



S I T E S

S I T E S

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.



37,439

Number of Towers
4Q25



15

Countries



1.26x

Tenancy Ratio⁽¹⁾
4Q25



91.5%

EBITDAaL⁽²⁾ Margin
4Q25

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 4Q25 & 12M25 | (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.

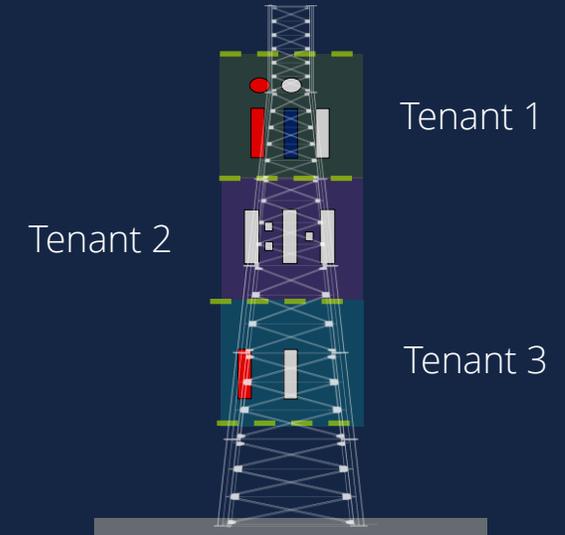
Company Overview



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**.



~2,200

New Towers
In 2026 (BTS)



