SITES

# Institutional Presentation

# Company Overview

## SITES at a glance

- **Second largest** telecom infrastructure provider **in Latin America.**
- **Main tenant is América Móvil** (Baa1/A-/A-), one of the largest integrated telecom operators in the world. Accounts for ~85% of revenue.
- Favorable industry dynamics with **capacity for further growth** in tenant base.
- Robust financial performance with **highly predictable cash-flows**, substantial margins and upside potential.

| | | | |
|---|---|---|---|
| **37,989** | **15** | **1.28x** | **88.2%** |
| Number of Towers 2Q26 | Countries | Tenancy Ratio(1) 2Q26 | EBITDAaL(2) Margin 2Q26 |

## Favorable Tower Lease Contract Structure

- Average **contract length** of **10 years** (with an additional 10-year renewal).
- Leases are annually **adjusted to inflation** or fixed rates.
- **Ground lease divided** amongst tenants (no economic impact on business).

## Business model

**Recurring Long-Term Revenue Stream**

- Highest quality anchor tenant: América Móvil
- Long-term contracts / non-cancelable / multiple renewals

**Co-locations**

- Space available for several tenants
- Land cost divided among tenants
- Pure EBITDAaL generation by not incurring in additional expenses

**Rental charges based on:**

- Tower type
- Property location
- Leased space
- Land lease passthrough

**Operating experience**

- Group with unparalleled track record of deployment of infrastructure in LatAm
- Ability to build world-class facilities at low costs

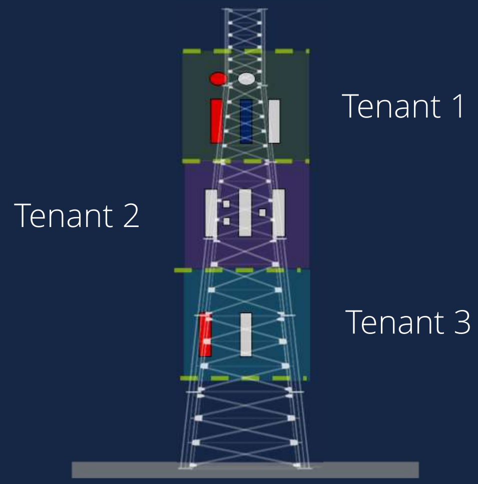
Source: Sites LatAm at 2Q26 | (1) Calculated as the average number of customers per site divided by the total number of sites | (2) EBITDA excluding revenue from land lease agreements.

# Company Overview

### Ability to build world-class facilities at low costs

Our towers can be used in a wide variety of **wireless communications services**, including mobile voice, data, and specialized mobile radio and fixed microwave.

Most of our towers can accommodate an average of **3 tenants**. Land-based sites are designed to accommodate 3 tenants, and those **45 meters high** or more **can accommodate up to 5**.




