranging from 25% to 65%, making it a highly competitive alternative in the market and a reference point for value-driven shopping

Location: State of Mexico

Year: 2004

GLA: 31,581 sqm

Use: Retail

Share: 50%



Angelopolis

Located in one of the fastest-growing and most profitable areas of Puebla, this retail complex marked a turning point in the city's urban and commercial development, consolidating itself as the first shopping center of its kind with an integrated offering of more than 148 stores.

Since its opening, the project has served as a key catalyst for retail growth and the transformation of its immediate surroundings, driving the development of residential projects, educational institutions, corporate buildings, hospitals, and the modernization of the city's main road infrastructure, thereby strengthening its area of influence.

Currently, the complex records approximately 13.9 million visitors annually, originating not only from the city of Puebla but also from neighboring states such as Veracruz, Oaxaca, and Tlaxcala. This positions the asset as a regional commercial hub and a well-established market reference, with strong long-term performance and durability.

Location: Puebla

Year: 1998

GLA: 36,221 sqm

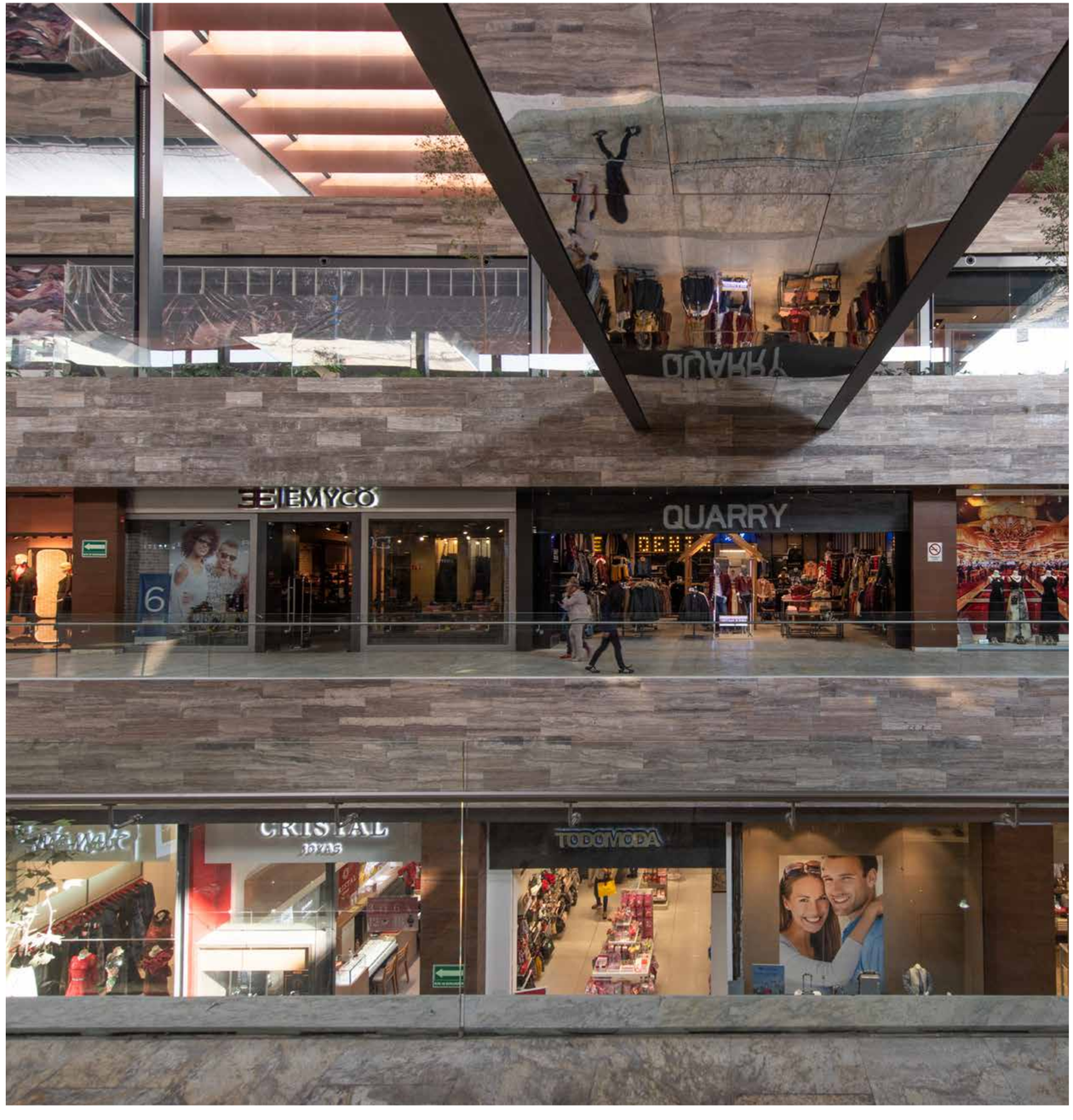
Use: Retail

Share: 35%




soley
photolab
OPTICA LUX


kipling
BRUNO CORZA
ZARA
ZARA
ZARA
REBAJAS



Plaza Satelite

Plaza Satélite, an original project by Juan Sordo Madaleno, has more than 40 years of history and has consolidated itself as one of the most iconic retail assets in Ciudad Satélite and one of the most relevant shopping centers in Latin America.

Its strength lies both in its solid commercial offering and in its historic role as a social gathering point and a catalyst for the urban development of its surrounding area.

Today, Plaza Satélite comprises 250 retail units, offering a diverse mix of products, services, and entertainment that serves a broad and well-established customer base. This integrated offering positions the asset as one of the most visited shopping centers in the country, with a mature, resilient profile and strong capacity for long-term adaptation and continuity.