~ \$85k USD

Average CapEx
per New Tower



~ \$400 USD

Maintenance
OpEx



~ \$1,000 USD

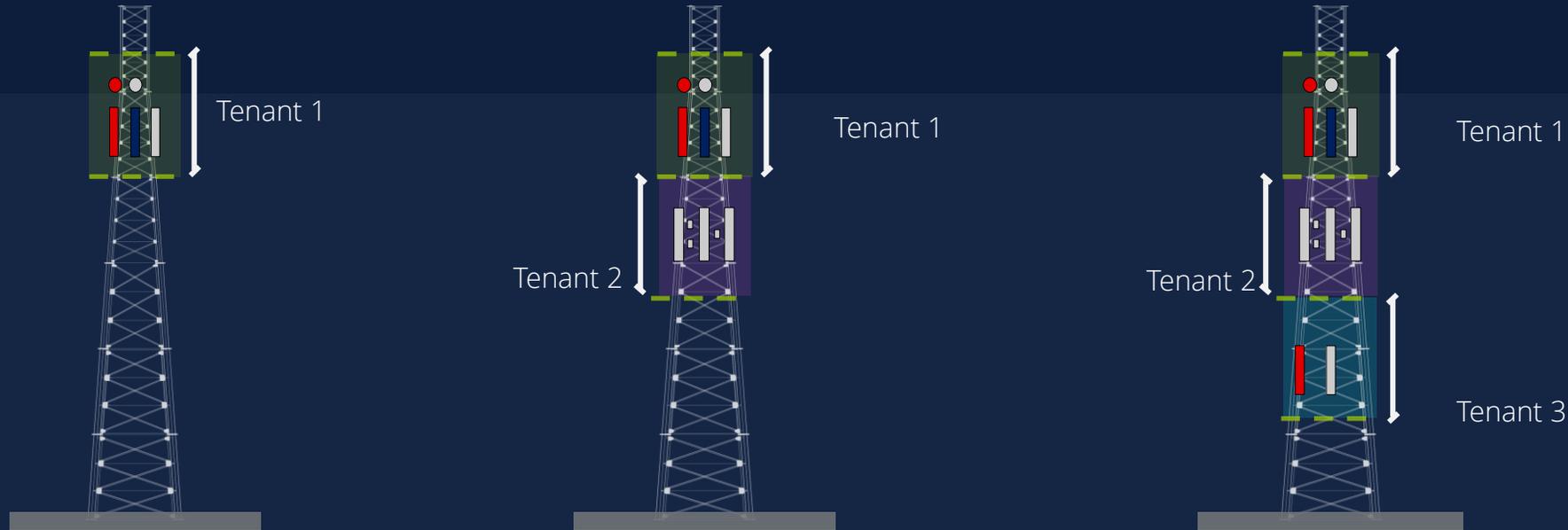
Average Monthly Rent per
Tenant



25+ different MNOs

Are located in our towers

Tower financials ⁽¹⁾



Monthly figures (USD)	1 Tenant	Monthly figures (USD)	2 Tenants	Monthly figures (USD)	3 Tenants
Construction cost	\$85,000	Construction cost	-	Construction cost	-
Tower Lease Revenue	\$1,000	Tower Lease Revenue	x2 \$2,000	Tower Lease Revenue	x3 \$3,000
Cost of maintenance	\$33	Cost of maintenance	= \$33	Cost of maintenance	= \$33
Expenses	\$110	Expenses	= \$110	Expenses	= \$110
EBITDAaL	\$857	EBITDAaL	↑ \$1,857	EBITDAaL	↑ \$2,857
EBITDAaL margin	86%	EBITDAaL margin	↑ 93%	EBITDAaL margin	↑ 95%

} Remain the same
} New tenant = pure EBITDAaL generation

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

Leading telecom infrastructure provider in LatAm

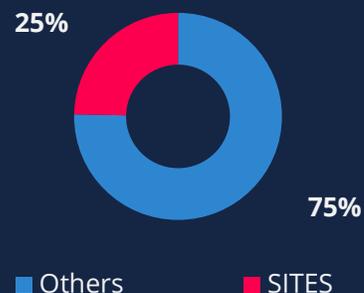


Top Telecom Infrastructure Provider in LatAm

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%

Footprint

Market Share by # of Towers ²



Region/Country	Towers	Portfolio Distribution	Tenancy Ratio
Brazil	12,225	33%	1.34
Andean Region	9,683	26%	1.15
Central America	8,361	22%	1.31
AUP	5,554	15%	1.24
Caribbean	1,616	4%	1.18
TOTAL	37,439	100%	1.26

Source: Sites LatAm as of 4Q25 and (1) TX Latam Regional Guide 2Q25 update | * 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 last twelve months of the year, total revenues reached 16,542 million Mexican pesos, of which **tower lease revenues accounted for 10,013** million, showing a growth of **8.4% compared to the same period of last year**.
- **EBITDAaL equaled 8,996 million Mexican pesos** for the last nine months of the year, while our **EBITDAaL margin came in at 89.8%**.



1,065

* New towers built in LTM



1.26x

Tenancy Ratio



+ 9.4%

EBITDAaL Growth



+ 8.4%

Tower Lease Revenues Growth



Brazil

Remained SITES biggest market



15%

Of our contracts with clients other than Claro

SITES - Key Metrics

Operating Results	4Q25	4Q24 *	Var. YoY
Total towers	37,439	36,374	+ 1,065
Regional Footprint	15 countries		
Tenancy Ratio ¹	1.26x	1.21x	+ 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	2025	2024	Var. %
Total Revenues	16,542	15,267	+ 8.3%
Tower Lease Revenue	10,013	9,234	+ 8.4%
EBITDAaL ²	8,996	8,221	+ 9.4%
% Tower Lease Revenues	89.8%	89.0%	+ 0.8 p.p.
Net Debt / EBITDAaL	5.65x	7.46x	- 1.81x

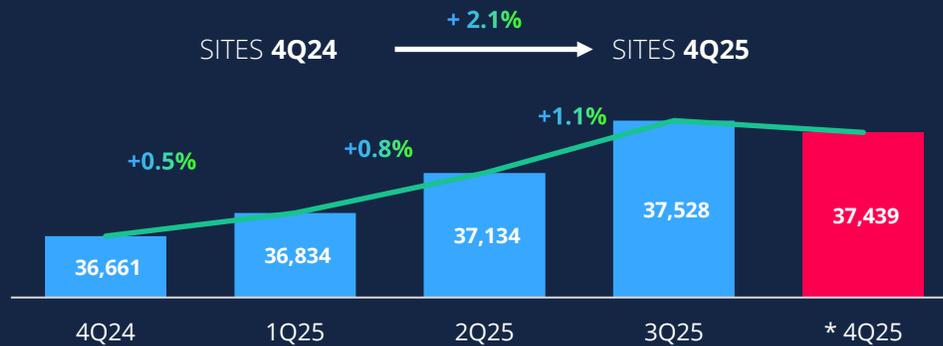
Source: Sites Latam at 4Q25 & 12M25 | (1) Calculated as the average number of customers per site divided by the total number of sites | (2) EBITDA excluding revenue from land lease agreements.