**~1,800**
New Towers
In 2026 (BTS)

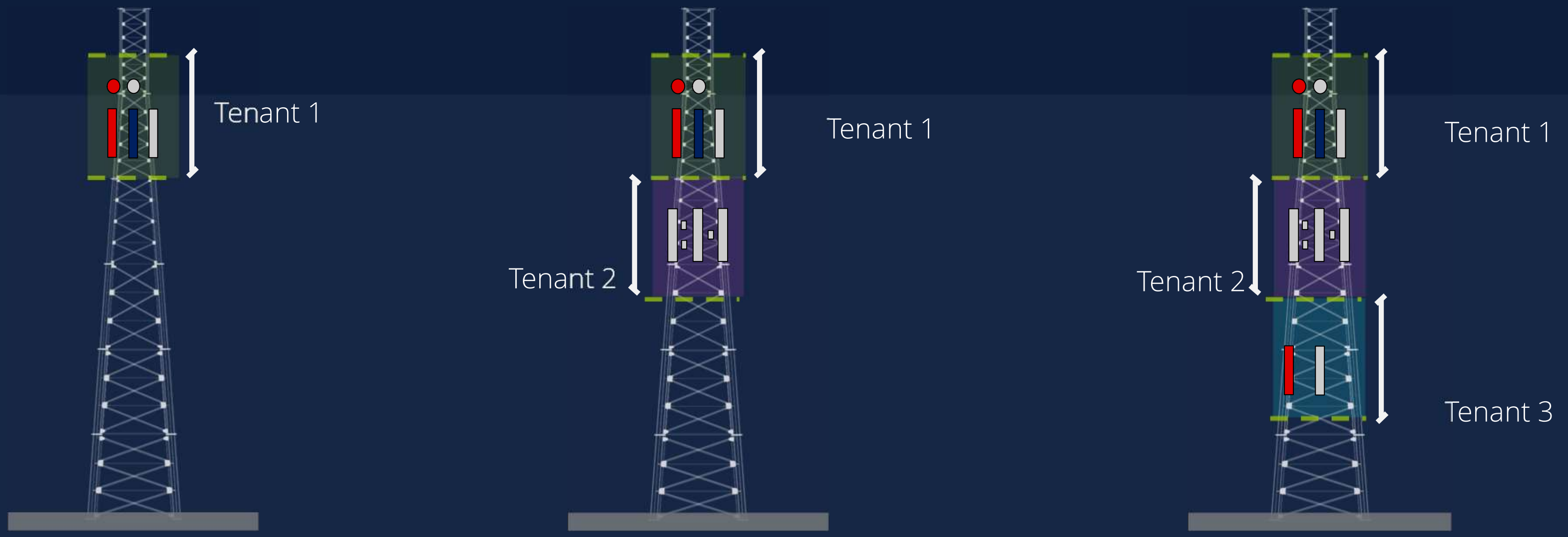
**~ $90k USD**
Average CapEx
per New Tower

**~ $400 USD**
Maintenance
OpEx

**~ $1,000 USD**
Average Monthly Rent per
Tenant

**25+ different MNOs**
Are located in our towers

# Tower financials (1)




| Monthly figures (USD) | 1 Tenant |
|---|---|
| Construction cost | $85,000 |
| Tower Lease Revenue | $1,000 |
| Cost of maintenance | $33 |
| Expenses | $110 |
| EBITDAaL | $857 |
| EBITDAaL margin | 86% |

| Monthly figures (USD) | | 2 Tenants |
|---|---|---|
| Construction cost | | - |
| Tower Lease Revenue | x2 | $2,000 |
| Cost of maintenance | = | $33 |
| Expenses | | $110 |
| EBITDAaL | ↑ | $1,857 |
| EBITDAaL margin | | 93% |

| Monthly figures (USD) | | 3 Tenants | |
|---|---|---|---|
| Construction cost | | - | |
| Tower Lease Revenue | x3 | $3,000 | x N |
| Cost of maintenance | = | $33 | Remain the same |
| Expenses | | $110 | |
| EBITDAaL | ↑ | $2,857 | New tenant = pure EBITDAaL generation |
| EBITDAaL margin | | 95% | |

(1) For illustrative purposes only. Does not reflect SITES actual financial data.

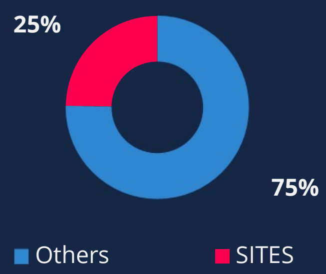
# Leading telecom infrastructure provider in LatAm

SITES

## Top Telecom Infrastructure Provider in LatAm

| Country * | Market Share [1] |
|---|---|
| Ecuador | 44% |
| República Dominicana | 42% |
| Honduras | 42% |
| Nicaragua | 38% |
| Guatemala | 37% |
| El Salvador | 37% |
| Argentina | 27% |
| Uruguay | 23% |
| Perú | 22% |
| Panamá | 20% |
| Chile | 19% |
| Paraguay | 19% |
| Brazil | 16% |
| Costa Rica | 15% |

