



1Q24
First Quarter
SITES LatAm
April 26th, 2024

SITIOS LATINOAMERICA, S.A.B. DE C.V. FIRST QUARTER OF 2024 FINANCIAL AND OPERATING REPORT

MEXICO CITY, APRIL 26TH, 2024 – SITIOS LATINOAMÉRICA, S.A.B. DE C.V. (“SITES”) [BMV: LASITE B-1], ANNOUNCED TODAY ITS FINANCIAL AND OPERATING RESULTS FOR THE FIRST QUARTER OF 2024.

Highlights

On March 31st, 2024, SITES concluded the first quarter of operations of 2024. Over the first quarter of the year, we continued to expand our operations in sixteen subsidiaries, accounting for a portfolio of 35,380 towers across Latin America, while consolidating our position as one of the biggest tower companies in Latin America.

- At the end of the 1Q24, SITES reported a portfolio of 35,380 sites, 245 more than the previous quarter, an organic increase of 1,040 new sites when compared with same period of last year.
- The Andean Region and Central America were the fastest-growing regions, contributing 126 and 96 new builds, respectively.
- At the end of the first quarter of 2024, SITES registered 42,953 individual site agreements and equivalents.
- Total revenues for the period reached 3,418 million Mexican pesos, tower lease revenues contributed with 2,122 million.
- Tower lease revenues increased 11.4% when compared with the same period of last year.
- EBITDAaL for the quarter was 1,886 million Mexican pesos, resulting in a consolidated EBITDAaL margin of 88.9%.
- EBITDAaL increased 23.4% when compared with the same period of last year, with a margin expansion of 8.6 percentage points YoY.
- Brazil remained SITES biggest market, contributing with 699 million Mexican pesos to the consolidated EBITDAaL of the quarter, with an 91.8% EBITDAaL margin.
- Operating profit for the first quarter of 2024, totaled 1,096 million Mexican pesos.
- Net result of the period equaled 477 million Mexican pesos.
- Gross debt decreased 421 million Mexican pesos quarter-over-quarter reaching a total of 52,327 million Mexican pesos, resulting in a 7.31 net debt to EBITDAaL ratio¹.
- At the end of the first quarter of 2024, SITES successfully launched a website² dedicated to reporting on its ESG efforts, as well as its commitments for the future.

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¹ Net Debt / Last Twelve Months EBITDAaL.

² sustentabilidad.siteslatam.com



SITES LATAM – Stock Fundamentals as of 1Q24

EBITDAaL	1,886
EBITDAaL per share ¹	0.59
AFFO	1,495
AFFO per share ²	0.47
Outstanding shares ³	3,181.2

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 March 2024

Country	Company	Business Participation
Argentina	Sitios Argentina S.A.	100%
Brazil	Torres do Brasil S.A.	86.93%
Chile	Sites Chile S.A.	100%
Colombia	Sites Latam Colombia S.A.S.	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 Telecomunicaciones Panamá 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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CONSOLIDATED PERFORMANCE

a. Operating Results

At the end of the first quarter of 2024, SITES reported a portfolio of 35,380 sites distributed across 16 Latin American countries. These include 11,405 sites in Brazil; 9,176 in Chile, Ecuador, Peru, and Colombia (Andean Region); 7,854 in Costa Rica, El Salvador, Guatemala, Honduras, Nicaragua, and Panama (Central America); 5,441 in Argentina, Uruguay, and Paraguay (AUP); and the remaining 1,504 in Puerto Rico and the Dominican Republic (The Caribbean).

During the quarter, 245 new builds joined our existing portfolio, with an additional 194 in advanced stages of construction. Peru demonstrated outstanding performance, completing 64 new towers. Followed by Colombia with 45 new builds, while both Nicaragua and El Salvador delivered 31 new sites each. The acceleration of the construction pace during the first quarter of the year stands out when compared to the same period of the previous year.

Organically, our portfolio grew by 1,040 sites year-on-year. SITES' performance demonstrates operational grip, process optimization, and a successful business development strategy.

Since its inception six months ago, SITES Colombia has stood out for its operational prowess and business development impetus, completing the construction of 156 sites with 46 more in advanced stages of construction. Additionally, Peru built an impressive 275 new sites over the past twelve months, both showcasing clear examples of the Andean Region's enormous growth potential.

