

SITIOS LATINOAMERICA, S.A.B. DE C.V. FOURTH QUARTER OF 2025 FINANCIAL AND OPERATING REPORT

MEXICO CITY, FEBRUARY 26TH, 2026 – SITIOS LATINOAMÉRICA, S.A.B. DE C.V. (“SITES”) [BMV: LASITE *], ANNOUNCED TODAY ITS FINANCIAL AND OPERATING RESULTS FOR THE FOURTH QUARTER AND TWELVE MONTHS OF 2025.

Highlights

As of December 31st, 2025, SITES completed its fourth quarter of operations. Throughout the year, SITES delivered a consistent operating performance, reflected in revenue growth across all regions where it operates. Consolidated EBITDAaL showed sustained expansion, primarily driven by operational efficiencies and steady revenue generation, which enabled margins close to 90%. Results from Brazil and the Andean Region stood out for their contribution to consolidated growth and profitability. Overall, these results confirm the strength of the business model and the effectiveness of the optimization strategies implemented.

- At the end of the fourth quarter of 2025, SITES reported a consolidated portfolio of **37,439 sites**, representing an organic growth of **422 sites** compared to the previous quarter and **1,065 sites** year-over-year.
- Throughout the period, **290 new co-locations** were achieved across the regions where we operate.
- As of the end of this quarter, we registered **47,200 individual site agreements and equivalents**, an increase of **2,993 individual agreements** compared to the same period last year.
- Total revenues for the twelve months of the year reached **\$16,542 million Mexican pesos**, representing an increase of +8.3% compared with last year, of which 61% corresponded to tower lease revenues.
- Tower lease revenues accumulated during the twelve months of the year amounted to **\$10,013 million Mexican pesos** (+8.4% versus the same period last year).
- Consolidated EBITDAaL for the year totaled **\$8,996 million Mexican pesos**, an increase of +9.4% versus the same period last year, resulting in a **consolidated margin of 89.8%**, an expansion of 0.8 percentage points compared to the same period last year.
- As of the end of December, our net debt represented **5.65 times** our EBITDAaL, reflecting our ongoing commitment to deleveraging through EBITDAaL expansion.
- On October 31st, 2025, SITES informed the market that, **in line with its operational optimization strategy**, it completed the transfer of 100% of the shares representing the capital stock of Sites Latam Colombia, S.A.S. previously held by SITES. As a result of this transaction, **the Company concluded its operations in the Republic of Colombia.**

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SITES LATAM – Stock Fundamentals as of 4Q25

EBITDAaL	2,233
EBITDAaL per share ¹	0.53
AFFO	2,422
AFFO per share ²	0.58
Outstanding shares ³	4,181.2

Figures in million Mexican pesos.

¹ EBITDAaL / Total Outstanding Shares.

² AFFO / Total Outstanding Shares.

³ Millions of shares.

SITES LATAM – Operating Subsidiaries as of December 2025

Country	Company	Business Participation
Argentina	Sitios Argentina S.A.	100%
Brazil	Torres do Brasil S.A.	86.93%
Chile	Sites Chile S.A.	100%
Costa Rica	Sites Telecomunicaciones Costa Rica S.A.	100%
Dominican Republic	Towers and Sites Dominicana S.A.S.	100%
Ecuador	Sites Ecuador S.A.S.	100%
El Salvador	Sites El Salvador S.A. de C.V.	100%
Guatemala	Sites Guatemala S.A.	100%
Honduras	Sites Honduras S.A. de C.V.	100%
Nicaragua	Sites Nicaragua S.A.	100%
Panama	Sites Panamá 1, S.A.	100%
Paraguay	Sitios Telecomunicaciones Paraguay S.A.	100%
Peru	Sites del Perú S.A.C.	100%
Puerto Rico	Sites Puerto Rico LLC	100%
Uruguay	Sitios Telecomunicaciones Uruguay S.A.	100%

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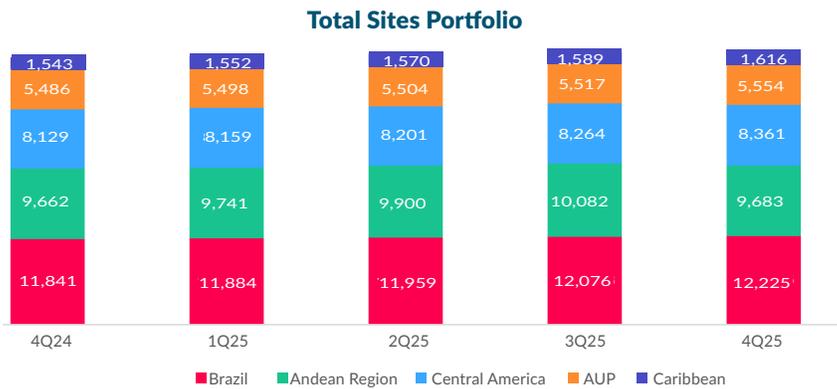
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CONSOLIDATED PERFORMANCE

a. Operating Results

At the end of the fourth quarter of 2025, SITES reported a consolidated portfolio of 37,439 sites across 15 Latin American countries. These include 12,225 in Brazil; 9,683 in Chile, Ecuador, and Peru (Andean Region); 8,361 in Costa Rica, El Salvador, Guatemala, Honduras, Nicaragua, and Panama (Central America); 5,554 in Argentina, Uruguay, and Paraguay (AUP); and the remaining 1,616 sites in Puerto Rico and the Dominican Republic (Caribbean).



During the fourth quarter of 2025, 422 new sites were added to our portfolio, this growth was driven mainly by Brazil, the Andean Region, and Central America, contributing 149, 112, and 97 new sites, respectively.

During the fourth quarter of the year, SITES informed the market that, in line with its operational optimization strategy, it completed the transfer of 100% of the shares representing the capital stock of Sites Latam Colombia, S.A.S. previously held by SITES. As a result of this transaction, the company concludes its operations in the Republic of Colombia.

Over the past twelve months, the Company built 1,065 new sites, the figure would have risen to 1,289 new sites if we included the sites built in Colombia up to the third quarter of the year, with notable increases in Brazil, and Central America, contributing 384, and 232 new sites, respectively. This solid operating performance reflects our commitment to the deployment of passive infrastructure across Latin America.

Brazil remained SITES' largest market, accounting for approximately 33% of the total site portfolio. Favorable industry dynamics, together with growing structural demand for connectivity solutions, have sustained high levels of passive infrastructure requirements. In this context, our Brazilian operation added 384 new sites over the last twelve months.