Location: State of Mexico

Year: 1971

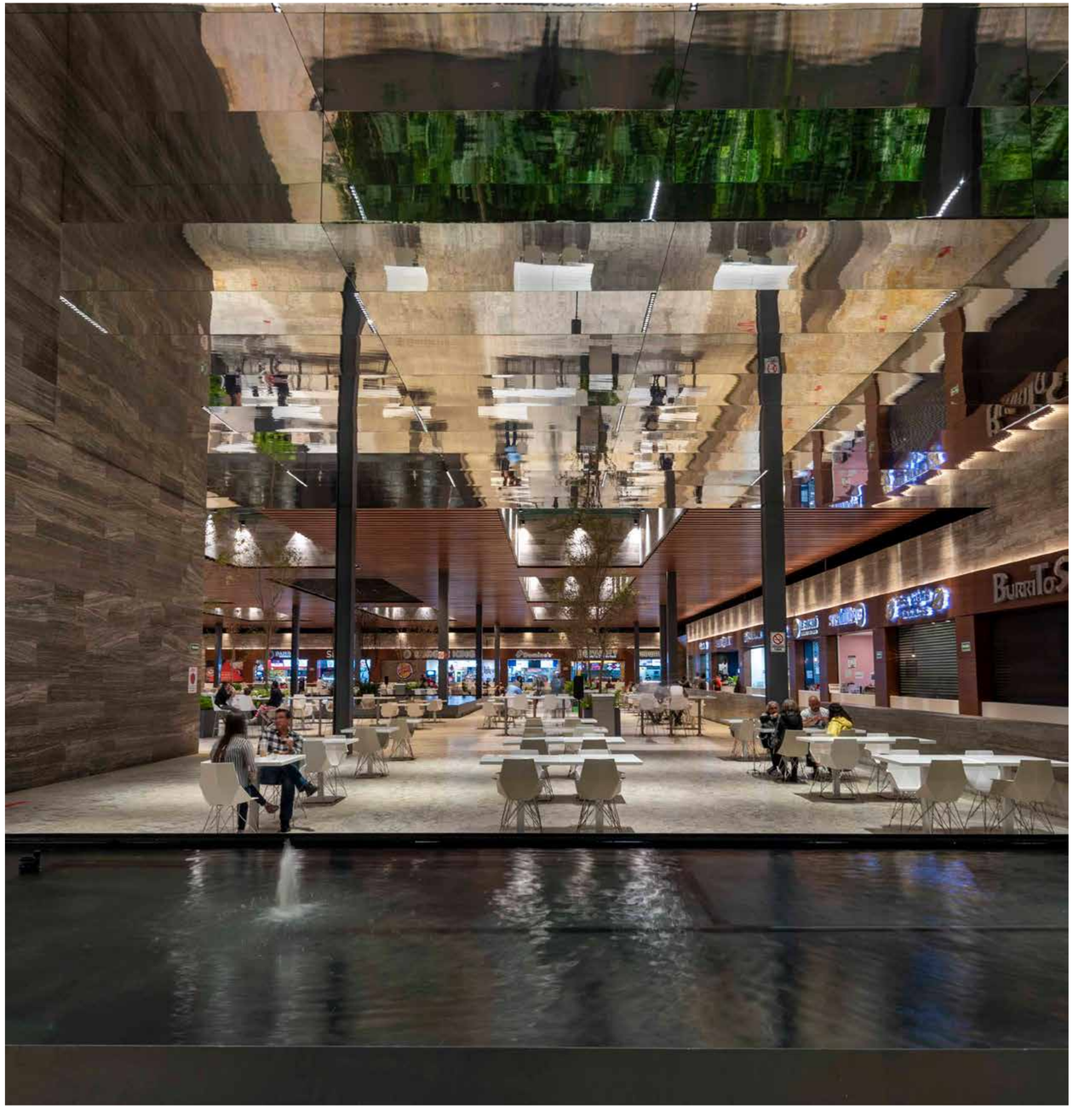
GIA: 76,803 sqm

Use: Retail

Share: 46.9%


Cartier


GAIA


BURRITOS



Plaza Universidad

With a clear urban vision, Juan Sordo Madaleno conceived this project as a response to the cultural and social expectations of its surroundings, transforming the urban landscape and the way retail would integrate into the city. Its open design, featuring interior courtyards and continuous solid volumes, laid the foundations of modern architecture in Mexico.

Plaza Universidad became the first shopping center in the country and a historic benchmark in the evolution of modern retail in Mexico. Over time, the project has consolidated itself as a key asset within the urban fabric, offering a diverse mix of fashion, entertainment, dining, and services.

Thanks to its strategic location and the limited availability of commercial alternatives outside the traditional historic center, Plaza Universidad functions as an important attraction hub for visitors from various areas of the city. Today, the shopping center features 80 stores, reinforcing a solid and accessible commercial offering with strong long-term potential.

Location: Mexico City

Year: 1969

GLA: 30,569 sqm

Use: Retail

Share: 39%

“Turning vision into reality.
With over 246,000 sqm of GLA under development, our strategy drives stronger cities and value that endures over time.”

Pipeline

Assets under development



Soho House Los Cabos
Location: Los Cabos
Year: 3Q26
GLA: 12,000 sqm
Construction: 97%
Occupancy rate: 100%
Share: 100%



Antara Expansion
Location: Mexico City
Year: 2Q26 / 3Q26
GLA: 90,000 sqm
Construction: 98%
Occupancy rate hotel and retail: 100%
Occupancy offices: 100%
Share: 100%