Central America also demonstrated steady growth at a good rate, responding to the impulse for the development of the telecommunications industry in the region. During the past twelve months, SITES built 319 new sites, most of them located in El Salvador, Guatemala, and Nicaragua.

At the end of 2024 first quarter, SITES accounted for 42,953 individual site agreements and equivalents. Our consolidated tenancy ratio stood at 1.21 tenants per tower, practically unchanged when compared to the last quarter. The apparent stagnation of our tenancy ratio was caused by the loss of 250 individual site agreements in Brazil and Panama related to network overlaps following market consolidation after the acquisition of Oi in Brazil and Claro in Panama. However, thanks to our commercial efforts, we successfully added 237 new individual site agreements and equivalents during the quarter, effectively neutralizing the loss.

As anticipated, the loss of contracts in Brazil continued to impact during the quarter. From January to March, 192 individual site agreements were canceled following the rearrangement of networks after Oi's acquisition, its tenancy ratio stood at 1.30 tenants per tower. Additionally, during the quarter, Cable & Wireless Panamá canceled 58 individual site agreements that overlapped their network requirements after they acquired Claro. Contract cancellation in Panama occurred only after the agreed early termination fee was paid, we do not expect any further cancellations resulting from this transaction.

Over the past four quarters, all regions have consistently increased their colocation rates. Central America concluded the period with 1.22 tenants per tower, significantly surpassing the 1.12 reported in the previous year. This growth was primarily driven by El Salvador, Guatemala, and Honduras, showcasing their substantial colocation capacity.

Despite the acquisition of a large single-tenant portfolio in Peru, the Andean Region achieved a colocation rate of 1.11, while the Caribbean closed at 1.15. AUP also showed sustained growth, increasing its tenancy ratio to 1.22 clients per tower.

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SITES LATAM- Operating Indicators as of 1Q24

Region	Towers	Individual Site Agreements and Equivalents
Brazil	11,405	14,781
Andean Region ¹	9,176	10,209
Central America ²	7,854	9,575
AUP ³	5,441	6,658
Caribbean ⁴	1,504	1,730
Total	35,380	42,953

¹ Chile, Ecuador, Peru, and Colombia.

² Costa Rica, El Salvador, Guatemala, Honduras, Nicaragua, and Panama.

³ Argentina, Uruguay and Paraguay.

⁴ Puerto Rico and Dominican Republic.

b. Financial Results

The reported figures for Argentina corresponding to the first quarter of 2024 are presented in accordance with IAS29 reflecting the effects of inflationary accounting as the Argentinean economy is deemed to be hyperinflationary. All comparisons at constant exchange rates for SITES consolidated figures will exclude Argentina to ensure consistency.

At the end of the first quarter, total revenues amounted to 3,418 million Mexican pesos, 62.1% of which derived from tower lease revenues. Total revenues expanded 8.5% year-on-year on the back of the consolidation of the Peruvian and Dominican Republic portfolios, a successful commercial strategy as well as our build-to-suit program gaining traction.

During the first quarter of 2024, tower lease revenues added up to 2,122 million pesos, representing an expansion of 11.4% compared to the same period of the previous year.

Our year-on-year growth was impacted as the Mexican peso continued to gain value vis-à-vis our operating currencies, virtually shrinking our revenues. Since the year-earlier quarter, the Mexican peso rose 9.1% vs. the U.S. dollar, 4.6% vs. the Brazilian reals and 7.7% against the Peruvian sol. At constant exchange rates, tower lease revenues would have expanded 23.3%.

Setting aside currency effects, the continuous revenue growth reflects the company's operational capacity and commercial potential. Tower lease revenues saw significant growth across the board, the Andean Region and the Caribbean stood out, showing the effects of their inorganic portfolio expansion, growing by 52.5% and 24.5% respectively year-on-year. Central America expanded its tower lease revenues by 26.9%, driven by new colocations and a streamlined construction process.

While revenues expanded in most of our operations, Brazil, as expected, experienced the effects of the announced contract cancellations following the acquisition of Oi. Tower lease revenues in Brazil contracted by 6.6% compared to the year-earlier quarter and fell 3.4% from the prior quarter.