The Andean Region continued to play a significant role in the Company's expansion, representing close to 26% of the consolidated portfolio. The region is expected to maintain solid operating performance, supported by favorable demand conditions in key markets such as Peru, along with efficient execution of operating strategies.

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In Central America, SITES maintained a stable construction pace, with the addition of 232 new sites over the twelve-month period. Government initiatives aimed at the deployment of fifth-generation networks have reinforced regional demand for passive infrastructure, and this trend is expected to continue supporting growth across the different markets in the region.

In the Argentina, Uruguay and Paraguay (AUP) region, a total of 68 new sites were built during the same period. Despite a challenging macroeconomic environment, improvements in regulatory frameworks and early signs of economic stabilization suggest a more favorable outlook for infrastructure expansion in the coming months.

Finally, in the Caribbean, 73 new sites were deployed over the last year, reflecting gradual expansion in relatively smaller-scale markets, with opportunities for selective growth and focused development.

SITES LATAM- Operating Indicators as of 4Q25

Region	Towers	Individual Site Agreements and Equivalents	Tenancy Ratio
Brazil	12,225	16,325	1.34
Andean Region	9,683	11,165	1.15
Central America	8,361	10,917	1.31
AUP	5,554	6,893	1.24
Caribbean	1,616	1,900	1.18
Total	37,439	47,200	1.26

At the end of the fourth quarter of 2025, SITES reported 47,200 individual site agreements and equivalents, reaching a consolidated tenancy ratio of 1.26 tenants per tower. This performance reflects improved asset utilization and a sustained growth trend across the Company's core operating markets.

Over the last twelve months, occupancy metrics improved across all regions. In Central America, the tenancy ratio reached 1.31 tenants per tower, up from 1.24 in the same period of the prior year, marking nine consecutive quarters of growth, primarily driven by 5G network deployments.

In Brazil, operations achieved a tenancy ratio of 1.34 tenants per tower, recording five consecutive quarters of expansion. This result underscores the commercial strength of the Brazilian portfolio and the team's ability to capture incremental colocation opportunities in a highly competitive market.

The Andean Region closed the quarter with a tenancy ratio of 1.15 tenants per tower, compared to 1.12 in the same period last year, mainly supported by increased network densification in Peru. Meanwhile, the Caribbean reached a ratio of 1.18, and the Argentina, Uruguay, and Paraguay (AUP) region recorded 1.24 tenants per tower. Both regions showed consistent improvements versus prior periods, reflecting a gradual optimization of the existing portfolio.

Overall, quarterly performance demonstrates the successful execution of a disciplined commercial strategy focused on maximizing site-level profitability and strengthening recurring revenue generation.

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b. Financial Results

At the end of the fourth quarter of 2025, total revenues amounted to \$4,131 million Mexican pesos, representing a contraction of -3.7% compared to the same period last year, the variation was mainly driven by adverse exchange comparisons. Despite the impact of exchange rates, tower lease revenues reached \$2,439 million Mexican pesos, reflecting a moderate increase of +0.3% compared to the same period of last year.

Total revenues for the twelve months of the year amounted to \$16,542 million Mexican pesos, an increase of +8.3% year over year. Tower lease revenues reached \$10,013 million Mexican pesos, an increase of +8.4% compared to the previous year.

This consistent performance confirms the effectiveness of our commercial strategy and highlights SITES' solid operational capacity to generate sustainable and consistent results in all regions where we operate.

SITES LATAM- Financial Summary

	4Q25	4Q24	Var.	2025	2024	Var.
Total Revenues	4,130,687	4,291,240	(3.7%)	16,541,806	15,267,300	8.3%
Tower lease revenues	2,439,211	2,431,992	0.3%	10,012,553	9,234,366	8.4%
Land lease revenues	1,691,476	1,859,248	(9.0%)	6,529,253	6,032,934	8.2%
Operating Costs and Expenses	206,511	235,121	(12.2%)	1,016,797	1,012,942	0.4%
EBITDA	3,924,175	4,056,118	(3.3%)	15,525,009	14,254,359	8.9%
%	95.0%	94.5%	0.5	93.9%	93.4%	0.5
EBITDAaL	2,232,700	2,196,871	1.6%	8,995,756	8,221,425	9.4%
%	91.5%	90.3%	1.2	89.8%	89.0%	0.8

Figures in million Mexican pesos.

During the last twelve months of the year, tower lease revenues maintained favorable trends in all regions where we operate, reflecting the strength of our operations and the stability of demand for connectivity services.

In Brazil, we continued to strengthen our revenue base, reaching sustained growth of +16.5% compared to the same period of last year and +9.2% during the last twelve months. This performance consolidates Brazil as a strategic growth driver for the Company, backed by efficient operational execution and consistent commercial dynamics. During the period, Brazil contributed 35% of consolidated tower lease revenues.

In the Andean region, on quarterly basis, tower lease revenues decelerate mainly due to the deconsolidation of our operations in Colombia and adverse exchange rate effects. For the last twelve months, our tower lease revenues increase +13.7%, driven by solid operating performance in Peru and consistent revenue generation in Ecuador and Chile.

In Central America (CENAM), our tower lease revenues recorded moderate growth of +1.9% in the twelve months of the year, while in quarterly basis it reflected a contraction attributable to unfavorable exchange rate effects. The region contributed 22% of consolidated tower lease revenues.

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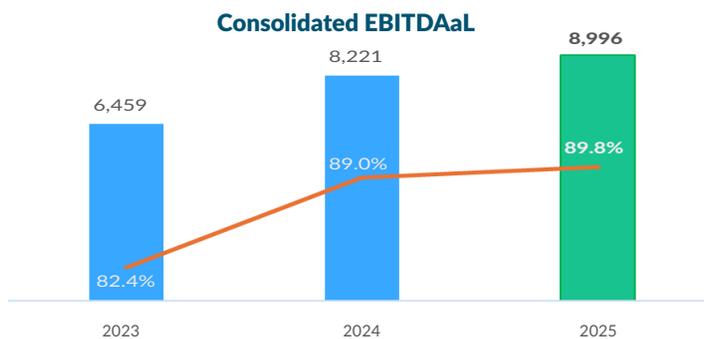
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In Argentina, Uruguay, and Paraguay (AUP), tower lease revenues increased +5.4% during the twelve months of the year. Finally, the Caribbean reported a +20.2% increase in tower lease revenues during the same period, driven by the solid performance of the Dominican Republic.

