



S I T E S

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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.



37,134

Number of Towers
2Q25



16

Countries



1.23x

Tenancy Ratio⁽¹⁾
2Q25



90.0%

EBITDAaL⁽²⁾ Margin
2Q25

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 as of 2Q25 | (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.

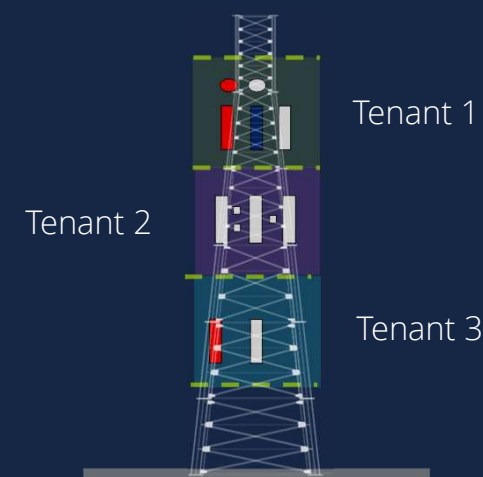
Company Overview



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**.



~1,500

New Towers
In 2025 (BTS)



~ \$85k USD

Average CapEx
per New Tower



~ \$400 USD

Maintenance
OpEx



~ \$1,000 USD

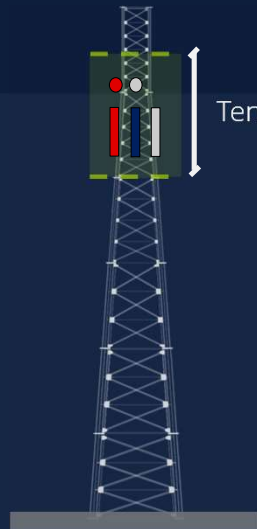
Average Monthly Rent per
Tenant



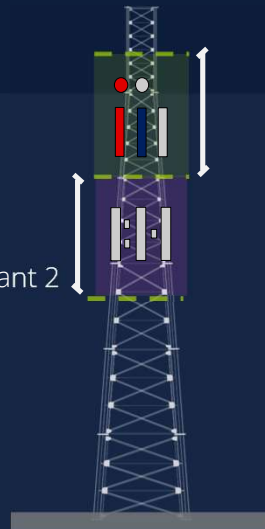
25+ different MNOs

Are located in our towers

Tower financials ⁽¹⁾

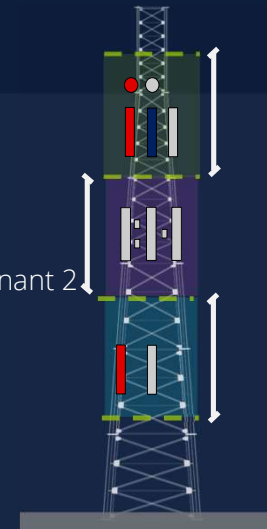


Tenant 1



Tenant 1

Tenant 2



Tenant 1

Tenant 2

Tenant 3

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

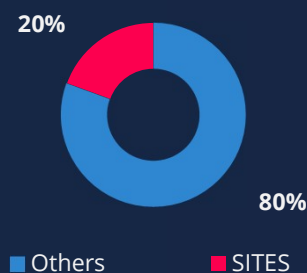


Top Telecom Infrastructure Provider in LatAm

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%
Paraguay	19%
Chile	19%
Brazil	16%
Costa Rica	15%

Footprint

Market Share by # of Towers ²



Region/Country	Towers	Portfolio Distribution	Tenancy Ratio
● Brazil	11,959	32%	1.28
● Andean Region	9,900	27%	1.15
● Central America	8,201	22%	1.27
● AUP	5,504	15%	1.24
● Caribbean	1,570	4%	1.16
TOTAL	37,134	100%	1.23

Source: Sites LatAm as of 2Q25 and (1) TX Latam Regional Guide 1Q25 update | * Excluding Colombia and Puerto Rico where we have nearly 2% of market share in each country
(2) percentage of towers owned by independent tower companies in the countries we have operations.

Operating and Financial Results

Figures in million pesos (MXN)



SITES at a glance

- Revenues totaled 4,206 million Mexican pesos, of which **tower lease revenues accounted for 2,626 million**, showing a growth of **15.6% compared to the year-earlier quarter**.
- EBITDAaL equaled 2,364 million Mexican pesos**, our **EBITDAaL margin came in at 90.0%**.