Solid tower lease revenue growth led to a 23.4% year-on-year increase in the first quarter EBITDAaL, totaling 1,886 million Mexican pesos. The EBITDAaL margin for the period stood at 88.9% of revenue, expanding 8.6 percentage points compared to the previous year, demonstrating the continuity of our operational efficiencies and our successful implementation of cost control policies across all operations.

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At constant exchange rates, EBITDAaL expanded by 36.6% year-over-year. Trends show four quarters of sustained EBITDAaL margin expansion reflecting the efficiency in the use of resources as well as the strength and consistency of our revenue stream.

Brazil's EBITDAaL of 699 million Mexican pesos contracted by 2.0% year-on-year due to the loss of contracts related to the before mentioned acquisition of Oi. It is important to emphasize that, despite this, SITES Brazil has managed to maintain its high margins, standing at 91.8% for the quarter.

Central America's EBITDAaL totaled 460 million Mexican pesos, expanding for the fourth consecutive quarter and recorded the highest EBITDAaL margin in our region of operation, reaching 92.3%, this represents a 13.3 percentage point increase year-on-year.

The Andean Region's EBITDAaL amounted to 393 million Mexican pesos, marking a remarkable 77.6% expansion compared to the year-earlier quarter. This growth is attributed to the consolidation of the Peruvian portfolio, significant improvements in occupancy rates, and highly efficient operations. The region's EBITDAaL margin for the quarter stood at 89.7%. Margins in the region have shown an expansive trend for the last six quarters.

The Caribbean's EBITDAaL margin increased by 9.1 percentage points compared to last year, reaching 91.0%. EBITDAaL for the period totaled 106 million Mexican pesos. This marks the region's third consecutive quarter with margins above 90%, demonstrating solid operational performance. Finally, AUP recorded an EBITDAaL of 271 million Mexican pesos, its margin for the period stood at 88.4% of revenue.

The company's financials are indeed reflecting distinct growth trends along with signs of high and stable margins, consistently hovering around the 90% mark. This level of margin performance is indicative of robust operational efficiency and effective cost management across different regions. Specifically, the near-uniform 90% margin threshold across various markets suggests a streamlined and disciplined approach to the company's cost structure and operational execution.

Our operating profit for the first quarter of 2024 came in at 1,096 million Mexican pesos, marking a 13.7% increase compared to the same period last year. This underscores our continued ability expand our revenue streams and effectively manage costs and expenses. Our comprehensive financial result was impacted by interests payable of 1,182 million Mexican pesos but mitigated by net foreign exchange and monetary position gains of 1,344 million Mexican pesos, these led to a consolidated net profit for the first quarter of 477 million Mexican pesos.

At the end of March, our gross debt decreased 421 million Mexican pesos quarter-over-quarter to a total of 52,327 million Mexican pesos, while our cash position equaled 1,521 million Mexican pesos. Our net debt equaled 7.31 times EBITDAaL³.

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³ Net Debt / Last Twelve Months EBITDAaL.

SITES LATAM- Income Statement as of 1Q24

	1Q24 MXN	1Q23 MXN	Var. %
Revenues:			
Tower lease revenues	2,121,597	1,904,687	11.4%
Land lease revenues	1,296,817	1,245,596	4.1%
	3,418,415	3,150,283	8.5%
Operating costs and expenses:			
Cost of service	(44,158)	(107,788)	(59.0)%
Operating expenses	(191,726)	(268,339)	(28.6)%
Depreciation	(1,030,509)	(795,644)	29.5%
Depreciation rights of use (IFRS 16)	(1,056,121)	(1,014,551)	4.1%
	(2,322,514)	(2,186,321)	6.2%
Operating Profit	1,095,900	963,962	13.7%
Interest payable	(1,181,864)	(1,042,375)	13.4%
Leasing interests	(322,257)	(189,985)	69.6%
Gained interests	80,720	31,895	153.1%
Foreign exchange gain and monetary position	1,344,019	1,353,664	(0.7)%
Other financial costs	(35,183)	(73,439)	(52.1)%
Profit before income tax	981,337	1,043,722	(6.0)%
Income taxes	(588,673)	(505,741)	16.4%
Deferred taxes	146,191	201,467	(27.4)%
Other local taxes	2,387	50,701	(95.3)%
Net income for the period	541,242	790,149	(31.5)%
Minority interest	64,520	59,845	7.8%
Net result of the period	476,722	730,304	(34.7)%
EBITDA	3,182,530	2,774,156	14.7%
EBITDAaL	1,885,713	1,528,561	23.4%
% Margin	88.9%	80.3%	8.6 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 1Q24