At the end of the fourth quarter of 2025, our consolidated EBITDAaL stood at \$2,233 million Mexican pesos, representing a quarter over quarter increase of +1.6%. The margin for the quarter stood at 91.5%, expanding by 1.2 percentage points quarter over quarter.

During the twelve months of the year, our consolidated EBITDAaL reached \$8,996 million Mexican pesos, an increase of +9.4% compared to the same period last year, resulting in an EBITDAaL margin of 89.8%, representing an expansion of 0.8 percentage points.

The stability of our EBITDAaL margin reflects steady revenue generation and the effective implementation of our cost and operating expense control strategies, highlighting the operational strength of SITES.



Figures in million Mexican pesos.

During the twelve months of the year, consolidated EBITDAaL showed sustained growth in all regions, driven by operational efficiencies and adequate cost control initiatives.

Brazil recorded EBITDAaL of \$3,062 million Mexican pesos, an increase of +10.3% in the twelve-month period, with a margin of 93.0%, equivalent to an expansion of 1.0 percentage point year over year.

Central America reported EBITDAaL of \$2,077 million Mexican pesos, growing +3.1% in the last twelve months, with a margin of 93.2%, expanding 1.1 percentage points compared to the same period last year. Meanwhile, the Andean region achieved EBITDAaL of \$2,055 million Mexican pesos, an increase of +15.1%, with a margin of 90.7%, expanding 1.1 percentage points compared to the same period last year.

The AUP region (Argentina, Uruguay, and Paraguay) achieved EBITDAaL of \$1,404 million Mexican pesos, up +6.3% in the twelve-month period, with a margin of 87.4%, representing an expansion of 0.7 percentage points. Finally, the Caribbean recorded EBITDAaL of \$563 million Mexican pesos, an increase of +19.6% in the nine-month period, with a margin of 91.1%.

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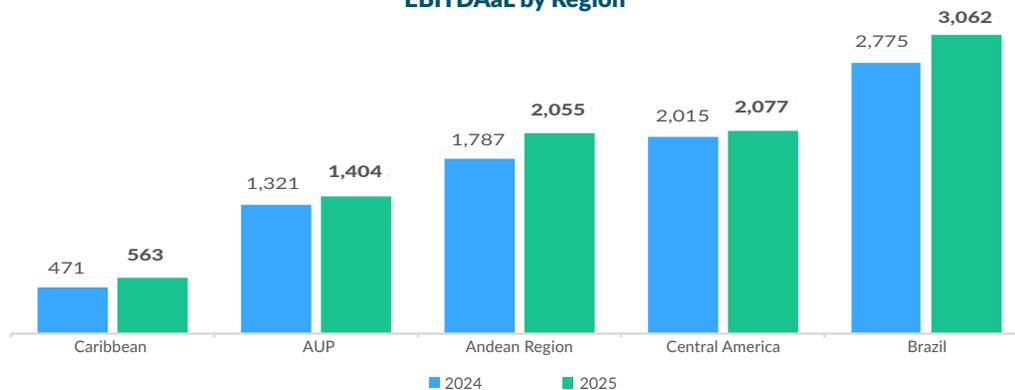
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The performance of our EBITDAaL across regions reflects operational efficiency and discipline in cost control, strengthening our ability to generate consistent and highly profitable cash flows. The results demonstrate the effectiveness of our optimization strategies and the maturity of our regional operating structure.

EBITDAaL by Region



Figures in million Mexican pesos.

We reaffirm our commitment to sustained EBITDAaL expansion, maintaining operating margins around 90%, in line with our vision of efficiency and long-term value creation.

At the end of December, our gross debt stood at \$52,264 million Mexican pesos, and our net debt was equivalent to 5.65 times our EBITDAaL¹.

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¹ Net Debt / Last Twelve Months EBITDAaL

SITES LATAM – Income Statement as of 4Q25

	4Q25 MXN	4Q24 MXN	Var. %	2025 MXN	2024 MXN	Var. %
Revenues:						
Tower lease revenues	2,439,211	2,431,992	0.3%	10,012,553	9,234,366	8.4%
Land lease revenues	1,691,476	1,859,248	(9.0%)	6,529,253	6,032,934	8.2%
	4,130,687	4,291,240	(3.7%)	16,541,806	15,267,300	8.3%
Operating costs and expenses:						
Cost of service	(38,120)	(23,309)	63.5%	(184,919)	(156,370)	18.3%
Operating expenses	(168,392)	(211,812)	(20.5%)	(831,879)	(856,572)	(2.9%)
Depreciation	(1,099,133)	(1,059,356)	3.8%	(3,594,942)	(4,180,780)	(14.0%)
Depreciation of rights of use (IFRS 16)	(1,394,671)	(1,237,611)	12.7%	(4,692,021)	(4,383,570)	7.0%
	(2,700,315)	(2,532,088)	6.6%	(9,303,760)	(9,577,292)	(2.9%)
Operating profit	1,430,372	1,759,152	(18.7%)	7,238,046	5,690,008	27.2%
Interest payable	(974,422)	(1,325,179)	(26.5%)	(4,148,898)	(4,916,414)	(15.6%)
Leasing interests	(688,353)	(597,828)	15.1%	(2,308,300)	(1,727,276)	33.6%
Gained interests	88,269	48,970	80.3%	131,415	243,503	(46.0%)
Foreign exchange gain and monetary position	646,560	(791,460)	181.7%	2,922,334	(2,666,236)	209.6%
Other income/expenses	276,626	885,199	(68.7%)	58,527	926,812	(93.7%)
Profit before income tax	779,051	(21,147)	3,784%	3,893,124	(2,449,602)	258.9%
Income taxes	(612,915)	(275,288)	122.6%	(2,292,341)	(2,317,714)	(1.1%)
Deferred taxes	184,004	211,031	(12.8%)	810,855	951,610	(14.8%)
Other local taxes	(3,546)	32,223	(111%)	26,372	15,012	75.7%
Net Income for the Period	346,594	(53,180)	751.7%	2,438,010	(3,800,694)	164.1%
Minority interest	70,052	139,266	(49.7%)	213,804	359,725	(40.6%)
Discontinued operations	65,723	-	n.m.	65,723	-	n.m.
Net Result of the Period	342,265	(192,446)	277.8%	2,289,929	(4,160,419)	155.0%
EBITDA	3,924,175	4,056,118	(3.3%)	15,525,009	14,254,359	8.9%
EBITDAaL	2,232,700	2,196,871	1.6%	8,995,756	8,221,425	9.4%
% Margin	91.5%	90.3%	1.2 p.p.	89.8%	89.0%	0.8 p.p.

Figures in thousands Mexican pesos.

