FIBRA SOMA

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

- **Aprox. +874,000 sqm** of GLA.
- **21 assets in the portfolio** of premium quality real estate with top-class tenants.
- **16 assets in operation.**
- **Approximately 240,000 sqm of GLA** is currently in the development stage across Fibra SOMA's projects.
- **Administrator:** Internal administrator with extensive experience in the sector, backed by one of the leading real estate groups in the country.
- **Operator:** Efficient operator with proven ability to execute maximizes value through a vertically integrated platform.
- **Core segment is Retail (67% of GLA),** but continues diversifying towards Office (15% of GLA) and Hotel (18% of GLA) given significant appetite for SOMA's highly attractive and unique assets.
- **1,623 top-class tenants.**
- **High potential for growth** through a defined strategy and identification of opportunities in key zones in the country.
- **Robust corporate governance** that applies the best practices in the industry.

INITIAL PORTFOLIO
Assets in operation:

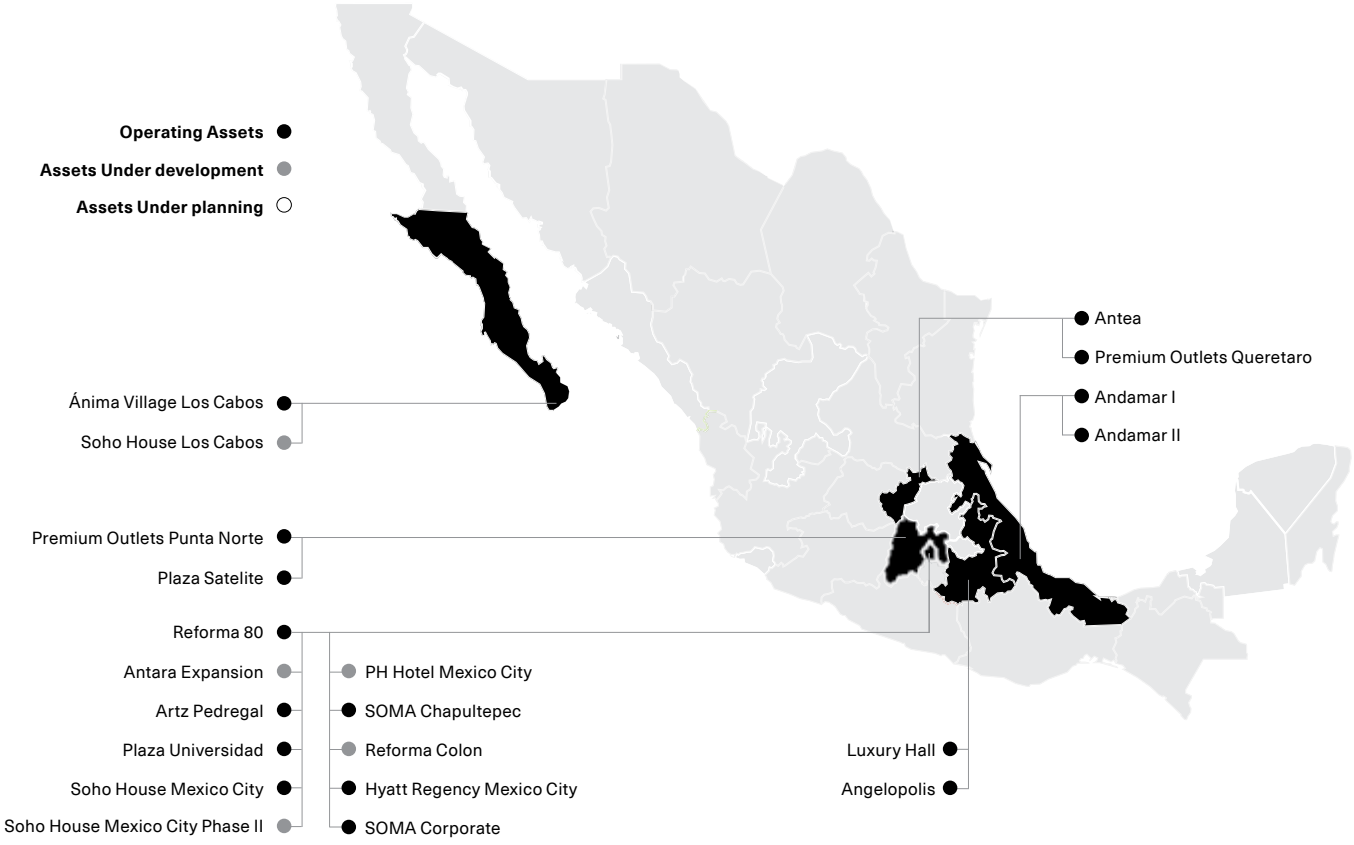
Plaza Universidad
Plaza Satelite
Angelopolis
Premium Outlets Punta Norte
Luxury Hall
Antea
Andamar I
Andamar II
Artz Pedregal
Soho House Mexico City
SOMA Chapultepec
Hyatt Regency Mexico City
Premium Outlets Querétaro
Anima Village
Reforma 80
SOMA Corporate (expected 3Q26)

Assets under development:

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

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Geographic distribution of the portfolio:



Top tenants:

Key retail partners:

Hotel partners:

Office tenants :

Tech and comm partners:

SOMA

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

- **+874,000 sqm of GLA[1]** portfolio in Mexico
- **+240,000 sqm of GLA[1]** in current pipeline
- **+99% average occupancy[2]**
- **+US$4.5 bn of AUM[2]**
- **1,623 tenants**

(1) Gross Leasable Area

(2) Average calculated on stabilized properties

(3) Assets Under Management