	As of March 31 st , 2024 MXN	As of December 31 st , 2023 MXN
Current Assets:		
Cash	1,520,584	1,858,522
Accounts receivable	2,271,126	1,946,102
Income taxes	2,928,587	3,613,566
Other current assets	582,045	436,650
Total Current Assets	7,302,342	7,854,841
Non-current assets:		
Property and equipment, net	74,572,627	74,779,984
Rights of use	19,627,004	20,852,687
Other non-current assets	9,362	12,710
Total Non-current Assets	94,208,993	95,645,381
Total Assets	101,511,335	103,500,221
Current liabilities:		
Short-term debt and current portion of long-term debt	3,165,087	3,042,351
Liabilities related to short-term rights of use	1,014,206	982,506
Accounts payable	2,289,267	2,291,399
Taxes payable	1,924,598	2,181,380
Total Current liabilities:	8,393,158	8,497,635
Non-current liabilities:		
Long-term debt	49,734,446	50,119,960
Liabilities related to long-term rights of use	19,742,270	21,040,077
Deferred income taxes	14,292,331	14,680,788
Obligations for the withdrawal of assets	5,940,055	6,131,179
Total noncurrent liabilities	89,709,102	91,972,004
Total liabilities	98,102,260	100,469,639
Equity:		
Capital Stock	1,001,572	1,001,572
Conversion effect, surplus and other capital accounts	1,466,755	2,882,675
Minority interest	464,026	418,487
Profit for the period	476,722	(1,272,151)
Total equity	3,409,075	3,030,583
Total liabilities and equity	101,511,335	103,500,221

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 quarter, we celebrated SITES Sustainability Committee’s first session of 2024, ensuring the continuity and effective management of SITES’ sustainability agenda. The activities of our Committee are essential in maintaining the company’s leadership and high-level strategic commitment to our medium-term sustainability plan.

Additionally, we have begun measuring Scope 3 emissions, initially focusing on business travel. This initiative is part of our continuous effort to comprehensively mitigate our carbon footprint and will extend throughout the year to strengthen our strategies in the fight against climate change.

Furthermore, we launched our sustainability microsite⁴, this digital platform is designed to provide direct and systematic access to relevant information about our sustainability strategy, emphasizing in the disclosure of our environmental, social, and governance impacts. The platform also incorporates our newest policies, our short- and long-term objectives, and annual reports, demonstrating our unwavering commitment to transparency and effective communication.

Lastly, we initiated the construction of our 2023 Sustainability Report. This report will document how sustainability is integrated into all our operations and will communicate our achievements for the year. Additionally, it will provide an analysis of our impacts, reinforcing our strategic vision in this area.

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⁴ <https://sustentabilidad.siteslatam.com/>

APPENDIX

SITES LATAM – Operating Results per Country / Region as of 1Q24

		1Q24	1Q23	Var. %
Brazil	Towers	11,405	11,254	1.3%
	Individual Site Agreements and Equivalents	14,781	15,147	(2.4)%
	Tenancy Ratio	1.296	1.346	(0.05)
	Build-To-Suit	14	11	3
Andean Region	Towers	9,176	8,418	9.0%
	Individual Site Agreements and Equivalents	10,209	9,110	12.1%
	Tenancy Ratio	1.113	1.082	0.03
	Build-To-Suit	126	14	112
Central America	Towers	7,854	7,535	4.2%
	Individual Site Agreements and Equivalents	9,575	8,439	13.5%
	Tenancy Ratio	1.219	1.120	0.10
	Build-To-Suit	96	15	81
AUP	Towers	5,441	5,423	0.3%
	Individual Site Agreements and Equivalents	6,658	6,491	2.6%
	Tenancy Ratio	1.224	1.197	0.03
	Build-To-Suit	2	7	(5)
Caribbean	Towers	1,504	1,486	1.2%
	Individual Site Agreements and Equivalents	1,730	1,677	3.2%
	Tenancy Ratio	1.150	1.129	0.02
	Build-To-Suit	7	0	7