1,356

New towers
built in LTM



265

Towers
in advanced stages of
construction



+ 17.5%

EBITDAaL expansion
YoY



+ 15.6%

Tower Lease Revenues
Expansion YoY



Brazil

Remained SITES
biggest market



15%

Of our contracts with
clients other than Claro

SITES - Key Metrics

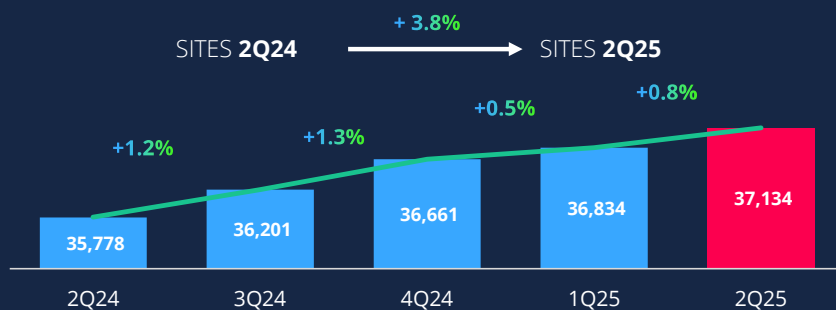
Operating Results	2Q25	2Q24	Var. YoY
Total towers	37,134	35,778	+ 1,356
Regional Footprint	16 countries		
Tenancy Ratio ¹	1.23x	1.21x	+ 0.02x
Anchor Tenant	América Móvil (Baa1/A-/A-)		
Anchor Tenant's Market Share Ranking	30% #1 (LatAm)		
Contracted average life	10 years		
Financial Results	2Q25	2Q24	Var. %
Total Revenues	4,206	3,670	+ 14.6%
Tower Lease Revenue	2,626	2,271	+ 15.6%
EBITDAaL ²	2,364	2,011	+ 17.5%
% Tower Lease Revenues	90.0%	88.6%	+ 1.4 p.p.
Net Debt / EBITDAaL	5.92x	7.43x	- 1.51x

Source: Sites Latam as of 2Q25 | (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.

SITES Portfolio – 2Q25



SITES - Portfolio Expansion



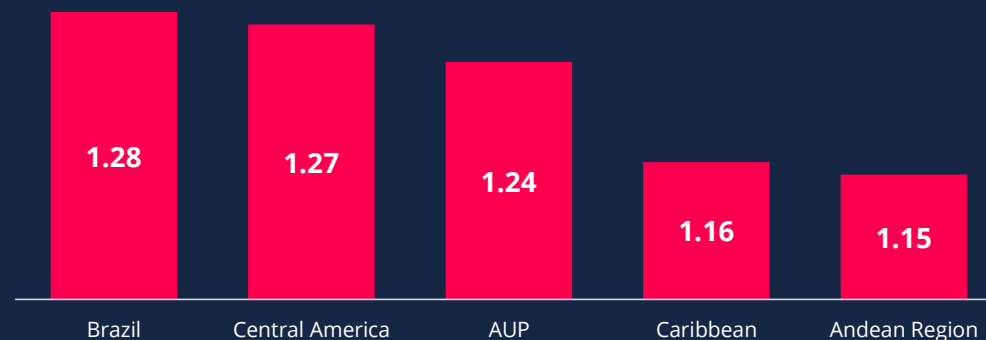
Build To Suit Program



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

265 other sites were in advance stages of construction.

SITES – Tenancy Ratio



At the end of the second quarter of 2025, **SITES' individual site agreements and equivalents totaled 45,737**. Consolidated **tenancy ratio came in at 1.23 tenants per tower**.

On the second quarter we built 300 new sites demonstrating enormous potential as we push the accelerator on our operating pace.

Over the **past twelve months**, we **built 1,356 new sites**.