**Market Share by # of Towers [2]**




## Footprint


| Region/Country | Towers | Portfolio Distribution | Tenancy Ratio |
|---|---|---|---|
| Brazil | 12,490 | 33% | 1.37 |
| Andean Region | 9,814 | 26% | 1.16 |
| Central America | 8,407 | 22% | 1.33 |
| AUP | 5,636 | 15% | 1.25 |
| Caribbean | 1,642 | 4% | 1.18 |
| **TOTAL** | **37,989** | **100%** | **1.28** |

Source: Sites LatAm as of 2Q26 and (1) TX Latam Regional Guide latest report | * Excluding Puerto Rico where we have nearly 2% of market share in the country
(2) Percentage of towers owned by independent tower companies in the countries where we have operations.

# Operating and Financial Results

Figures in million pesos (MXN)

## SITES at a glance

- During the second quarter of the year, foreign exchange effects impacted our results, limiting their growth. Total revenues reached 4,105 million Mexican pesos, of which **tower lease revenues accounted for 2,449** million, an increase of **17.9% compared to the same period of last year** on a constant currency basis.
- **EBITDAaL equaled 2,160 million Mexican pesos** for the quarter, while our **EBITDAaL margin came in at 88.2%.**

**1,253**
New towers built in LTM

**1.28x**
Tenancy Ratio

**88.2%**
EBITDAaL Margin

**+17.9%****
Tower Lease Revenues Growth

**Brazil**
Remained SITES biggest market

**15%**
Of our contracts with clients other than Claro

## SITES - Key Metrics

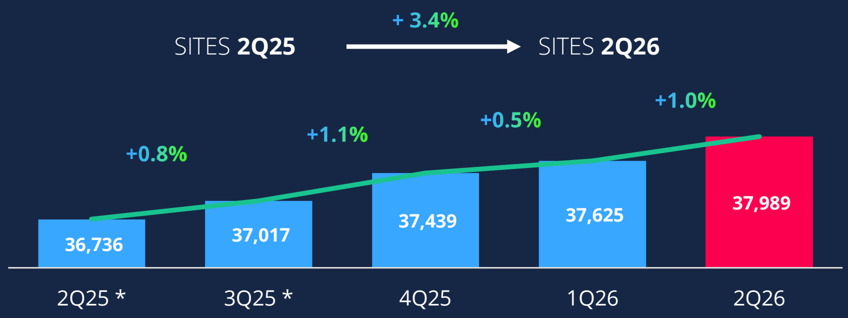
| Operating Results | 2Q26 | 2Q25 | Var. YoY |
|---|---|---|---|
| Total towers | 37,989 | 36,736 * | + 1,253 |
| Regional Footprint | | 15 countries | |
| Tenancy Ratio [1] | 1.28x | 1.23x | + 0.05x |
| Anchor Tenant | | América Móvil (Baa1/A-/A-) | |
| Anchor Tenant´s Market Share \| Ranking | | 30% \| #1 (LatAm) | |
| Contracted average life | | 10 years | |

| Financial Results | 2Q26 | 2Q25 | Var. % | ** Var.% CFX |
|---|---|---|---|---|
| Total Revenues | 4,105 | 4,206 | (2.4%) | 21.3% |
| Tower Lease Revenue | 2,449 | 2,626 | (6.8%) | 17.9% |
| EBITDAaL [2] | 2,160 | 2,364 | (8.6%) | 14.8% |
| *% Tower Lease Revenues* | *88.2%* | *90.0%* | *-1.8 p.p.* | *-2.4 p.p.* |
| Net Debt / EBITDAaL | 5.21x | 5.92x | -0.71x | |

