



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.



37,625

Number of Towers
1Q26



15

Countries



1.26x

Tenancy Ratio⁽¹⁾
1Q26



87.5%

EBITDAaL⁽²⁾ Margin
1Q26

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 1Q26 | (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.

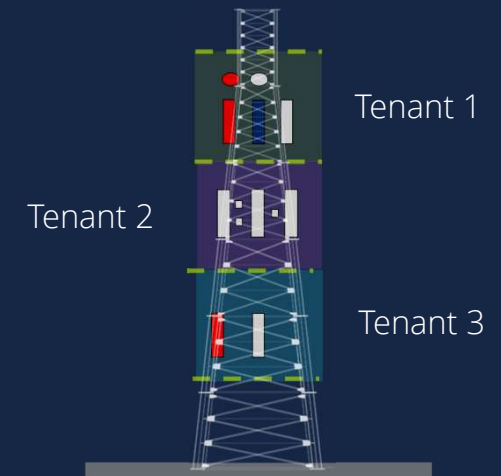
Company Overview



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**.



~2,000

New Towers
In 2026 (BTS)



~ \$85k USD

Average CapEx
per New Tower



~ \$400 USD

Maintenance
OpEx



~ \$1,000 USD

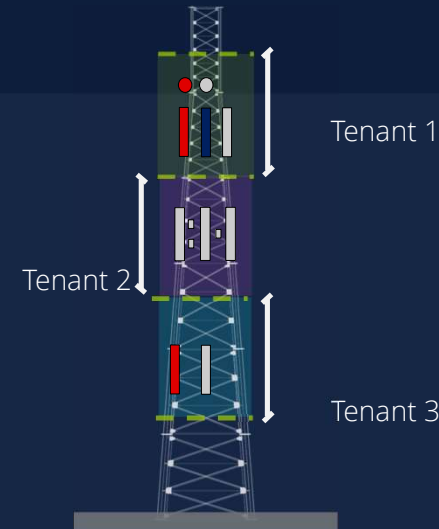
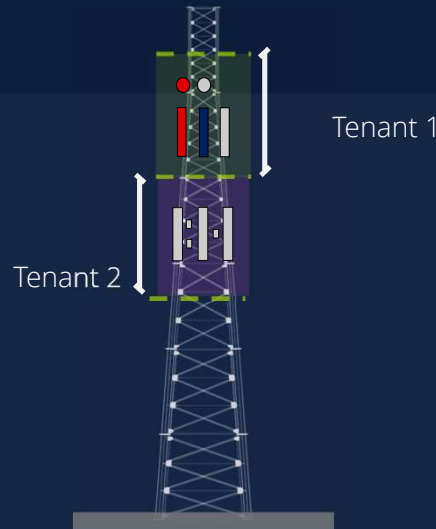
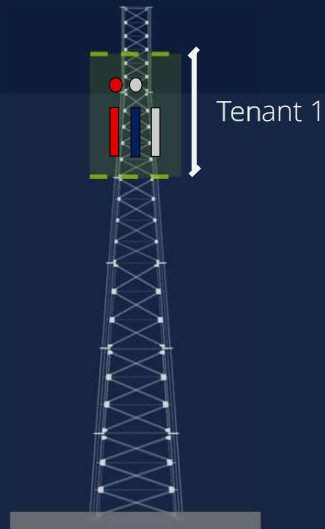
Average Monthly Rent per
Tenant



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 x N
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.