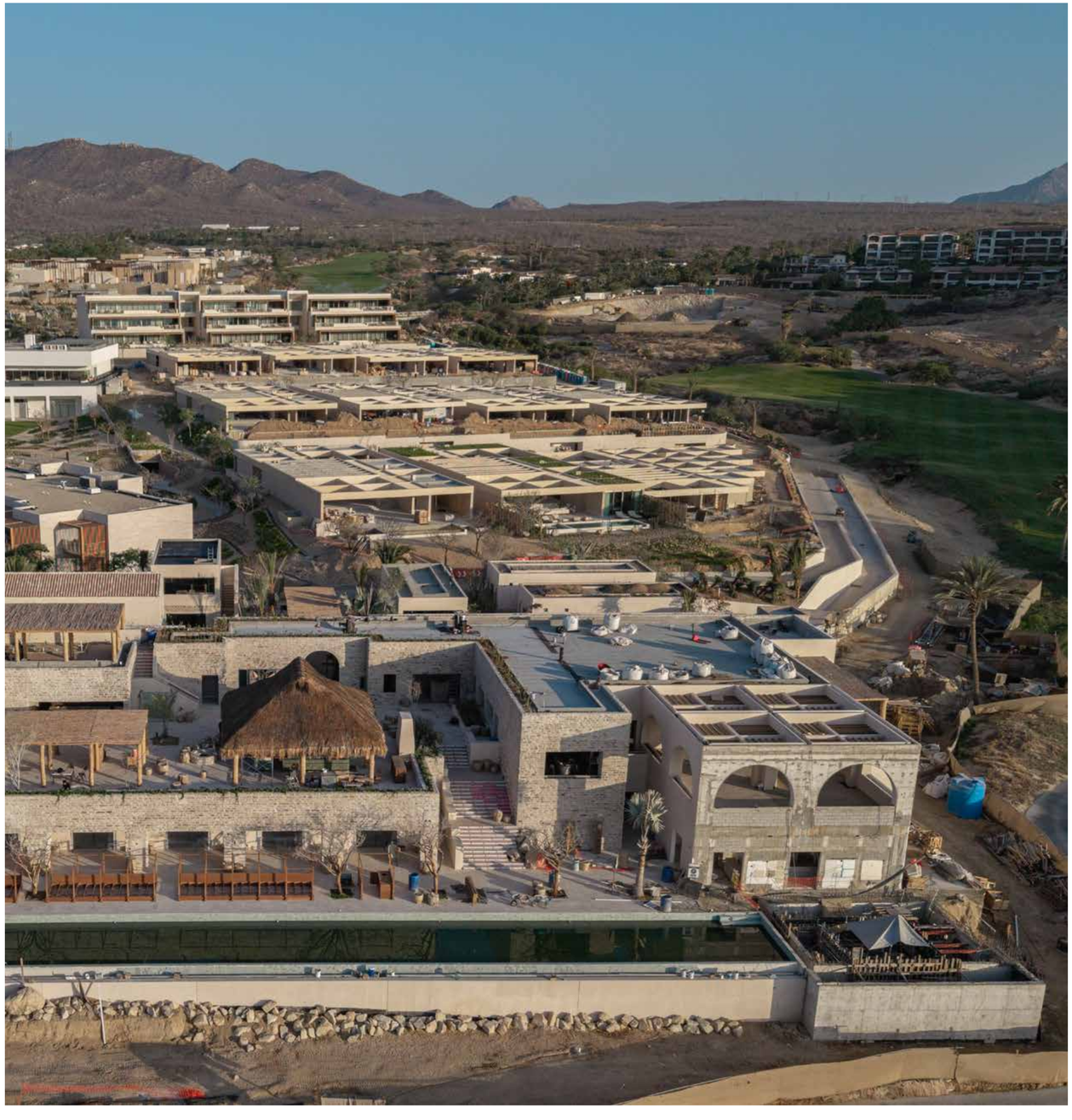
Hotel Park Hyatt
Location: Mexico City
Year: 3Q26
GLA: 15,000 sqm
Construction: 97%
Occupancy rate hotel and retail: 100%
Share: 100%



Soho House CDMX (Phase II)
Location: CDMX
Year: 1Q27
Construction: 0%
Occupancy rate: 100%
Share: 50%



Reforma Colon
Location: Mexico City
Year: 2028E / 2029E
Construction: 5%
GLA: 90,000 sqm
Share: 100%



Soho House Los Cabos

Soho House arrives in Los Cabos as an investment opportunity backed by a globally recognized brand, in one of the fastest-growing luxury residential and hospitality destinations. Located in a prime setting, the project offers sweeping views of the sea and desert, within a consolidated, high-value environment.

The development integrates a private members' club operated under Soho House's international standards, featuring 15 guestrooms, a curated culinary program, wellness facilities, and an oceanfront pool. As part of the master plan, Phase II includes a limited residential offering of private residences and villas, designed with high-end finishes and exclusive amenities.

Soho House Los Cabos combines brand strength, prime location, and premium services, positioning itself as a strategic long-term asset within the luxury segment.

Location: Los Cabos, Baja California Sur

Year of completion: 3Q 2026

Construction progress: 97%

GLA: 12,000 sqm

Occupancy rate: 100%

Share: 100%



Antara Expansion

Antara was, without a doubt, the driving force behind the development of the district known as “Nuevo Polanco” in Mexico City. By committing to the creation of a new urban center that integrates high-end office spaces, retail, and entertainment, Antara set a benchmark for the area’s growth, as well as for the style and quality of its new developments.