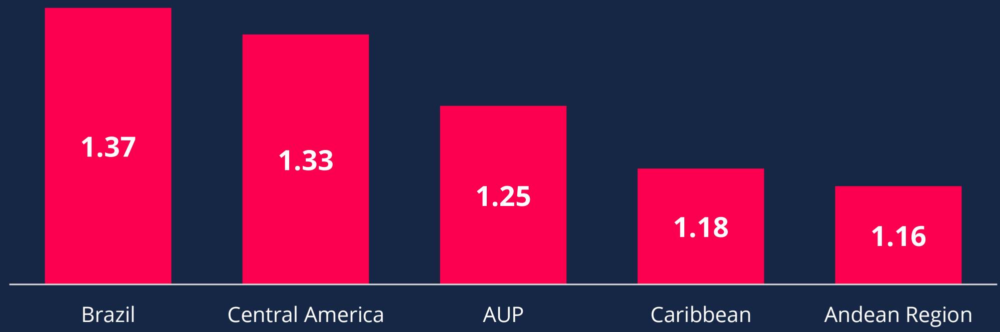
Source: Sites Latam at 2Q26 | (1) Calculated as the average number of customers per site divided by the total number of sites | (2) EBITDA excluding revenue from land lease agreements.
* Excluding the Colombian portfolio
** Growth changes calculated on a constant currency basis in order to isolate exchange rate effects.

# SITES Portfolio – 2Q26

## SITES - Portfolio Expansion




## SITES – Tenancy Ratio




## Build To Suit Program

**364 new sites** began operations primarily in the Andean Region, Brazil and Central America.


At the end of the second quarter of 2026, **SITES' individual site agreements and equivalents totaled 48,652.** Consolidated **tenancy ratio came in at 1.28 tenants per tower**.

Over the **past twelve months**, we **built 1,253 new sites,** demonstrating enormous potential as we push the accelerator on our operating pace.

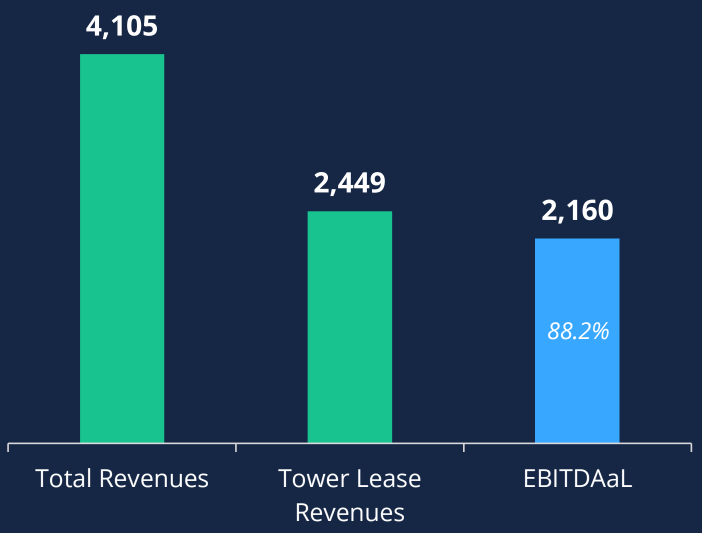
** Includes the sale of the Colombian portfolio*

# Tower Lease Revenue – 2Q26

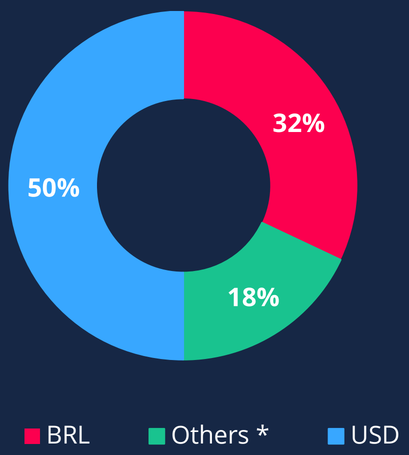
Figures in million pesos (MXN)

- During the second quarter of the year, **total revenues** totaled **4,105 million,** the results were affected by adverse foreign exchange comparisons, on a constant currency basis our revenues **increase 21.3% from the same period of last year.**
- **Tower lease revenues** totaled **2,449 million,** this represent an **increase** of **17.9%** on a constant currency basis against the 2Q25.
- Approximately **50%** of SITES revenues are in **US dollars**, and **32%** in **Brazilian Reais.**