Note: consolidated results reflect the hyperinflationary scenario of the Argentinean economy, the accounting standards of the country require an estimate of inflation adjustment in most accounts, both in Income Statement and Balance Sheet, this adjustment is also in accordance with IAS 29 to the information that is consolidated at Sitios Latinoamérica S.A.B de C.V. The Income Statement reflects a couple of accounts (depreciation for rights of use, and interest on rights of use) attributable to IFRS 16, that is, they are financial items that do not count towards the estimation of EBITDAaL or cash flow and that do impact on the Operating and Net Result. The methodology used in the sector to determine EBITDAaL is calculated on income from infrastructure rental, discounting the costs and expenses of the operations..

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SITES LATAM – Balance Sheet as of 4Q25

	As of December 31 st , 2025, MXN	As of December 31 st , 2024, MXN
Current Assets:		
Cash	1,397,226	1,345,759
Accounts receivable	1,939,119	1,920,443
Income taxes	2,568,666	2,596,453
Other current assets	387,852	261,963
Total Current Assets	6,292,863	6,124,618
Non-current assets:		
Property and equipment, net	82,234,796	86,212,047
Rights of use	19,591,608	23,757,704
Other non-current assets	22,396	26,600
Deferred Tax Assets	1,808,226	1,262,895
Total Non-current Assets	103,657,026	111,259,246
Total Assets	109,949,889	117,383,864
Current liabilities:		
Short-term debt and current portion of long-term debt	1,431,290	1,610,564
Liabilities related to short-term rights of use	2,149,828	3,555,262
Accounts payable	2,959,168	3,198,461
Taxes payable	677,880	730,263
Total Current Liabilities	7,218,166	9,094,550
Non-current liabilities:		
Long-term debt	51,307,977	55,120,870
Liabilities related to long-term rights of use	18,693,727	21,256,911
Deferred income taxes	14,882,352	15,663,501
Obligations for the withdrawal of assets and others	5,377,651	5,343,379
Total non-current Liabilities	90,261,707	97,384,661
Total Liabilities	97,479,874	106,479,211
Equity:		
Capital Stock	4,001,572	4,001,572
Conversion effect, surplus and other capital accounts	5,244,835	10,327,257
Minority interest	933,681	736,243
Profit for the period	2,289,929	(4,160,419)
Total Equity	12,470,016	10,904,652
Total Liabilities and Equity	109,949,889	117,383,864

Figures in thousands Mexican pesos.

In some cases, the quarterly reports and any other written material of SITES may contain forecasts or projections that reflect the current vision or expectations of SITES and its management regarding its performance, business, and future events. Forecasts include, without limitation, any statement that may predict, indicate, or imply future results, performance, or achievements and may contain words such as "believe", "anticipate", "expect", "in our view", "likely to result", or some other word or phrase with similar meaning. Such statements are subject to certain risks, contingencies, and assumptions. We caution that several important factors could cause actual results to differ materially from the plans, objectives, expectations, estimates, and intentions expressed in this report. In no event, neither SITES, nor any of its subsidiaries, affiliates, directors, executives, agents, or employees may be liable to third parties (including investors) for any investment, decision, or action taken concerning the information contained in this document or for any special or similar consequential damage.

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ENVIRONMENTAL, SOCIAL AND GOVERNANCE (ESG)

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).

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

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.

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SITES LATAM – Financial Results per Country/Region as of 4Q25

	4Q25	4Q24	Var.%	2025	2024	Var.%
Brazil						
Total Revenues	1,479,366	1,305,063	13.4%	5,805,417	5,295,293	9.6%
Tower Lease Revenues	847,173	726,929	16.5%	3,293,338	3,016,552	9.2%
Land Lease Revenues	632,193	578,134	9.4%	2,512,079	2,278,741	10.2%
EBITDAaL	782,510	685,430	14.2%	3,062,352	2,775,246	10.3%
% Tower Lease Revenues	92.4%	94.3%	(1.9)	93.0%	92.0%	1.0
Andean Region						
Total Revenues	899,339	995,536	(9.7%)	3,922,860	3,503,918	12.0%
Tower Lease Revenues	503,171	573,093	(12.2%)	2,267,116	1,994,349	13.7%
Land Lease Revenues	396,168	422,443	(6.2%)	1,655,744	1,509,569	9.7%
EBITDAaL	460,403	512,586	(10.2%)	2,055,438	1,786,560	15.1%
% Tower Lease Revenues	91.5%	89.4%	2.1	90.7%	89.6%	1.1
Central America						
Total Revenues	873,696	938,043	(6.9%)	3,586,566	3,422,553	4.8%
Tower Lease Revenues	544,115	581,944	(6.5%)	2,228,811	2,186,849	1.9%
Land Lease Revenues	329,581	356,099	(7.4%)	1,357,756	1,235,704	9.9%
EBITDAaL	535,164	532,965	0.4%	2,077,389	2,015,190	3.1%
% Tower Lease Revenues	98.4%	91.6%	6.8	93.2%	92.2%	1.1
AUP						
Total Revenues	640,240	808,994	(20.9%)	2,239,334	2,207,507	1.4%
Tower Lease Revenues	400,554	406,551	(1.5%)	1,605,113	1,522,386	5.4%
Land Lease Revenues	239,686	402,443	(40.4%)	634,221	685,121	(7.4%)
EBITDAaL	357,013	351,278	1.6%	1,403,582	1,320,788	6.3%
% Tower Lease Revenues	89.1%	86.4%	2.7	87.4%	86.8%	0.7
Caribbean						
Total Revenues	238,046	243,604	(2.3%)	987,628	838,029	17.9%
Tower Lease Revenues	144,198	143,475	0.5%	618,176	514,231	20.2%
Land Lease Revenues	93,848	100,129	(6.3%)	369,452	323,798	14.1%
EBITDAaL	132,510	130,824	1.3%	563,409	471,180	19.6%
% Tower Lease Revenues	91.9%	91.2%	0.7	91.1%	91.6%	(0.5)

Figures in thousands Mexican pesos.

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SITES LATAM – Financial Debt as of 4Q25 (Millions)

Amount MXN	Amount USD	Currency	Rates	Maturity
4,652.1	258.9	PEN	9.13%	21-sept-33
17,966.7	1,000	USD	5.38%	04-apr-32
17,092.8	951.4	MXN	TIIIE 28d + 1.25%	18-mar-27
11,596.3	645.4	USD	6.00%	25-nov-29
956.2	53.2	PEN	7.30%	01-dec-26
52,264.2	2,908.9	Average interest rate USD equivalent: 5.76%		

Exchange rate as of December 31st, 2025.