* Excluding the Colombian portfolio

SITES Portfolio – 4Q25



SITES - Portfolio Expansion



SITES – Tenancy Ratio



Build To Suit Program



At the end of the fourth quarter of 2025, **SITES' individual site agreements and equivalents totaled 47,200**. Consolidated **tenancy ratio came in at 1.26 tenants per tower**.

On the fourth quarter we built 422 new sites demonstrating enormous potential as we push the accelerator on our operating pace.

Over the **past twelve months**, we **built 1,065 new sites**, excluding the Colombian portfolio.

* Includes the sale of the Colombian portfolio

Tower Lease Revenue – 2025



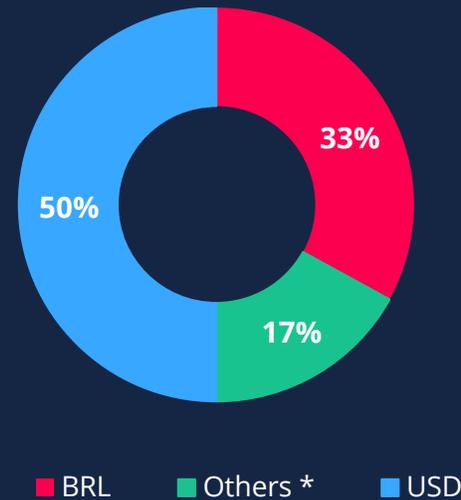
Figures in million pesos (MXN)

- During the last twelve months of the year, **total revenues** totaled **16,542 million**, representing an **increase of 8.3% compared with 2024**.
- **Tower lease revenues** totaled **10,013 million**, this shows an **increase of 8.4% when compared with 2024**.
- Approximately **50%** of SITES revenues are in **US dollars**, and **33%** in **Brazilian Reais**.