Today, with its expansion, Antara seeks to continue the same philosophy that has guided the project since its inception, always with respect for the urban context. This new phase includes the creation of a central park that will offer visitors a green space for gathering, relaxation, and connection with the surroundings.

In addition, a tower integrating office spaces and a Rosewood hotel will be developed, reinforcing the project’s commitment to quality, design, and a high level of service.

Location: Mexico City

Year of completion: 2Q / 3Q 2026

Construction progress: 98%

GLA: 90,000 sqm

Retail occupancy rate: 100%

Offices occupancy rate: 100%

Share: 100%



Park Hyatt Hotel

Located at the corner of Andrés Bello and Arquímedes, the tower will house Park Hyatt Mexico City, one of the most prestigious hotel brands worldwide, along with an exclusive residential program, offering privileged views of both Polanco and Bosque de Chapultepec.

This mixed-use development integrates high-end residences and hospitality and is situated adjacent to the Hyatt Regency hotel, directly across from the Auditorio Nacional, in one of the city's most iconic locations. Rising 144 meters, the tower offers unique panoramic views of Mexico City while prioritizing urban permeability and pedestrian integration within its surroundings.

The architectural program includes amenities and complementary uses on the lower levels. The hotel will feature 155 guestrooms located between levels 6 and 18. The 22 residences, approximately 400 sqm of interior space plus 90 sqm of terrace, are located between levels 19 and 29.

Location: Mexico City

Year of completion: 3Q 2026

Construction progress: 97%

GLA: 15,000 sqm

Occupancy: 100%

Share: 100%



Soho House Mexico City Phase II

Soho House Mexico City represents a compelling investment opportunity that brings together a prime location, a one-of-a-kind heritage asset, and the backing of a globally recognized brand.

Located on Versalles Street in the Juárez neighborhood, the project sits within one of Mexico City's most historically rich and culturally dynamic districts, now firmly established as a hub for design, art, and gastronomy.

Phase II, located on the adjacent site, introduces a new four-story building with 32 hotel suites and a dedicated wellness & fitness area, expanding the operational offering and strengthening the project's income potential through a cohesive architectural language.

Soho House Mexico City is positioned as a long-term, resilient asset, supported by brand strength, limited supply, heritage value, and a highly differentiated hospitality concept within the premium market.

Location: Mexico City (Phase II)