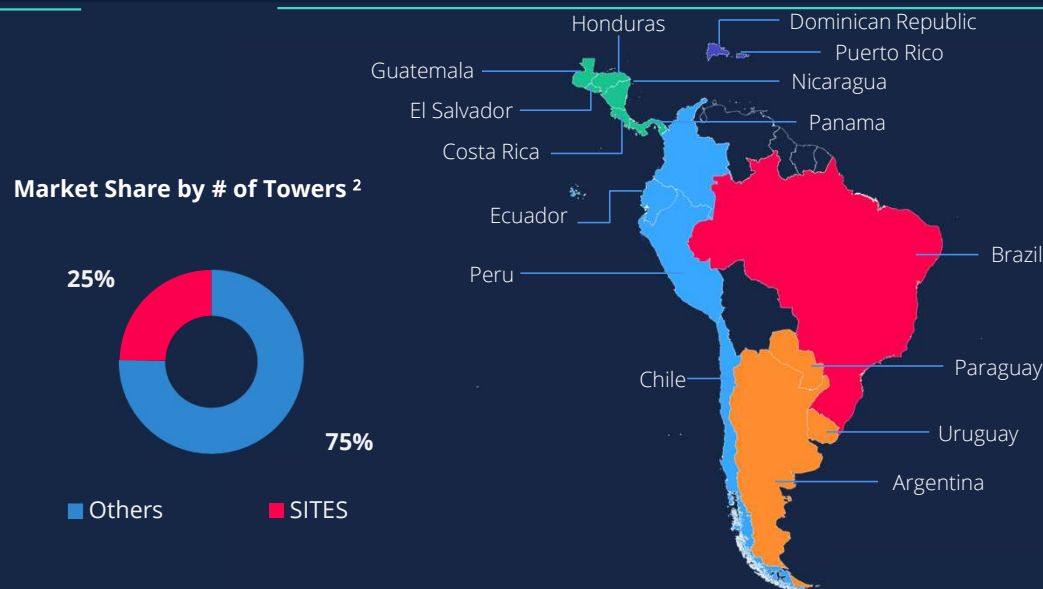
Leading telecom infrastructure provider in LatAm



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



Region/Country	Towers	Portfolio Distribution	Tenancy Ratio
Brazil	12,316	33%	1.34
Andean Region	9,714	26%	1.16
Central America	8,387	22%	1.31
AUP	5,582	15%	1.24
Caribbean	1,626	4%	1.18
TOTAL	37,625	100%	1.26

Source: Sites LatAm as of 1Q26 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 first quarter of the year, total revenues reached 4,141 million Mexican pesos, of which **tower lease revenues accounted for 2,563 million**, showing a growth of **1.3% compared to the same period of last year**.
- **EBITDAaL equaled 2,241 million Mexican pesos** for the quarter, while our **EBITDAaL margin came in at 87.5%**.


1,108
New towers
built in LTM


1.26x
Tenancy
Ratio


87.5%
EBITDAaL
Margin


+1.3%
Tower Lease
Revenues
Growth


Brazil
Remained SITES
biggest market


15%
Of our contracts with
clients other than Claro

SITES - Key Metrics

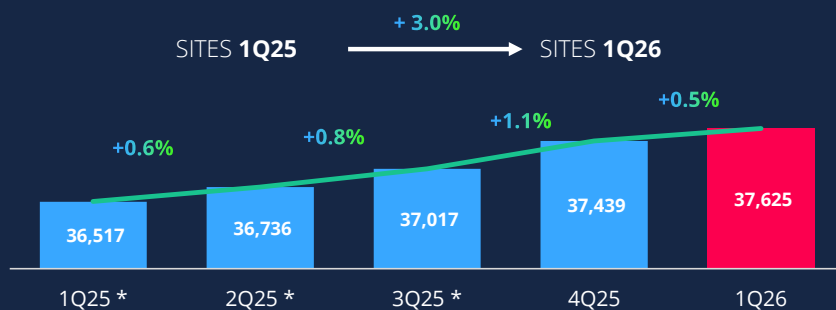
Operating Results	1Q26	1Q25	Var. YoY
Total towers	37,625	36,517 *	+ 1,108
Regional Footprint	15 countries		
Tenancy Ratio ¹	1.26x	1.22x	+ 0.04x
Anchor Tenant	América Móvil (Baa1/A-/A-)		
Anchor Tenant's Market Share Ranking	30% #1 (LatAm)		
Contracted average life	10 years		
Financial Results	1Q26	1Q25	Var. %
Total Revenues	4,141	4,178	- 0.9%
Tower Lease Revenue	2,563	2,529	+ 1.3%
EBITDAaL ²	2,241	2,227	+ 0.6%
% Tower Lease Revenues	87.5%	88.1%	- 0.6 p.p.
Net Debt / EBITDAaL	5.23x	6.38x	- 1.15x