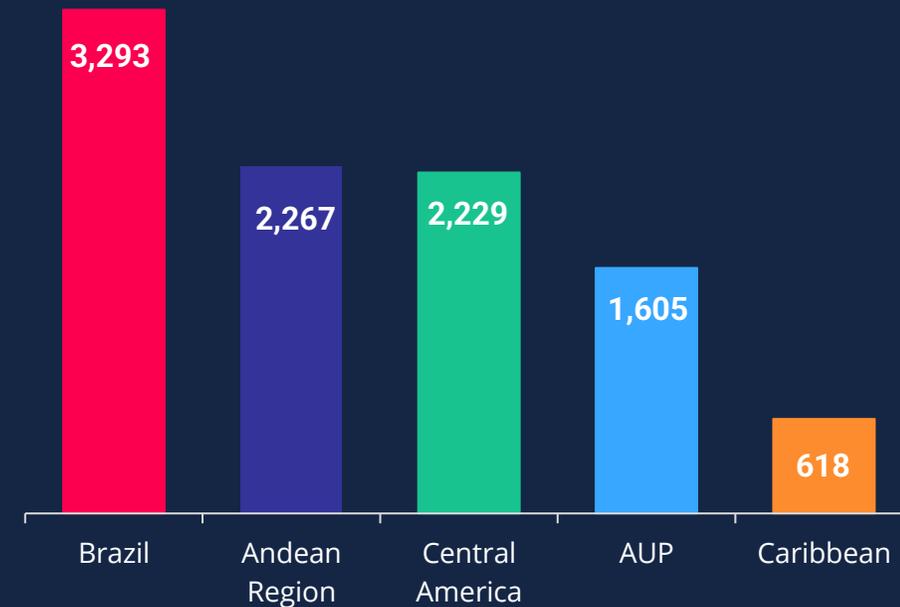
SITES – Revenues



SITES – Revenues by Currency



SITES – Tower Lease Revenues per Region



Source: Sites LatAm at 12M25 | * Chilean peso, and Peruvian sol

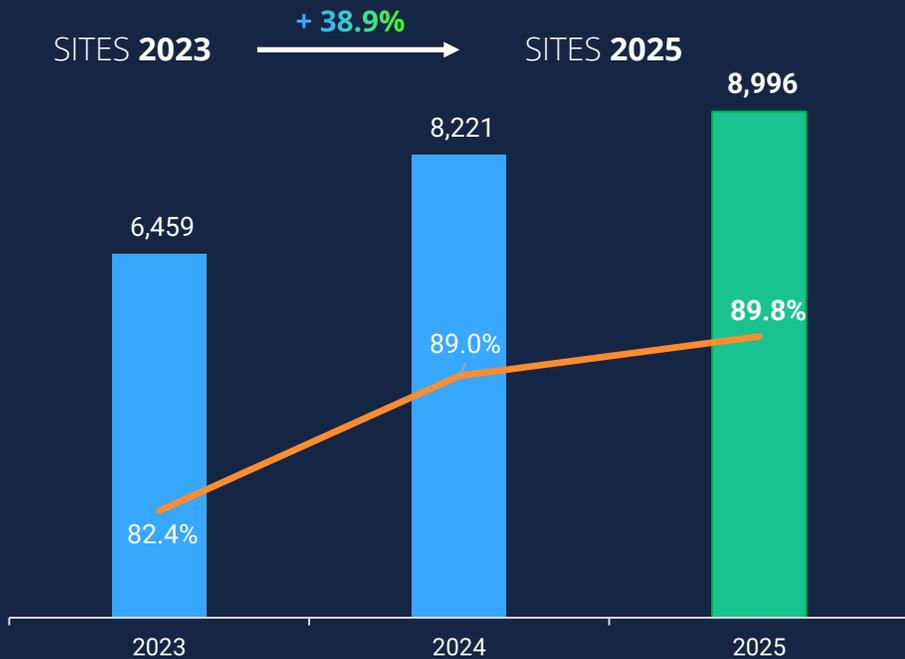
EBITDAaL – 2025

Figures in million pesos (MXN)

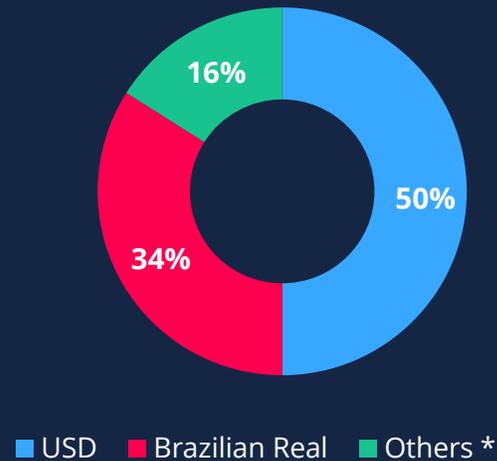


- Our **EBITDAaL** for the twelve months of the year **equaled 8,974 million Mexican pesos, 9.2% higher** compared with the same period of last year.
- Our **EBITDAaL margin** came in at **89.6%, expanding our margin by 0.6 percentage points** compared to the same period of the previous year, this was achieved by a **steady generation of revenues**, as well as the implementation of a **cost control policies** across all regions.

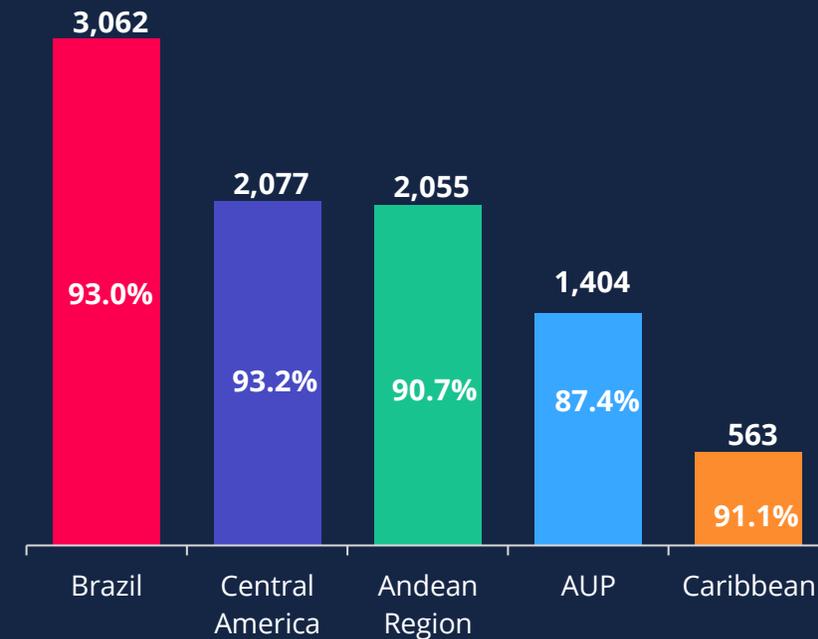
SITES – EBITDAaL (%)