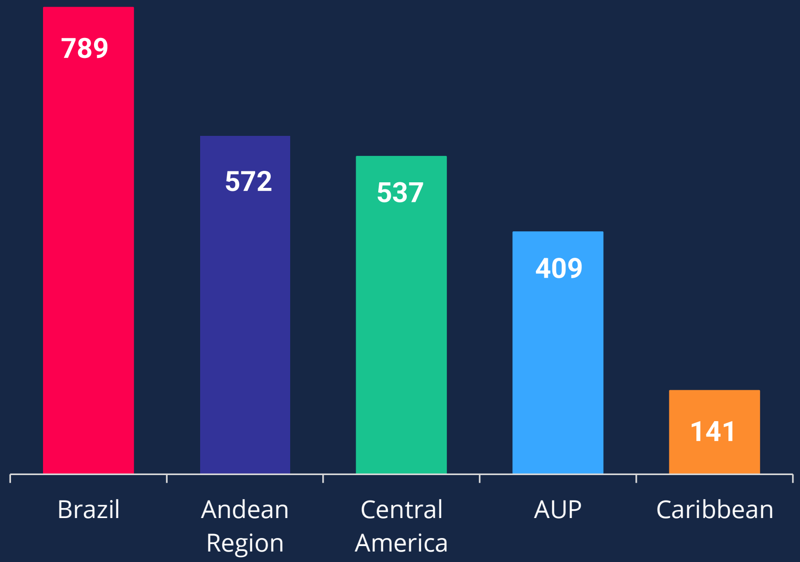
## SITES – Revenues




## SITES –Revenues by Currency




## SITES – Tower Lease Revenues per Region



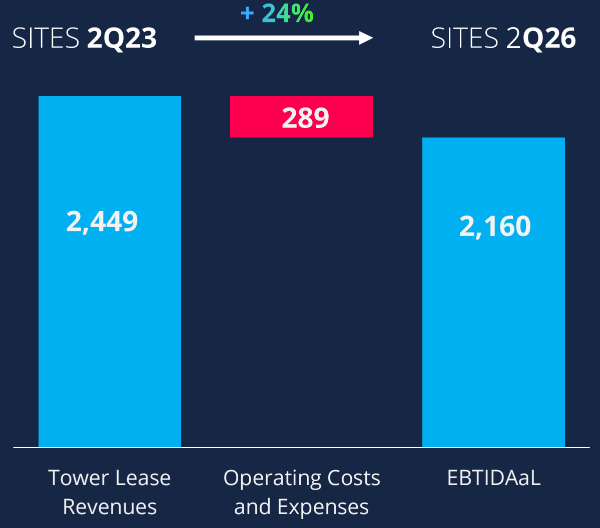

Source: Sites LatAm at 2Q26 | * Chilean peso, and Peruvian sol

# EBITDAaL – 2Q26

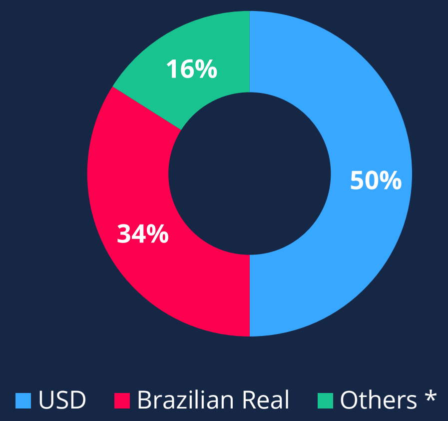
Figures in million pesos (MXN)

- Our **EBITDAaL** for the second quarter **equaled 2,160 million Mexican pesos, 14.8% higher** on constant currency basis, compared with the same period of last year.
- Our **EBITDAaL margin** came in at **88.2%,** maintaining similar levels than last periods.