Source: Sites Latam at 1Q26 | (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

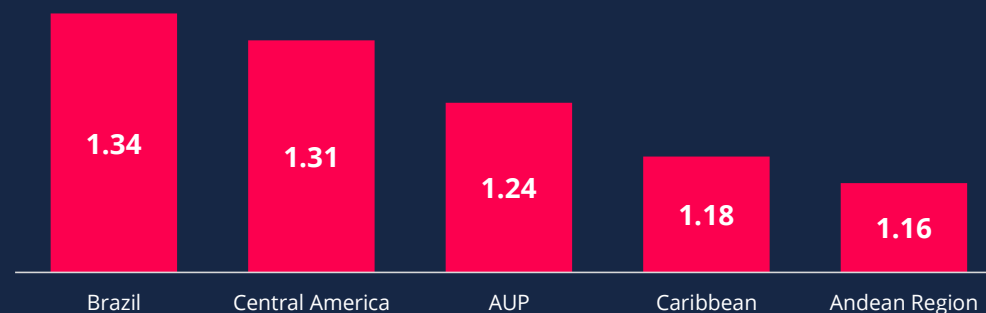
SITES Portfolio – 1Q26



SITES - Portfolio Expansion



SITES – Tenancy Ratio



Build To Suit Program



At the end of the first quarter of 2026, **SITES' individual site agreements and equivalents totaled 47,561**. Consolidated **tenancy ratio came in at 1.26 tenants per tower**.

Over the **past twelve months**, we **built 1,108 new sites**, demonstrating enormous potential as we push the accelerator on our operating pace.

* Includes the sale of the Colombian portfolio

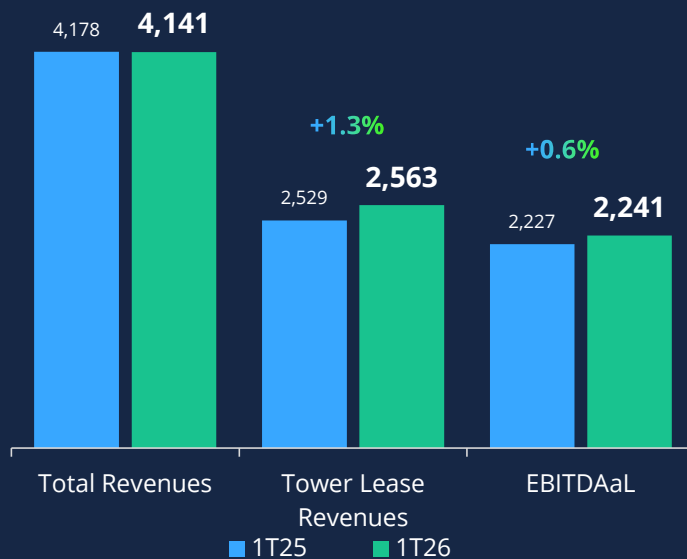
Tower Lease Revenue – 1Q26



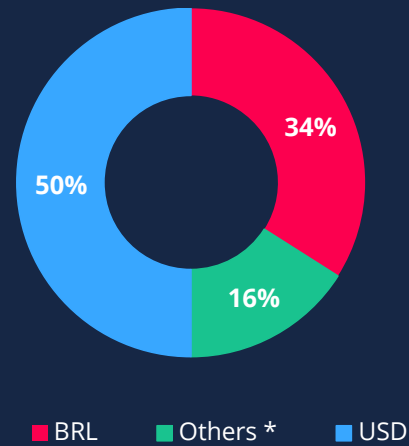
Figures in million pesos (MXN)

- During the first quarter of the year, **total revenues** totaled **4,141 million**, remaining at similar levels than last periods and showing a **3.3% increase from the previous quarter**.
- **Tower lease revenues** totaled **2,563 million**, this represent an **increase of 1.3% when compared with 1Q25 and 5.1% against the previous quarter**.
- Approximately **50%** of SITES revenues are in **US dollars**, and **34%** in **Brazilian Reais**.