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EXCHANGE RATES

SITES LATAM – Exchange Rates Local Currency Units per US Dollar

Country	Currency	4Q25	4Q24	Var.%
Argentina	Argentinian Peso	1,455.0000	1,032.0000	41.0%
Brazil	Brazilian Reais	5.3957	5.8400	(7.6%)
Chile	Chilean Peso	934.7345	962.6356	(2.9%)
Costa Rica	Colones	502.0558	513.7074	(2.3%)
Dominican Republic	Dominican Peso	63.7725	60.5041	5.4%
Ecuador	Dollars	1.0000	1.0000	0.0%
El Salvador	Dollars	1.0000	1.0000	0.0%
Guatemala	Quetzals	7.6560	7.7163	(0.8%)
Honduras	Lempiras	26.4084	25.2100	4.8%
Nicaragua	Cordobas	36.6243	36.6243	0.0%
Panama	Dollars	1.0000	1.0000	0.0%
Paraguay	Guaraní	6,938.0463	7,832.5674	(11.4%)
Peru	Peruvian Sol	3.3898	3.7596	(9.8%)
Puerto Rico	Dollars	1.0000	1.0000	0.0%
Uruguay	Uruguayan Peso	39.5880	42.6619	(7.2%)
Mexico	Mexican Peso	18.3117	20.0665	(8.7%)

Average exchange rate of the period.

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SITES LATAM – Exchange Rates Local Currency Units per Mexican Peso

Country	Currency	4Q25	4Q24	Var.%
Argentina	Argentinian Peso	0.0124	0.0196	(37.0%)
Brazil	Brazilian Reais	3.3947	3.4393	(1.3%)
Chile	Chilean Peso	0.0196	0.0209	(6.2%)
Costa Rica	Colones	0.0365	0.0391	(6.7%)
Dominican Republic	Dominican Peso	0.2872	0.3317	(13.4%)
Ecuador	Dollars	18.3117	20.0665	(8.7%)
El Salvador	Dollars	18.3117	20.0665	(8.7%)
Guatemala	Quetzals	2.3918	2.6060	(8.2%)
Honduras	Lempiras	0.6934	0.7959	(12.9%)
Nicaragua	Cordobas	0.5000	0.5479	(8.7%)
Panama	Dollars	18.3117	20.0665	(8.7%)
Paraguay	Guaraní	0.00264	0.00260	1.6%
Peru	Peruvian Sol	5.4023	5.3375	1.2%
Puerto Rico	Dollars	18.3117	20.0665	(8.7%)
Uruguay	Uruguayan Peso	0.4626	0.4705	(1.7%)
Mexico	Mexican Peso	1.0000	1.0000	0.0%

Average exchange rate of the period.

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<i>Active Infrastructure</i>	Means the components of telecommunications or broadcasting networks that store, emit, process, receive, or transmit writing, images, sounds, signals, signs, or information of any nature.
<i>AFFO</i>	<i>Adjusted Funds From Operation.</i>
<i>BMV</i>	Bolsa Mexicana de Valores (Mexican Stock Exchange).
<i>Build- to- Suit (BTS)</i>	Build-to-Suit means those new site construction commitments that have been contracted.
<i>EBITDA</i>	Means Earnings Before Interest, Taxes, Depreciation & Amortization.
<i>EBITDAaL</i>	Means Earnings Before Interest, Taxes, Depreciation & Amortization, less income received from the rental of real estate where the Passive Infrastructure is located, charged to customers of the operating subsidiaries.
<i>EBITDAaL margin</i>	The ratio of EBITDAaL to total income received from the rent of Passive infrastructure.
<i>ESG</i>	Environmental, Sustainability and Corporate Governance.
<i>Individual Site Agreement and Equivalents</i>	Lease agreement for space in the tower to place Active Infrastructure. Equivalents means the extension of such agreement to place additional equipment outside the original agreed space.
<i>Net debt</i>	Total short and long term debt minus cash and marketable securities.
<i>Net Debt / EBITDAaL</i>	The ratio of total short and long term debt minus cash and securities to trailing 12-month income before interest, taxes, depreciation, and amortization less income received from the rental of real estate where the passive infrastructure is located, charged to customers of the operating subsidiaries.
<i>Passive Infrastructure</i>	Means the non-electronic elements of telecommunications networks composed of: (i) physical spaces in real estate (or fractions thereof) owned under any legal title; (ii) the towers, masts and other structures that provide support to radio communication antennas and other Active Infrastructure; and (iii) the civil works, as well as the pipes, racks, ducts, elements to delimit and restrict access, as well as other additions and other physical elements that the site has that are useful for the installation, support, and operation of equipment, radiofrequency and other active infrastructure.
<i>Site</i>	Wireless communications infrastructure, including tower structures, rooftops, and other structures that support antennas used for wireless communications, which we collectively refer to as “towers” or “sites”.
<i>SOFR</i>	The Secured Overnight Financing Rate (SOFR) is a broad measure of the cost of borrowing cash overnight collateralized by Treasury securities.
<i>The company</i>	SITES, with its affiliated companies.
<i>TIIE</i>	TIIE (Spanish: Tasa de Interés Interbancaria de Equilibrio, English: Interbank Equilibrium Interest Rate) is a reference rate for the currency Mexican peso. The TIIE is a representative rate of credit operations between banks and is calculated by the Bank of Mexico.

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[210000] Estado de situación financiera, circulante/no circulante