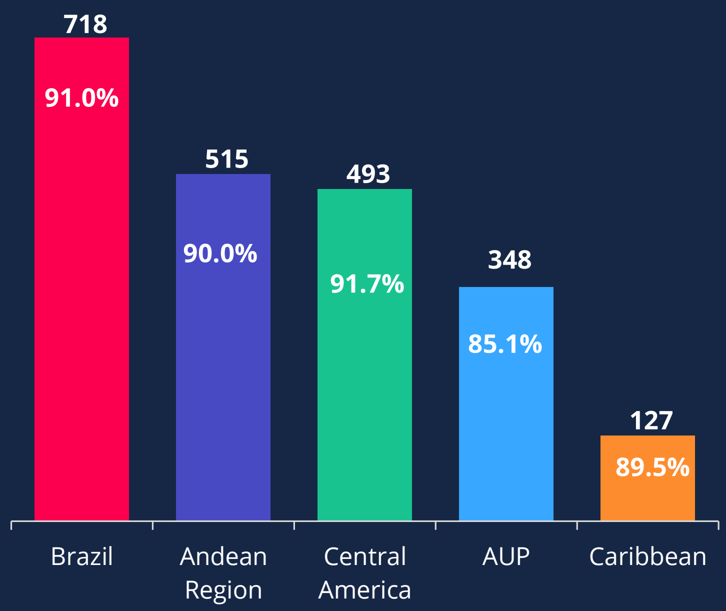
## SITES – EBITDAaL (%)




## SITES – EBITDAaL by Currency




## SITES – EBITDAaL per Region




Source: Sites LatAm at 2Q26 | * Chilean peso, and Peruvian sol

# Financial Debt

Figures in million pesos (MXN)

## SITES - Debt

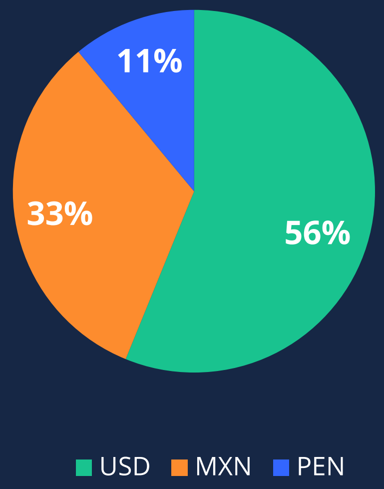
| | |
|---|---|
| **Gross Debt (MXN MM)** | **51,285** |
| Cash position | 5,259 |
| **Net Debt (MXN MM)** | **46,026** |

**Net Debt / EBITDAaL***

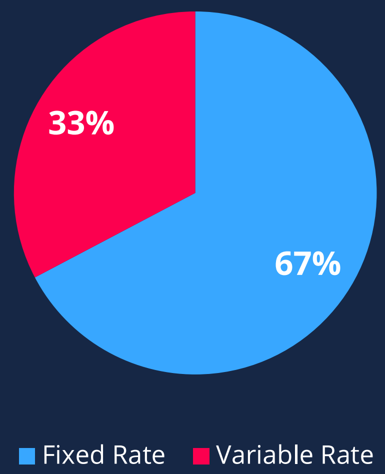
**5.21x**

## SITES - Debt composition

Currency




Rate




As of June 30th, 2026
* 12 months of EBITDAaL

# Determined to foster growth based on sustainability

## ESG Vision

We are determined to foster our **growth based on sustainability** and to contribute to the **United Nations' Sustainable Development Goals (SDG)** considering our stakeholders' needs and expectations.

### ENVIRONMENTAL

Being decisive actors in the fight against climate change **by mitigating our environmental impacts**.

### SOCIAL

**Generating social value** by considering our stakeholders including **shareholders, investors and the community.**

### GOVERNANCE

**Having the best people making decisions ,** prioritizing transparency.


## ESG Highlight – 2Q26

**IFRS S1 and IFRS S2**

During the second quarter of 2026, we began compiling information to ensure compliance with the International Financial Reporting Standards on Sustainability (IFRS S1 and S2). This aims to disclose material information regarding all significant sustainability-related risks and opportunities to which a company is exposed.

**Sustainability Report,**

We initiated the development process of our upcoming 2025 Sustainability Report, reaffirming our commitment to transparency and sustainable performance.

**Committed to be carbon neutral and to develop policies that generate a favorable impact on biodiversity in the region.**

SITES