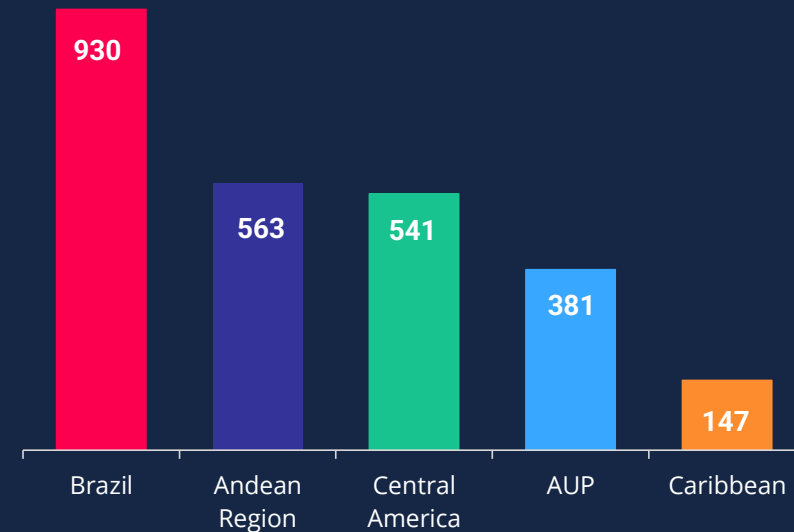
SITES – Revenues



SITES –Revenues by Currency



SITES – Tower Lease Revenues per Region



Source: Sites LatAm at 1Q26 | * Chilean peso, and Peruvian sol

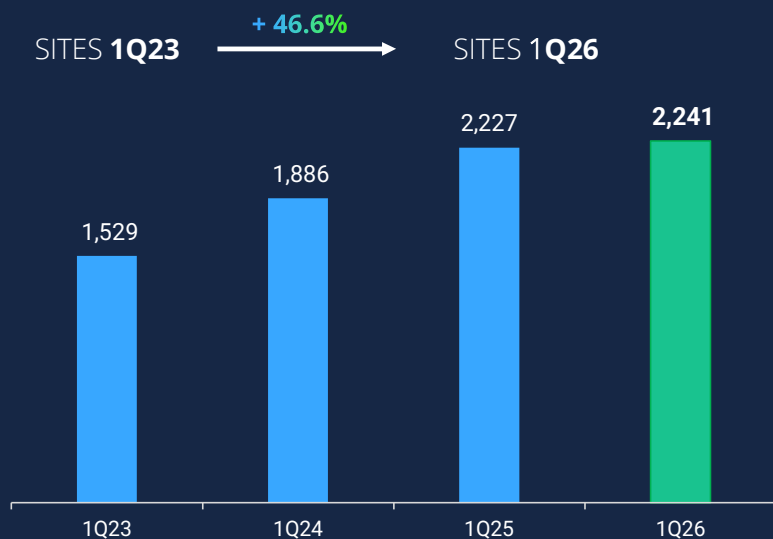
EBITDAaL – 1Q26

Figures in million pesos (MXN)

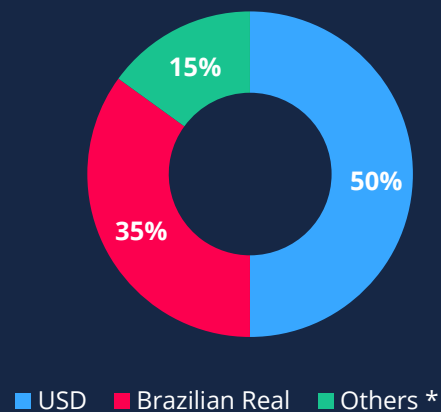


- Our **EBITDAaL** for the first quarter **equaled 2,241 million Mexican pesos, 0.6% higher** compared with the same period of last year.
- Our **EBITDAaL margin** came in at **87.5%**, maintaining similar levels than last periods.