Concepto	Cierre Trimestre Actual 2025-12-31	Cierre Ejercicio Anterior 2024-12-31
Estado de situación financiera [sinopsis]		
Activos [sinopsis]		
Activos circulantes[sinopsis]		
Efectivo y equivalentes de efectivo	1,397,226,000	1,345,759,000
Clientes y otras cuentas por cobrar	2,326,971,000	2,182,406,000
Impuestos por recuperar	2,568,666,000	2,596,453,000
Otros activos financieros	0	0
Inventarios	0	0
Activos biológicos	0	0
Otros activos no financieros	0	0
Total activos circulantes distintos de los activos no circulantes o grupo de activos para su disposición clasificados como mantenidos para la venta	6,292,863,000	6,124,618,000
Activos mantenidos para la venta	0	0
Total de activos circulantes	6,292,863,000	6,124,618,000
Activos no circulantes [sinopsis]		
Clientes y otras cuentas por cobrar no circulantes	0	0
Impuestos por recuperar no circulantes	0	0
Inventarios no circulantes	0	0
Activos biológicos no circulantes	0	0
Otros activos financieros no circulantes	22,396,000	26,600,000
Inversiones registradas por método de participación	0	0
Inversiones en subsidiarias, negocios conjuntos y asociadas	0	0
Propiedades, planta y equipo	82,234,796,000	86,212,047,000
Propiedades de inversión	0	0
Activos por derechos de uso	19,591,608,000	23,757,704,000
Crédito mercantil	0	0
Activos intangibles distintos al crédito mercantil	0	0
Activos por impuestos diferidos	1,808,226,000	1,262,895,000
Otros activos no financieros no circulantes	0	0
Total de activos no circulantes	103,657,026,000	111,259,246,000
Total de activos	109,949,889,000	117,383,864,000
Capital Contable y Pasivos [sinopsis]		
Pasivos [sinopsis]		
Pasivos Circulantes [sinopsis]		
Proveedores y otras cuentas por pagar a corto plazo	2,959,168,000	3,198,461,000
Impuestos por pagar a corto plazo	677,880,000	730,263,000
Otros pasivos financieros a corto plazo	1,431,290,000	1,610,564,000
Pasivos por arrendamientos a corto plazo	2,149,828,000	3,555,262,000
Otros pasivos no financieros a corto plazo	0	0
Provisiones circulantes [sinopsis]		
Provisiones por beneficios a los empleados a corto plazo	0	0
Otras provisiones a corto plazo	0	0
Total provisiones circulantes	0	0
Total de pasivos circulantes distintos de los pasivos atribuibles a activos mantenidos para la venta	7,218,166,000	9,094,550,000
Pasivos atribuibles a activos mantenidos para la venta	0	0
Total de pasivos circulantes	7,218,166,000	9,094,550,000
Pasivos a largo plazo [sinopsis]		
Proveedores y otras cuentas por pagar a largo plazo	0	0
Impuestos por pagar a largo plazo	0	0

Concepto	Cierre Trimestre Actual 2025-12-31	Cierre Ejercicio Anterior 2024-12-31
Otros pasivos financieros a largo plazo	51,307,977,000	55,120,870,000
Pasivos por arrendamientos a largo plazo	18,693,727,000	21,256,911,000
Otros pasivos no financieros a largo plazo	0	0
Provisiones a largo plazo [sinopsis]		
Provisiones por beneficios a los empleados a Largo plazo	0	0
Otras provisiones a largo plazo	5,377,651,000	5,343,380,000
Total provisiones a largo plazo	5,377,651,000	5,343,380,000
Pasivo por impuestos diferidos	14,882,352,000	15,663,501,000
Total de pasivos a Largo plazo	90,261,707,000	97,384,662,000
Total pasivos	97,479,873,000	106,479,212,000
Capital Contable [sinopsis]		
Capital social	4,001,572,000	4,001,572,000
Prima en emisión de acciones	0	0
Acciones en tesorería	0	0
Utilidades acumuladas	(27,811,544,000)	(31,494,012,000)
Otros resultados integrales acumulados	35,346,307,000	37,660,849,000
Total de la participación controladora	11,536,335,000	10,168,409,000
Participación no controladora	933,681,000	736,243,000
Total de capital contable	12,470,016,000	10,904,652,000
Total de capital contable y pasivos	109,949,889,000	117,383,864,000

[310000] Estado de resultados, resultado del periodo, por función de gasto

Concepto	Acumulado Año Actual 2025-01-01 - 2025-12-31	Acumulado Año Anterior 2024-01-01 - 2024-12-31	Trimestre Año Actual 2025-10-01 - 2025-12-31	Trimestre Año Anterior 2024-10-01 - 2024-12-31
Resultado de periodo [sinopsis]				
Utilidad (pérdida) [sinopsis]				
Ingresos	16,541,806,000	15,282,312,000	4,130,687,000	4,306,252,000
Costo de ventas	8,471,882,000	8,720,720,000	2,531,923,000	2,320,276,000
Utilidad bruta	8,069,924,000	6,561,592,000	1,598,764,000	1,985,976,000
Gastos de venta	0	0	0	0
Gastos de administración	831,879,000	856,572,000	168,392,000	211,812,000
Otros ingresos	0	0	0	0
Otros gastos	0	0	0	0
Utilidad (pérdida) de operación	7,238,045,000	5,705,020,000	1,430,372,000	1,774,164,000
Ingresos financieros	3,112,277,000	3,455,361,000	1,011,455,000	947,763,000
Gastos financieros	6,457,198,000	11,594,971,000	1,662,776,000	2,728,062,000
Participación en la utilidad (pérdida) de asociadas y negocios conjuntos	0	0	0	0
Utilidad (pérdida) antes de impuestos	3,893,124,000	(2,434,590,000)	779,051,000	(6,135,000)
Impuestos a la utilidad	1,455,114,000	1,366,104,000	432,457,000	47,046,000
Utilidad (pérdida) de operaciones continuas	2,438,010,000	(3,800,694,000)	346,594,000	(53,181,000)
Utilidad (pérdida) de operaciones discontinuadas	65,723,000	0	65,723,000	0
Utilidad (pérdida) neta	2,503,733,000	(3,800,694,000)	412,317,000	(53,181,000)
Utilidad (pérdida), atribuible a [sinopsis]				
Utilidad (pérdida) atribuible a la participación controladora	2,289,929,000	(4,160,419,000)	342,265,000	(192,447,000)
Utilidad (pérdida) atribuible a la participación no controladora	213,804,000	359,725,000	70,052,000	139,266,000
Utilidad por acción [bloque de texto]	-0.5988	-0.0010	-0.0986	-0.0217
Utilidad por acción [sinopsis]				
Utilidad por acción [partidas]				
Utilidad por acción básica [sinopsis]				
Utilidad (pérdida) básica por acción en operaciones continuas	0.5988	(0.001)	0.0986	(0.0217)
Utilidad (pérdida) básica por acción en operaciones discontinuadas	0	0	0	0
Total utilidad (pérdida) básica por acción	0.5988	(0.001)	0.0986	(0.0217)
Utilidad por acción diluida [sinopsis]				
Utilidad (pérdida) básica por acción diluida en operaciones continuas	0.5988	(0.001)	0.0986	(0.0217)
Utilidad (pérdida) básica por acción diluida en operaciones discontinuadas	0	0	0	0
Total utilidad (pérdida) básica por acción diluida	0.5988	(0.001)	0.0986	(0.0217)

[410000] Estado del resultado integral, componentes ORI presentados netos de impuestos