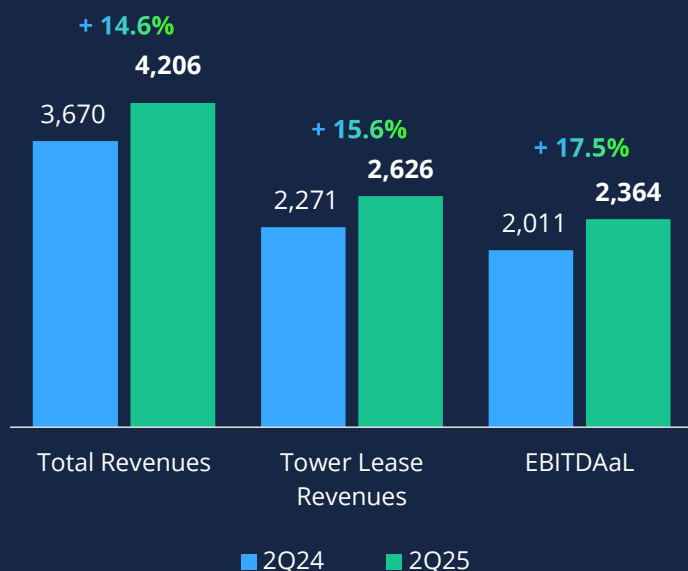
Tower Lease Revenue – 2Q25



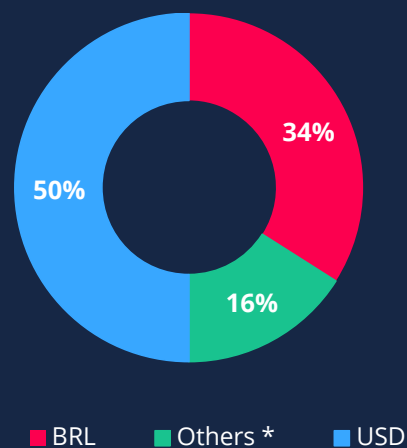
Figures in million pesos (MXN)

- At the end of the **second quarter**, **total revenues** totaled **4,206 million**, representing an **increase** of **14.6% compared with 2Q24**.
- **Tower lease revenues** totaled **2,626 million**, this shows an **increase** of **15.6% when compared with 2Q24**.
- **50%** of SITES revenues are in **US dollars**, and **34%** in **Brazilian Reals**.

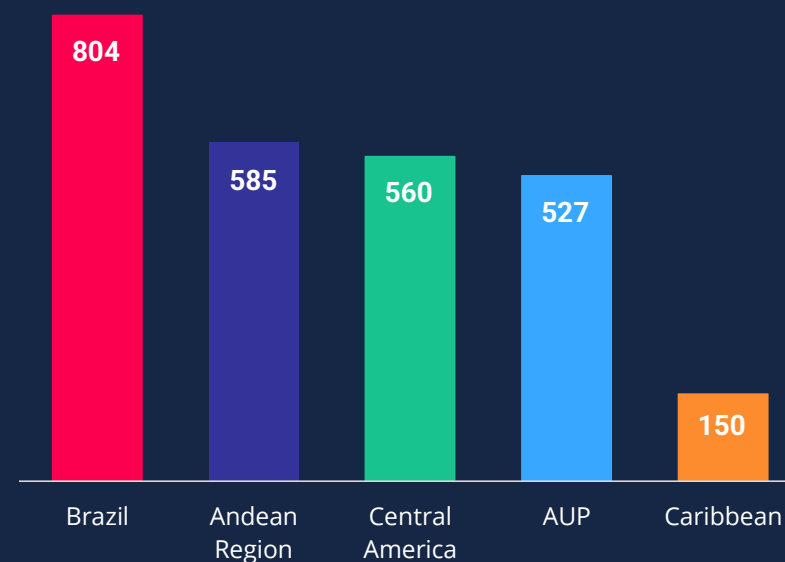
SITES – Revenues



SITES –Revenues by Currency



SITES – Tower Lease Revenues per Region



Source: Sites LatAm as of 2Q25 | * Colombian peso, Chilean peso, and Peruvian sol

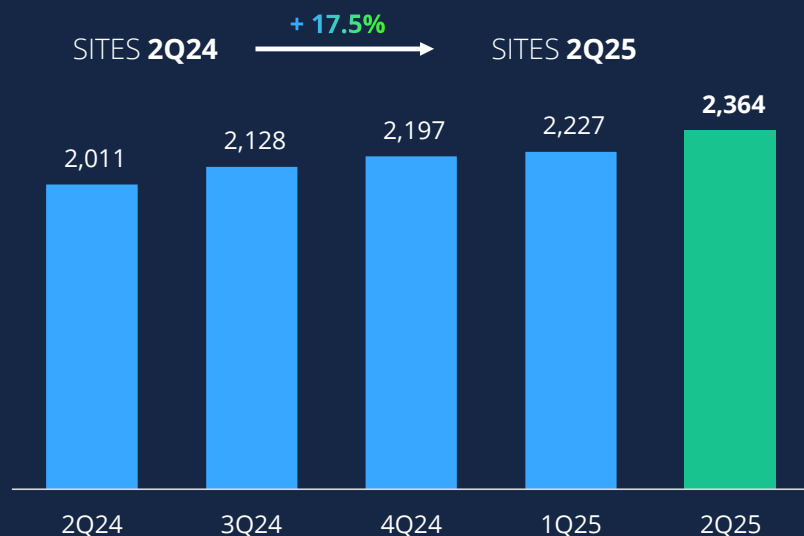
EBITDAaL – 2Q25

Figures in million pesos (MXN)