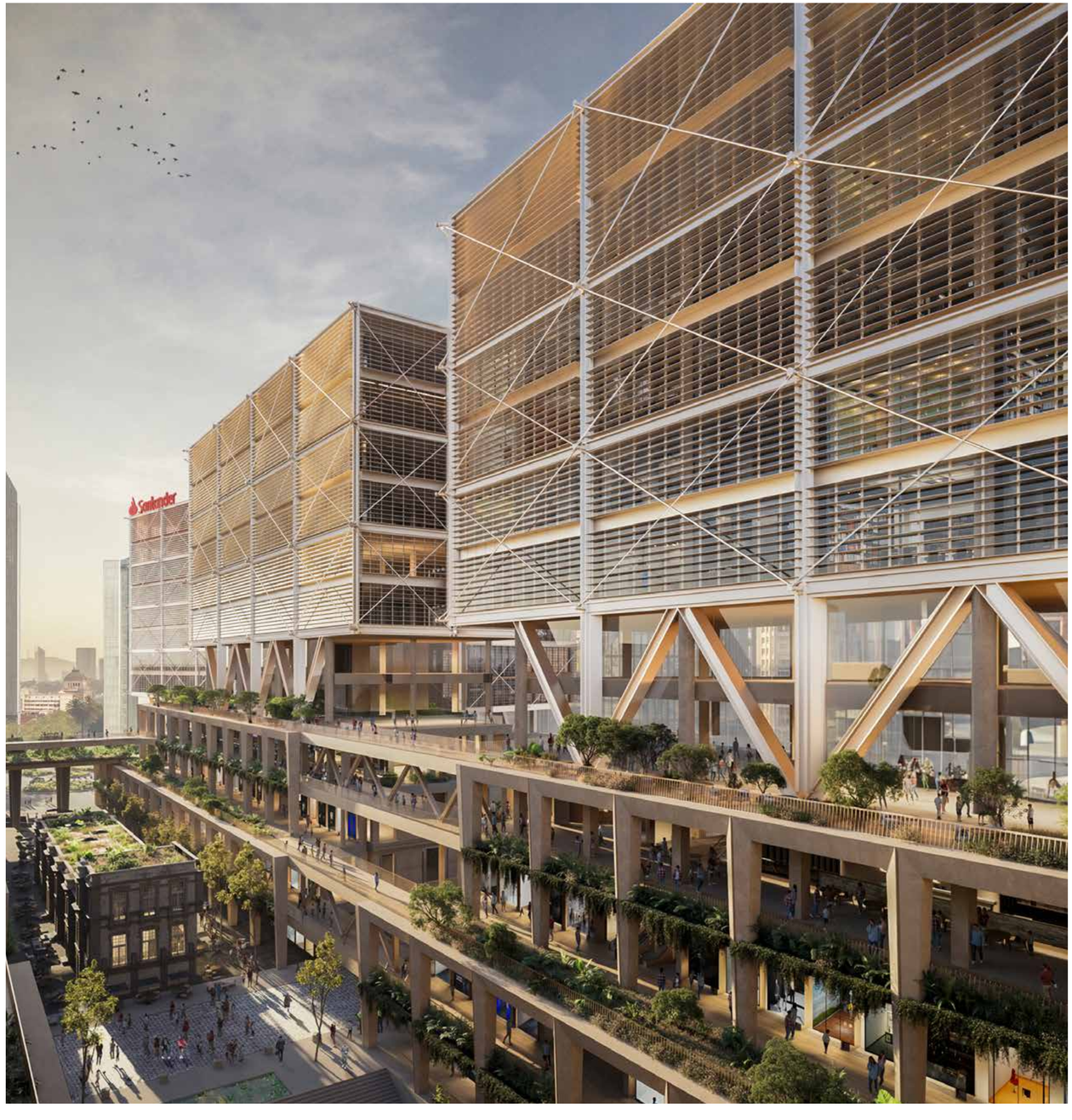
Year of completion: 1Q 2027

Keys: 32

Construction progress: 0%

Occupancy: 100%

Share: 50%



Reforma Colon

The project is developed on a 45,000 sqm site located in Colonia Juárez, an area with high historical value and strong potential for urban regeneration. Its strategic location allows it to function as a key connector between Colonia Juárez, Condesa, and Mexico City's Historic Center.

The vision is to create a comprehensive mixed-use district, conceived as a catalyst for urban transformation through the re-urbanization of streets and the consolidation of pedestrian corridors that connect the project to the Zócalo and Bellas Artes.

The development integrates multiple large-scale components: a tower of offices, residences, and hospitality, including a hotel; A corporate campus of office space; and a commercial component conceived as an urban district rather than a traditional shopping mall.