Concepto	Acumulado Año Actual 2025-01-01 - 2025-12-31	Acumulado Año Anterior 2024-01-01 - 2024-12-31	Trimestre Año Actual 2025-10-01 - 2025-12-31	Trimestre Año Anterior 2024-10-01 - 2024-12-31
Estado del resultado integral [sinopsis]				
Utilidad (pérdida) neta	2,503,733,000	(3,800,694,000)	412,317,000	(53,181,000)
Otro resultado integral [sinopsis]				
Componentes de otro resultado integral que no se reclasificarán a resultados, neto de impuestos [sinopsis]				
Otro resultado integral, neto de impuestos, utilidad (pérdida) de inversiones en instrumentos de capital	0	0	0	0
Otro resultado integral, neto de impuestos, utilidad (pérdida) por revaluación	0	6,464,244,000	0	6,464,244,000
Otro resultado integral, neto de impuestos, utilidad (pérdida) por nuevas mediciones de planes de beneficios definidos	0	0	0	0
Otro resultado integral, neto de impuestos, cambio en el valor razonable de pasivos financieros atribuible a cambios en el riesgo de crédito del pasivo	0	0	0	0
Otro resultado integral, neto de impuestos, utilidad (pérdida) en instrumentos de cobertura que cubren inversiones en instrumentos de capital	0	0	0	0
Participación de otro resultado integral de asociadas y negocios conjuntos que no se reclasificará a resultados, neto de impuestos	0	0	0	0
Total otro resultado integral que no se reclasificará a resultados, neto de impuestos	0	6,464,244,000	0	6,464,244,000
Componentes de otro resultado integral que se reclasificarán a resultados, neto de impuestos [sinopsis]				
Efecto por conversión [sinopsis]				
Utilidad (pérdida) de efecto por conversión, neta de impuestos	(816,787,000)	4,035,990,000	(440,954,000)	218,335,000
Reclasificación de efecto por conversión, neto de impuestos	0	0	0	0
Efecto por conversión, neto de impuestos	(816,787,000)	4,035,990,000	(440,954,000)	218,335,000
Activos financieros disponibles para la venta [sinopsis]				
Utilidad (pérdida) por cambios en valor razonable de activos financieros disponibles para la venta, neta de impuestos	0	0	0	0
Reclasificación de la utilidad (pérdida) por cambios en valor razonable de activos financieros disponibles para la venta, neta de impuestos	0	0	0	0
Cambios en valor razonable de activos financieros disponibles para la venta, neto de impuestos	0	0	0	0
Coberturas de flujos de efectivo [sinopsis]				
Utilidad (pérdida) por coberturas de flujos de efectivo, neta de impuestos	0	0	0	0
Reclasificación de la utilidad (pérdida) por coberturas de flujos de efectivo, neta de impuestos	0	0	0	0
Importes eliminados del capital incluidos en el valor contable de activos (pasivos) no financieros que se hayan adquirido o incurrido mediante una transacción prevista de cobertura altamente probable, neto de impuestos	0	0	0	0
Coberturas de flujos de efectivo, neto de impuestos	0	0	0	0
Coberturas de inversiones netas en negocios en el extranjero [sinopsis]				
Utilidad (pérdida) por coberturas de inversiones netas en negocios en el extranjero, neto de impuestos	0	0	0	0
Reclasificación por coberturas de inversiones netas en negocios en el extranjero, neto de impuestos	0	0	0	0
Coberturas de inversiones netas en negocios en el extranjero, neto de impuestos	0	0	0	0
Cambios en el valor temporal de las opciones [sinopsis]				
Utilidad (pérdida) por cambios en el valor temporal de las opciones, neta de impuestos	0	0	0	0
Reclasificación de cambios en el valor temporal de las opciones, neto de impuestos	0	0	0	0
Cambios en el valor temporal de las opciones, neto de impuestos	0	0	0	0
Cambios en el valor de contratos a futuro [sinopsis]				
Utilidad (pérdida) por cambios en el valor de contratos a futuro, neta de impuestos	0	0	0	0
Reclasificación de cambios en el valor de contratos a futuro, neto de impuestos	0	0	0	0

Concepto	Acumulado Año Actual 2025-01-01 - 2025-12-31	Acumulado Año Anterior 2024-01-01 - 2024-12-31	Trimestre Año Actual 2025-10-01 - 2025-12-31	Trimestre Año Anterior 2024-10-01 - 2024-12-31
Cambios en el valor de contratos a futuro, neto de impuestos	0	0	0	0
Cambios en el valor de márgenes con base en moneda extranjera [sinopsis]				
Utilidad (pérdida) por cambios en el valor de márgenes con base en moneda extranjera, neta de impuestos	0	0	0	0
Reclasificación de cambios en el valor de márgenes con base en moneda extranjera, neto de impuestos	0	0	0	0
Cambios en el valor de márgenes con base en moneda extranjera, neto de impuestos	0	0	0	0
Activos financieros a valor razonable a través del ORI [sinopsis]				
Utilidad (pérdida) en activos financieros a valor razonable a través del ORI, neto de impuestos	0	0	0	0
Ajustes por reclasificación de activos financieros a valor razonable a través del ORI, neto de impuestos	0	0	0	0
Monto del capital eliminado o ajustado contra el valor razonable de activos financieros reclasificados a través del ORI, neto de impuestos	0	0	0	0
ORI, neto de impuestos, de activos financieros a valor razonable a través del ORI	0	0	0	0
Participación de otro resultado integral de asociadas y negocios conjuntos que se reclasificará a resultados, neto de impuestos	0	0	0	0
Total otro resultado integral que se reclasificará al resultado del periodo, neto de impuestos	(816,787,000)	4,035,990,000	(440,954,000)	218,335,000
Total otro resultado integral	(816,787,000)	10,500,234,000	(440,954,000)	6,682,579,000
Resultado integral total	1,686,946,000	6,699,540,000	(28,637,000)	6,629,398,000
Resultado integral atribuible a [sinopsis]				
Resultado integral atribuible a la participación controladora	1,473,142,000	6,378,869,000	119,000	6,529,186,000
Resultado integral atribuible a la participación no controladora	213,804,000	320,671,000	(28,756,000)	100,212,000