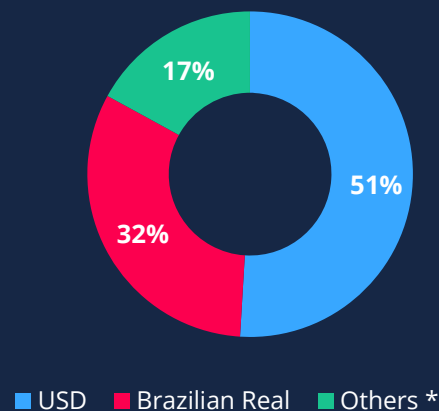


- **EBITDAaL** at the end of the quarter **equaled 2,364 million Mexican pesos, 17.5% above last year's EBITDAaL.**
- Our **EBITDAaL margin** came in at **90.0%**, **expanding our margin by 1.4 percentage points** compared to the previous year, this was achieved by a **steady generation of revenues**, as well as the implementation of a **cost control policies** across all regions.

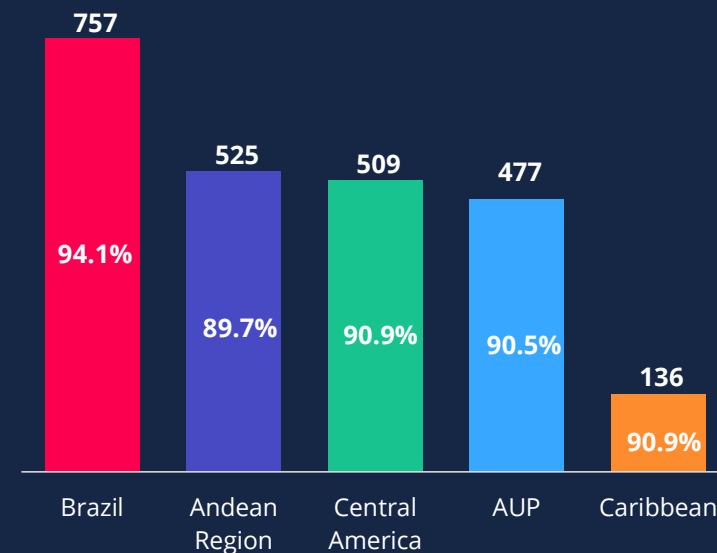
SITES – EBITDAaL (%)



SITES – EBITDAaL by Currency



SITES – EBITDAaL per Region



Source: Sites LatAm as of 2Q25 | * Colombian peso, Chilean peso, and Peruvian sol

Financial Debt

Figures in million pesos (MXN)



SITES - Debt

Gross Debt (MXN MM)	54,017
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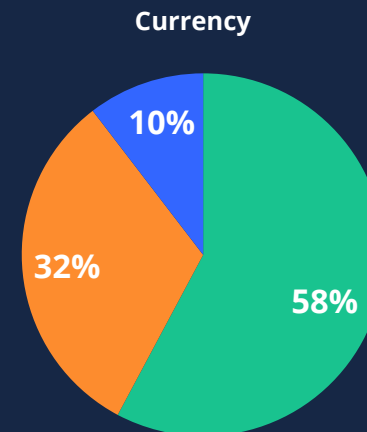
Cash position	1,249
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Net Debt (MXN MM)	52,768
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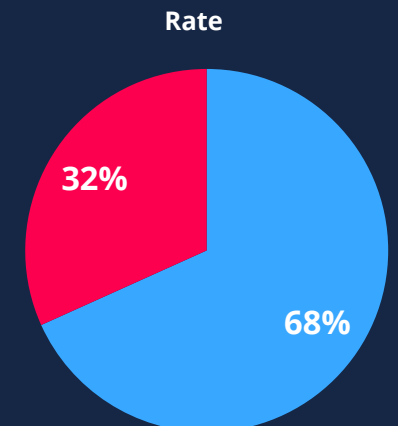
Net Debt / EBITDAaL*

5.92x

SITES - Debt composition



■ USD ■ MXN ■ PEN ■



■ Fixed Rate ■ Variable Rate

As of June 30th, 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 – 2Q25

Sustainability Report

We published our 2024 Sustainability Report in alignment with international standards from the Sustainability Accounting Standards Board (SASB) and the Global Reporting Initiative (GRI). This report incorporates the findings of physical and transition risk assessments conducted in a representative country from each region in which we operate, strengthening our climate analysis and strategic risk management.

Greenhouse Gas Emissions

We updated our emission factors for Scope 1 and 2, using internationally recognized methodologies approved by the Intergovernmental Panel on Climate Change (IPCC). This adjustment enhances the accuracy of our measurements and reinforces our commitment to transparent, science-based climate management.

ESG strategic objectives

All those with an annual horizon were fully achieved, while our medium-term objectives are progressing steadily toward successful completion. These results reflect the strength of our management approach and our continued commitment to creating responsible value across all areas in which we operate.

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.





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