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SITES LATAM – Financial Results per Country/Region as of 1Q24

	1Q24	1Q23	Var. %
Brazil			
Total Revenues	1,326,629	1,394,349	(4.9)%
Tower Lease Revenues	761,394	815,518	(6.6)%
Land Lease Revenues	565,235	578,831	(2.3)%
EBITDAaL	698,761	713,348	(2.0)%
% Tower Lease Revenues	91.8%	87.5%	4.3 p.p.
Andean Region			
Total Revenues	775,681	583,523	32.9%
Tower Lease Revenues	438,225	287,296	52.5%
Land Lease Revenues	337,456	296,227	13.9%
EBITDAaL	393,141	221,378	77.6%
% Tower Lease Revenues	89.7%	77.1%	12.6 p.p.
Central America			
Total Revenues	759,843	675,880	12.4%
Tower Lease Revenues	498,601	392,847	26.9%
Land Lease Revenues	261,242	283,033	(7.7)%
EBITDAaL	460,413	310,669	48.2%
% Tower Lease Revenues	92.3%	79.1%	13.2 p.p.
AUP			
Total Revenues	380,292	382,861	(0.7)%
Tower Lease Revenues	307,188	315,737	(2.7)%
Land Lease Revenues	73,104	67,124	8.9%
EBITDAaL	271,466	255,514	6.2%
% Tower Lease Revenues	88.4%	80.9%	7.5 p.p.
Caribbean			
Total Revenues	175,970	113,610	54.9%
Tower Lease Revenues	116,190	93,228	24.5%
Land Lease Revenues	59,780	20,382	193.3%
EBITDAaL	105,713	76,391	38.4%
% Tower Lease Revenues	91.0%	81.9%	9.1 p.p.

Figures on thousand pesos.

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SITES LATAM - Financial Debt as of 1Q24 (Millions Mexican Pesos)

Amount MXN	Amount USD	Currency	Rates	Expiration
3,908.8	234.3	PEN	9.13%	21-sep-33
16,678.0	1,000.0	USD	5.38%	04-apr-32
20,558.5	1,232.7	MXN	TIIIE 28d + 1.25%	18-mar-27
8,589.2	515.0	USD	SOFR 1m + 1.25%	13-oct-25
803.4	48.2	PEN	8.87%	10-jun-24
1,789.5	107.3	USD	SOFR 1m + 0.88%	10-may-24
52,327.4	3,137.5	Average interest rate USD equivalent: 6.24%		

Exchange rate as of March 31st, 2024.

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SITES LATAM – Exchange Rates Local Currency Units per US Dollar

Country	Currency	1Q24	1Q23	Var. %
Argentina	Argentinian Peso	850.5750	192.6766	341.5%
Brazil	Brazilian Reais	4.9503	5.1965	(4.7)%
Chile	Chilean Peso	944.2775	812.1543	16.3%
Colombia	Colombian Peso	3,917.9952	-	n.m.
Costa Rica	Colones	517.3056	567.0063	(8.8)%
Dominican Republic	Dominican Peso	59.0202	55.9788	5.4%
Ecuador	Dollars	1.0000	1.000	0.0%
El Salvador	Dollars	1.0000	1.000	0.0%
Guatemala	Quetzals	7.8108	7.8275	(0.2)%
Honduras	Lempiras	24.7819	24.6959	0.3%
Nicaragua	Córdobas	36.6243	36.3022	0.9%
Panama	Dollars	1.0000	1.0000	0.0%
Paraguay	Guaraní	7,298.8286	7,286.9648	0.2%
Peru	Peruvian Sol	3.7619	3.8191	(1.5)%
Puerto Rico	Dollars	1.0000	1.0000	0.0%
Uruguay	Uruguayan Peso	38.8910	39.1947	(0.8)%
Mexico	Mexican Peso	16.9991	18.7008	(9.1)%

Average exchange rate of the period.