[520000] Estado de flujos de efectivo, método indirecto

Concepto	Acumulado Año Actual 2025-01-01 - 2025-12-31	Acumulado Año Anterior 2024-01-01 - 2024-12-31
Estado de flujos de efectivo [sinopsis]		
Flujos de efectivo procedentes de (utilizados en) actividades de operación [sinopsis]		
Utilidad (pérdida) neta	2,503,733,000	(3,800,694,000)
Ajustes para conciliar la utilidad (pérdida) [sinopsis]		
+ Operaciones discontinuas	(65,723,000)	0
+ Impuestos a la utilidad	1,455,114,000	1,366,104,000
+ (-) Ingresos y gastos financieros, neto	3,344,922,000	8,139,610,000
+ Gastos de depreciación y amortización	8,286,963,000	8,564,350,000
+ Deterioro de valor (reversiones de pérdidas por deterioro de valor) reconocidas en el resultado del periodo	0	0
+ Provisiones	0	0
+ (-) Pérdida (utilidad) de moneda extranjera no realizadas	0	0
+ Pagos basados en acciones	0	0
+ (-) Pérdida (utilidad) del valor razonable	0	0
- Utilidades no distribuidas de asociadas	0	0
+ (-) Pérdida (utilidad) por la disposición de activos no circulantes	0	0
+ Participación en asociadas y negocios conjuntos	0	0
+ (-) Disminuciones (incrementos) en los inventarios	0	0
+ (-) Disminución (incremento) de clientes	(144,565,000)	199,209,000
+ (-) Disminuciones (incrementos) en otras cuentas por cobrar derivadas de las actividades de operación	(639,443,000)	(691,227,000)
+ (-) Incremento (disminución) de proveedores	(239,293,000)	816,387,000
+ (-) Incrementos (disminuciones) en otras cuentas por pagar derivadas de las actividades de operación	(2,256,294,000)	(2,861,329,000)
+ Otras partidas distintas al efectivo	0	0
+ Otros ajustes para los que los efectos sobre el efectivo son flujos de efectivo de inversión o financiamiento	0	0
+ Ajuste lineal de ingresos por arrendamientos	0	0
+ Amortización de comisiones por arrendamiento	0	0
+ Ajuste por valor de las propiedades	0	0
+ (-) Otros ajustes para conciliar la utilidad (pérdida)	0	0
+ (-) Total ajustes para conciliar la utilidad (pérdida)	9,741,681,000	15,533,104,000
Flujos de efectivo netos procedentes (utilizados en) operaciones	12,245,414,000	11,732,410,000
- Dividendos pagados	0	0
+ Dividendos recibidos	0	0
- Intereses pagados	0	0
+ Intereses recibidos	0	0
+ (-) Impuestos a las utilidades reembolsados (pagados)	0	0
+ (-) Otras entradas (salidas) de efectivo	0	0
Flujos de efectivo netos procedentes de (utilizados en) actividades de operación	12,245,414,000	11,732,410,000
Flujos de efectivo procedentes de (utilizados en) actividades de inversión [sinopsis]		
+ Flujos de efectivo procedentes de la pérdida de control de subsidiarias u otros negocios	0	0
- Flujos de efectivo utilizados para obtener el control de subsidiarias u otros negocios	0	0
+ Otros cobros por la venta de capital o instrumentos de deuda de otras entidades	0	0
- Otros pagos para adquirir capital o instrumentos de deuda de otras entidades	0	0
+ Otros cobros por la venta de participaciones en negocios conjuntos	0	0
- Otros pagos para adquirir participaciones en negocios conjuntos	0	0
+ Importes procedentes de la venta de propiedades, planta y equipo	0	0
- Compras de propiedades, planta y equipo	1,831,685,000	11,691,520,000
+ Importes procedentes de ventas de activos intangibles	0	0
- Compras de activos intangibles	0	0
+ Recursos por ventas de otros activos a largo plazo	0	0
- Compras de otros activos a largo plazo	0	0

Concepto	Acumulado Año Actual	Acumulado Año Anterior
	2025-01-01 - 2025-12-31	2024-01-01 - 2024-12-31
+ Importes procedentes de subvenciones del gobierno	0	0
- Anticipos de efectivo y préstamos concedidos a terceros	0	0
+ Cobros procedentes del reembolso de anticipos y préstamos concedidos a terceros	0	0
- Pagos derivados de contratos de futuro, a término, de opciones y de permuta financiera	0	0
+ Cobros procedentes de contratos de futuro, a término, de opciones y de permuta financiera	0	0
+ Dividendos recibidos	0	0
- Intereses pagados	0	0
+ Intereses cobrados	131,415,000	243,503,000
+ (-) Impuestos a la utilidad reembolsados (pagados)	0	0
+ (-) Otras entradas (salidas) de efectivo	0	0
Flujos de efectivo netos procedentes de (utilizados en) actividades de inversión	(1,700,270,000)	(11,448,017,000)
Flujos de efectivo procedentes de (utilizados en) actividades de financiamiento[sinopsis]		
+ Importes procedentes por cambios en las participaciones en la propiedad en subsidiarias que no dan lugar a la pérdida de control	0	0
- Pagos por cambios en las participaciones en la propiedad en subsidiarias que no dan lugar a la pérdida de control	0	0
+ Importes procedentes de la emisión de acciones	0	3,000,000,000
+ Importes procedentes de la emisión de otros instrumentos de capital	0	0
- Pagos por adquirir o rescatar las acciones de la entidad	0	0
- Pagos por otras aportaciones en el capital	0	0
+ Importes procedentes de préstamos	171,853,731	13,412,088,000
- Reembolsos de préstamos	171,853,731	16,214,864,000
- Pagos de pasivos por arrendamientos financieros	0	0
- Pagos de pasivos por arrendamientos	6,117,454,000	5,923,031,000
+ Importes procedentes de subvenciones del gobierno	0	0
- Dividendos pagados	0	0
- Intereses pagados	4,035,555,439	4,384,275,000
+ (-) Impuestos a las ganancias reembolsados (pagados)	0	0
+ (-) Otras entradas (salidas) de efectivo	0	0
Flujos de efectivo netos procedentes de (utilizados en) actividades de financiamiento	(10,153,009,439)	(10,110,082,000)
Incremento (disminución) neto de efectivo y equivalentes al efectivo, antes del efecto de los cambios en la tasa de cambio	392,134,561	(9,825,689,000)
Efectos de la variación en la tasa de cambio sobre el efectivo y equivalentes al efectivo [sinopsis]		
Efectos de la variación en la tasa de cambio sobre el efectivo y equivalentes al efectivo	(340,667,561)	9,604,102,000
Incremento (disminución) neto de efectivo y equivalentes de efectivo	51,467,000	(221,587,000)
Efectivo y equivalentes de efectivo al principio del periodo	1,345,759,000	1,567,346,000
Efectivo y equivalentes de efectivo al final del periodo	1,397,226,000	1,345,759,000