SITES – EBITDAaL by Currency



SITES – EBITDAaL per Region



Source: Sites LatAm at 12M25 | * Chilean peso, and Peruvian sol

Financial Debt

Figures in million pesos (MXN)

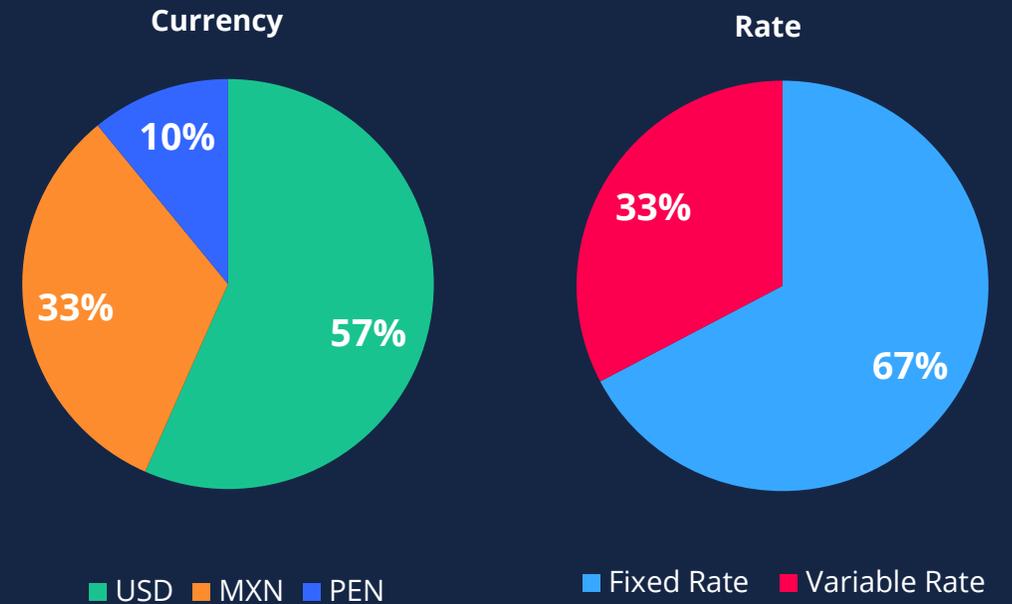


SITES - Debt

Gross Debt (MXN MM)	52,264
Cash position	1,397
Net Debt (MXN MM)	50,867

Net Debt / EBITDAaL*
5.65x

SITES - Debt composition



As of December 31st, 2025

* 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 – 4Q25

IFRS S1 and IFRS S2

During the fourth quarter of 2025, we conducted our double materiality assessment, enhancing the identification of key risks and opportunities for business. This update enables us to keep our risk map up to date, refine our objectives, align our strategies with market requirements, and ensure compliance with the IFRS Sustainability Disclosure Standards (IFRS S1 and IFRS S2).

Sustainability Report,

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

Scope 1 and Scope 2

As in every quarter, we consolidated Scope 1 and Scope 2 emissions across all countries of operation within our measurement system, ensuring accurate and consistent monitoring of our carbon footprint.

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

Investment Highlights



- **Second largest** telecom infrastructure provider in Latin America.
- Plenty of **capacity for further growth** in tenant base supported by favorable industry dynamics.
- **Long-term contracts** with América Móvil, world-class telecom operator.
- Robust **financial performance** with highly predictable **cash-flows mostly in USD**, substantial margins and upside potential.
- Ability to build **world-class facilities** at **low costs**.
- **Highly experienced management team** with strong background in the industry.



S I T E S

The image features the word "SITES" in a bold, red, sans-serif font, centered on a dark blue background. The letters are widely spaced. Above and below the word are two red, semi-circular arcs that together form a partial circle, framing the text.