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SITES LATAM - Exchange Rates Local Currency Units per Mexican Peso

Country	Currency	1Q24	1Q23	Var. %
Argentina	Argentinian Peso	0.0194	0.0973	(80.0)%
Brazil	Brazilian Reais	3.4343	3.5992	(4.6)%
Chile	Chilean Peso	0.0180	0.0230	(21.8)%
Colombia	Colombian Peso	0.0043	-	n.m.
Costa Rica	Colones	0.0329	0.0330	(0.4)%
Dominican Republic	Dominican Peso	0.2880	0.3341	(13.8)%
Ecuador	Dollars	16.9991	18.7008	(9.1)%
El Salvador	Dollars	16.9991	18.7008	(9.1)%
Guatemala	Quetzals	2.1764	2.3890	(8.9)%
Honduras	Lempiras	0.6860	0.7572	(9.4)%
Nicaragua	Córdobas	0.4641	0.5151	(9.9)%
Panama	Dollars	16.9991	18.7008	(9.1)%
Paraguay	Guaraní	0.0023	0.0026	(9.2)%
Peru	Peruvian Sol	4.5194	4.8968	(7.7)%
Puerto Rico	Dollars	16.9991	18.7008	(9.1)%
Uruguay	Uruguayan Peso	0.4371	0.4771	(8.4)%
Mexico	Mexican Peso	1.0000	1.0000	0.0%

Average exchange rate of the period.

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GLOSSARY

<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>	Adjusted Funds From Operation.
<i>BMV</i>	<i>Bolsa Mexicana de Valores</i> (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>TIIIE</i>	TIIIE (Spanish: <i>Tasa de Interés Interbancaria de Equilibrio</i> , English <i>Interbank Equilibrium Interest Rate</i>) is a reference rate for the currency Mexican peso. The TIIIE 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 2024-03-31	Cierre Ejercicio Anterior 2023-12-31
Estado de situación financiera [sinopsis]		
Activos [sinopsis]		
Activos circulantes[sinopsis]		
Efectivo y equivalentes de efectivo	1,520,584,000	1,858,522,000
Clientes y otras cuentas por cobrar	2,853,171,000	2,382,753,000
Impuestos por recuperar	2,928,587,000	3,613,566,000
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	7,302,342,000	7,854,841,000
Activos mantenidos para la venta	0	0
Total de activos circulantes	7,302,342,000	7,854,841,000
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	9,362,000	12,710,000
Inversiones registradas por método de participación	0	0
Inversiones en subsidiarias, negocios conjuntos y asociadas	0	0
Propiedades, planta y equipo	74,572,627,000	74,779,984,000
Propiedades de inversión	0	0
Activos por derechos de uso	19,627,004,000	20,852,687,000
Crédito mercantil	0	0
Activos intangibles distintos al crédito mercantil	0	0
Activos por impuestos diferidos	0	0
Otros activos no financieros no circulantes	0	0
Total de activos no circulantes	94,208,993,000	95,645,381,000
Total de activos	101,511,335,000	103,500,222,000
Capital Contable y Pasivos [sinopsis]		
Pasivos [sinopsis]		
Pasivos Circulantes [sinopsis]		
Proveedores y otras cuentas por pagar a corto plazo	2,289,267,000	2,291,398,000
Impuestos por pagar a corto plazo	1,924,598,000	2,181,380,000
Otros pasivos financieros a corto plazo	3,165,087,000	3,042,351,000
Pasivos por arrendamientos a corto plazo	1,014,206,000	982,506,000
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	8,393,158,000	8,497,635,000
Pasivos atribuibles a activos mantenidos para la venta	0	0
Total de pasivos circulantes	8,393,158,000	8,497,635,000
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 2024-03-31	Cierre Ejercicio Anterior 2023-12-31
Otros pasivos financieros a largo plazo	49,734,446,000	50,119,960,000
Pasivos por arrendamientos a largo plazo	19,742,270,000	21,040,077,000
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	5,940,055,000	6,131,179,000
Total provisiones a largo plazo	5,940,055,000	6,131,179,000
Pasivo por impuestos diferidos	14,292,331,000	14,680,788,000
Total de pasivos a Largo plazo	89,709,102,000	91,972,004,000
Total pasivos	98,102,260,000	100,469,639,000
Capital Contable [sinopsis]		
Capital social	1,001,572,000	1,001,572,000
Prima en emisión de acciones	0	0
Acciones en tesorería	0	0
Utilidades acumuladas	(28,605,728,000)	(29,377,386,000)
Otros resultados integrales acumulados	30,549,205,000	30,987,910,000
Total de la participación controladora	2,945,049,000	2,612,096,000
Participación no controladora	464,026,000	418,487,000
Total de capital contable	3,409,075,000	3,030,583,000
Total de capital contable y pasivos	101,511,335,000	103,500,222,000