Location: Mexico City

Year of completion: 2028E / 2029E

Construction progress: 5%

GLA: 90,000 sqm

Share: 100%

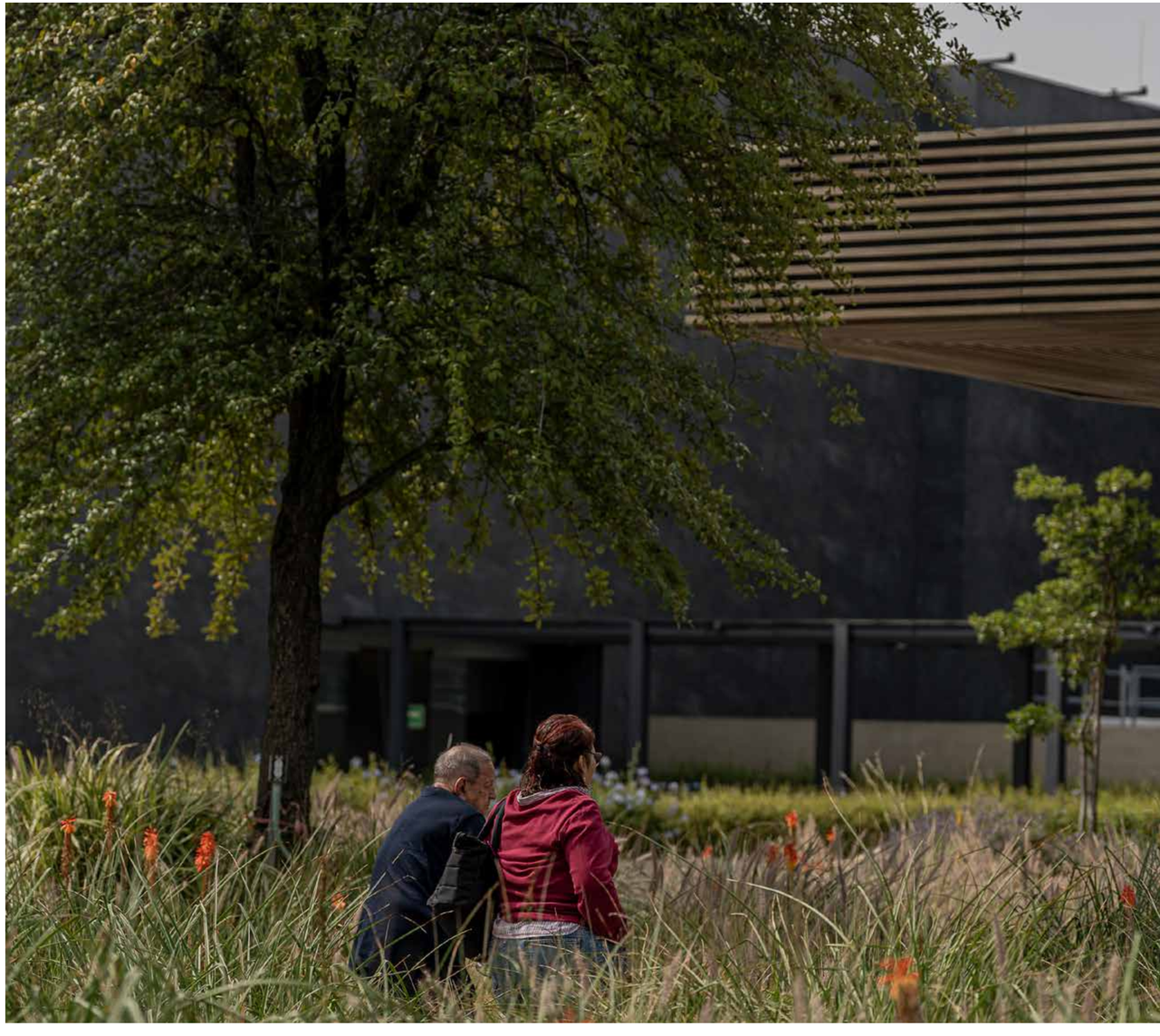
“We embed sustainability into our day-to-day operations through operational initiatives, building standards, KPI measurement, and corporate governance practices designed to protect the long-term value and resilience of our assets.”

Sustainability

The first phase of our sustainability strategy has been designed to deliver clear outcomes across four key priority areas:

- Energy and Emissions
- Water Management
- Sustainable Infrastructure
- Waste

The first step was to establish a baseline measurement that will enable us to drive change through the management of KPIs and targets that guide and track our progress.



Sustainability Results

ENVIRONMENT

- This year, we installed 3,717 solar panels at Antea.
- 40% of our assets have control or monitoring systems in place, including energy quality parameter reviews in accordance with Mexico's Grid Code, routine equipment inspections, and periodic meter readings.
- 2025 energy intensity ratio: 0.08 MWh/m^2 of GLA.
- 100% of our assets have wastewater treatment plants (WWTPs).
- 40.1% of treated water was reused, supporting a more efficient approach to water management.
- 100% of our assets have dedicated temporary waste storage areas, where waste is sorted by type prior to collection. This enables us to maximize waste recovery and reduce the volume sent for final disposal.



Sustainability Results

SOCIAL

- Women represent 40% of the workforce across our portfolio assets, reflecting our commitment to workforce stability, diversity, and equitable access to leadership opportunities.
- 95% of employees report being treated fairly regardless of race or gender, while 100% feel they can be their authentic selves in the workplace and that they are treated equally regardless of sexual orientation.
- In 2025, 100% of women who took parental leave returned to work, both at the corporate level and across our portfolio assets.
- In 2025, we supported talent development through more than 20,928 hours of training delivered to employees across our portfolio, covering technical skills, regulatory compliance, safety, and professional development.









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