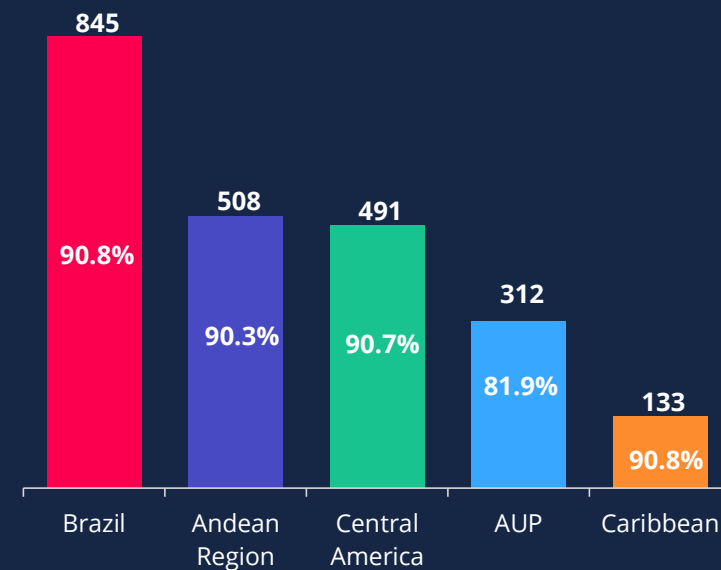
SITES – EBITDAaL (%)



SITES – EBITDAaL by Currency



SITES – EBITDAaL per Region



Source: Sites LatAm at 1Q26 | * Chilean peso, and Peruvian sol

Financial Debt

Figures in million pesos (MXN)

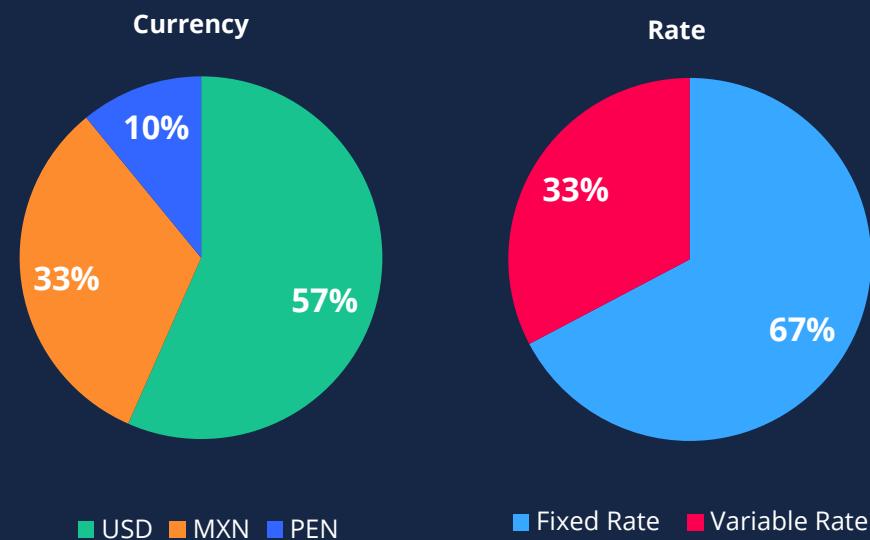


SITES - Debt

Gross Debt (MXN MM)	52,251
Cash position	5,108
Net Debt (MXN MM)	47,143

Net Debt / EBITDAaL*
5.23x

SITES - Debt composition



As of March 31st, 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 – 1Q26

IFRS S1 and IFRS S2

During the first 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.

S I T E S

The word "SITES" is written in a bold, red, sans-serif font. The letters are spaced out. Above the letters "I", "T", and "E" is a red arc that spans across them. Below the same letters is another red arc, mirroring the one above. The entire logo is centered on a dark blue background.