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

Concepto	Acumulado Año Actual 2024-01-01 - 2024-03-31	Acumulado Año Anterior 2023-01-01 - 2023-03-31
Resultado de periodo [sinopsis]		
Utilidad (pérdida) [sinopsis]		
Ingresos	3,418,415,000	3,150,283,000
Costo de ventas	2,130,788,000	1,917,982,000
Utilidad bruta	1,287,627,000	1,232,301,000
Gastos de venta	0	0
Gastos de administración	191,726,000	268,339,000
Otros ingresos	0	0
Otros gastos	0	0
Utilidad (pérdida) de operación	1,095,901,000	963,962,000
Ingresos financieros	1,424,740,000	1,445,403,000
Gastos financieros	1,539,304,000	1,305,798,000
Participación en la utilidad (pérdida) de asociadas y negocios conjuntos	0	0
Utilidad (pérdida) antes de impuestos	981,337,000	1,103,567,000
Impuestos a la utilidad	440,095,000	253,573,000
Utilidad (pérdida) de operaciones continuas	541,242,000	849,994,000
Utilidad (pérdida) de operaciones discontinuadas	0	0
Utilidad (pérdida) neta	541,242,000	849,994,000
Utilidad (pérdida), atribuible a [sinopsis]		
Utilidad (pérdida) atribuible a la participación controladora	476,722,000	790,149,000
Utilidad (pérdida) atribuible a la participación no controladora	64,520,000	59,845,000
Utilidad por acción [bloque de texto]	0.17	0.26
Utilidad por acción [sinopsis]		
Utilidad por acción [partidas]		
Utilidad por acción básica [sinopsis]		
Utilidad (pérdida) básica por acción en operaciones continuas	0.17	0.26
Utilidad (pérdida) básica por acción en operaciones discontinuadas	0	0
Total utilidad (pérdida) básica por acción	0.17	0.26
Utilidad por acción diluida [sinopsis]		
Utilidad (pérdida) básica por acción diluida en operaciones continuas	0.17	0.26
Utilidad (pérdida) básica por acción diluida en operaciones discontinuadas	0	0
Total utilidad (pérdida) básica por acción diluida	0.17	0.26

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

Concepto	Acumulado Año Actual 2024-01-01 - 2024-03-31	Acumulado Año Anterior 2023-01-01 - 2023-03-31
Estado del resultado integral [sinopsis]		
Utilidad (pérdida) neta	541,242,000	849,994,000
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
Otro resultado integral, neto de impuestos, utilidad (pérdida) por revaluación	(308,603,000)	(784,366,000)
Otro resultado integral, neto de impuestos, utilidad (pérdida) por nuevas mediciones de planes de beneficios definidos	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
Otro resultado integral, neto de impuestos, utilidad (pérdida) en instrumentos de cobertura que cubren inversiones en instrumentos de capital	0	0
Participación de otro resultado integral de asociadas y negocios conjuntos que no se reclasificará a resultados, neto de impuestos	0	0
Total otro resultado integral que no se reclasificará a resultados, neto de impuestos	(308,603,000)	(784,366,000)
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	(130,102,000)	(627,358,000)
Reclasificación de efecto por conversión, neto de impuestos	0	0
Efecto por conversión, neto de impuestos	(130,102,000)	(627,358,000)
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
Reclasificación de la utilidad (pérdida) por cambios en valor razonable de activos financieros disponibles para la venta, neta de impuestos	0	0
Cambios en valor razonable de activos financieros disponibles para la venta, neto de impuestos	0	0
Coberturas de flujos de efectivo [sinopsis]		
Utilidad (pérdida) por coberturas de flujos de efectivo, neta de impuestos	0	0
Reclasificación de la utilidad (pérdida) por coberturas de flujos de efectivo, neta de impuestos	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
Coberturas de flujos de efectivo, neto de impuestos	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
Reclasificación por coberturas de inversiones netas en negocios en el extranjero, neto de impuestos	0	0
Coberturas de inversiones netas en negocios en el extranjero, neto de impuestos	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
Reclasificación de cambios en el valor temporal de las opciones, neto de impuestos	0	0
Cambios en el valor temporal de las opciones, neto de impuestos	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
Reclasificación de cambios en el valor de contratos a futuro, neto de impuestos	0	0
Cambios en el valor de contratos a futuro, neto de impuestos	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
Reclasificación de cambios en el valor de márgenes con base en moneda extranjera, neto de impuestos	0	0
Cambios en el valor de márgenes con base en moneda extranjera, neto de impuestos	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

Concepto	Acumulado Año Actual 2024-01-01 - 2024-03-31	Acumulado Año Anterior 2023-01-01 - 2023-03-31
Ajustes por reclasificación de activos financieros a valor razonable a través del ORI, neto de impuestos	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
ORI, neto de impuestos, de activos financieros a valor razonable a través del ORI	0	0
Participación de otro resultado integral de asociadas y negocios conjuntos que se reclasificará a resultados, neto de impuestos	0	0
Total otro resultado integral que se reclasificará al resultado del periodo, neto de impuestos	(130,102,000)	(627,358,000)
Total otro resultado integral	(438,705,000)	(1,411,724,000)
Resultado integral total	102,537,000	(561,730,000)
Resultado integral atribuible a [sinopsis]		
Resultado integral atribuible a la participación controladora	38,017,000	(673,049,000)
Resultado integral atribuible a la participación no controladora	64,520,000	111,319,000

[520000] Estado de flujos de efectivo, método indirecto

Concepto	Acumulado Año Actual 2024-01-01 - 2024-03-31	Acumulado Año Anterior 2023-01-01 - 2023-03-31
Estado de flujos de efectivo [sinopsis]		
Flujos de efectivo procedentes de (utilizados en) actividades de operación [sinopsis]		
Utilidad (pérdida) neta	541,242,000	849,994,000
Ajustes para conciliar la utilidad (pérdida) [sinopsis]		
+ Operaciones discontinuas	0	0
+ Impuestos a la utilidad	(440,095,213)	(253,574,000)
+ (-) Ingresos y gastos financieros, neto	114,564,000	1,200,464,000
+ Gastos de depreciación y amortización	2,086,629,000	1,810,195,000
+ 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	(470,418,000)	(528,518,000)
+ (-) Disminuciones (incrementos) en otras cuentas por cobrar derivadas de las actividades de operación	669,824,000	3,485,408,000
+ (-) Incremento (disminución) de proveedores	(2,131,000)	(973,363,000)
+ (-) Incrementos (disminuciones) en otras cuentas por pagar derivadas de las actividades de operación	(396,267,787)	0
+ Otras partidas distintas al efectivo	(1,128,245,000)	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)	433,860,000	4,740,612,000
Flujos de efectivo netos procedentes (utilizados en) operaciones	975,102,000	5,590,606,000
- 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	975,102,000	5,590,606,000
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	327,995,000	4,708,325,000
+ 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
	2024-01-01 - 2024-03-31	2023-01-01 - 2023-03-31
+ 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	1,042,375,000
+ Intereses cobrados	80,720,000	31,895,000
+ (-) 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	(247,275,000)	(5,718,805,000)
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	0
+ 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	0	1,490,357,000
- Reembolsos de préstamos	0	0
- Pagos de pasivos por arrendamientos financieros	0	0
- Pagos de pasivos por arrendamientos	1,216,085,184	739,966,000
+ Importes procedentes de subvenciones del gobierno	0	0
- Dividendos pagados	0	0
- Intereses pagados	977,467,000	189,985,000
+ (-) 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	(2,193,552,184)	560,406,000
Incremento (disminución) neto de efectivo y equivalentes al efectivo, antes del efecto de los cambios en la tasa de cambio	(1,465,725,184)	432,207,000
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	1,127,787,184	(2,799,419,000)
Incremento (disminución) neto de efectivo y equivalentes de efectivo	(337,938,000)	(2,367,212,000)
Efectivo y equivalentes de efectivo al principio del periodo	1,858,522,000	4,106,942,000
Efectivo y equivalentes de efectivo al final del periodo	1,520,584,000	1,739,730,000