

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

MEXICO CITY, APRIL 30TH, 2025 – SITIOS LATINOAMÉRICA, S.A.B. DE C.V. (“SITES”) [BMV: LASITE *], ANNOUNCED TODAY ITS FINANCIAL AND OPERATING RESULTS FOR THE FIRST QUARTER OF 2025.

Highlights

On March 31st, 2025, SITES concluded the first quarter of operations in 2025. During the first quarter of the year, we continued to expand our operations in sixteen subsidiaries, registering a portfolio of 36,834 towers across Latin America, while consolidating our position as one of the biggest tower companies in the region.

- During the last twelve months, SITES have built **1,454 new sites**, reflecting a solid operational grip, ongoing process optimization, and a successful business development strategy.
- At the end of 1Q25, SITES reported a portfolio of **36,834 sites**, this is an increase of **173 new sites** compared with last quarter.
- Throughout the quarter, **154 new co-locations** have been achieved in the different regions where we operate.
- At the end of the first quarter of 2025, SITES registered **44,904 individual site agreements and equivalents**, an increase of **1,951 individual agreements** when compared with the same period of last year.
- Consolidated revenues for the quarter totaled **\$4,178 million Mexican pesos** (+22.2% YoY), with tower lease revenues contributing with **\$2,529 million Mexican pesos**, accounting for 61% of our total revenues.
- Tower lease revenues for the quarter reached **\$2,529 million Mexican pesos** (+19.2% YoY) demonstrating solid operational performance.
- EBITDAaL for the period was **\$2,227 million Mexican pesos** (+18.1% YoY), with a **consolidated margin of 88.1%**, in line with the same period of the previous year..
- On March 28th, 2025, SITES announced the **conversion of its series B-1 and B-2 shares into a new single series (LASITE *)**, with the objective to **simplify and facilitate the trading of the shares** representing the Company’s capital stock that are available for purchase and sale in the capital market.

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SITES LATAM – Stock Fundamentals as of 1Q25

EBITDAaL	2,227
EBITDAaL per share ¹	0.53
AFFO	2,235
AFFO per share ²	0.53
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 March 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%
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 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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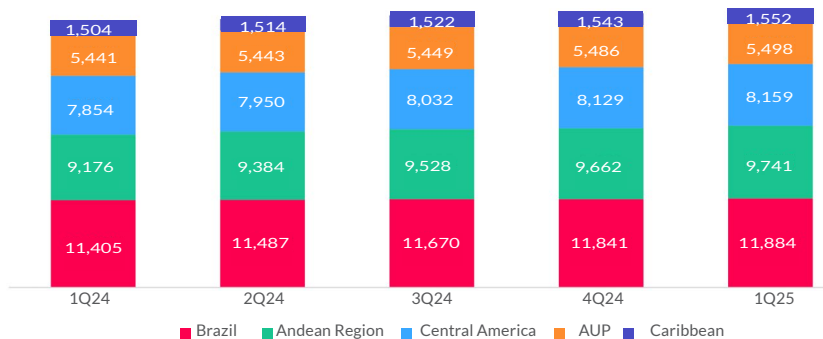
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CONSOLIDATED PERFORMANCE

a. Operating Results

At the end of the first quarter of 2025, SITES reported a consolidated portfolio of 36,834 sites distributed across 16 Latin American countries. These include 11,884 sites in Brazil; 9,741 in Chile, Ecuador, Peru, and Colombia (Andean Region); 8,159 in Costa Rica, El Salvador, Guatemala, Honduras, Nicaragua, and Panama (Central America); 5,498 in Argentina, Uruguay, and Paraguay (AUP); and the remaining 1,552 in Puerto Rico and the Dominican Republic (Caribbean).

Total Sites Portfolio



During the first quarter of 2025, 173 new sites were added to our portfolio, this growth was driven by the Andean region and Brazil, contributing 79 and 43 new sites, respectively. At the end of the quarter, 221 additional sites were in advanced stages of construction.

During the last twelve months, our portfolio grew by 1,454 sites, with increases in the Andean region, Brazil and Central America, contributing 565, 479 and 305 new sites, respectively, reflecting our commitment to the deployment of passive infrastructure across Latin America.

Brazil continues to be SITES' largest market, contributing with nearly 33% of our total portfolio. The dynamism of the Brazilian market and its high need for connectivity have accelerated the demand for passive infrastructure over the last twelve months, with our operation contributing 479 new sites to its development. This performance reflects not only the scale of the Brazilian market, but also the key role it plays in the region's digital transformation.

The Andean Region continues to consolidate its position as a key region for SITES growth, contributing with nearly 27% to our total portfolio and by adding 565 new sites during the last twelve months of operation. This solid performance reflects an effective combination of high demand in key markets such as Colombia and Peru, coupled with highly efficient operational execution.

In Central America, we have maintained a solid construction pace, building 305 new sites during the last twelve months of operation. The deployment of 5G technology has been driven by local governments over the last few years, and we expect high demand for passive infrastructure across the region.

In Argentina, Uruguay and Paraguay (AUP), we built 57 new sites during the last twelve months of operation; we believe that the economic and regulatory conditions in the countries of this region present encouraging trends for the following months of the year.

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Finally, in the Caribbean, we built 48 new sites during the last year, reflecting steady progress in a smaller operating environment.

SITES LATAM- Operating Indicators as of 1Q25

Region	Towers	Individual Site Agreements and Equivalents	Tenancy Ratio
Brazil	11,884	15,130	1.27
Andean Region	9,741	10,960	1.13
Central America	8,159	10,222	1.25
AUP	5,498	6,786	1.23
Caribbean	1,552	1,805	1.16
Total	36,834	44,904	1.22

At the end of the first quarter of 2025, SITES accounted for 44,904 individual site agreements and equivalents. Our consolidated tenancy ratio stood at 1.22 tenants per tower.

During the last twelve months, we have observed favorable trends in our occupancy rates. Central America concluded the period with 1.25 tenants per tower, surpassing the 1.22 reported in the previous year.

Our operation in Brazil registered a steady colocation rate of 1.27, demonstrating a continuous effort of our sales team; the Andean region achieved a rate of 1.13 tenants per tower, while the Caribbean closed the quarter with 1.16 tenants per tower and AUP with a rate of 1.23, consistently improving its past records.

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b. Financial Results

At the end of the first quarter of 2025, total revenues amounted \$4,178 million Mexican pesos, 61% of which derived from tower lease revenues. Total revenues increased by +22.2% when compared with the same period of last year, these results were driven by a solid performance of our BTS program.

During the first quarter of 2025, tower lease revenues totaled \$2,569 million Mexican pesos, this represent an increase of +19.2% year over year and +4.0% when compared with the last quarter. Our steady revenue growth reflects the successful implementation of our commercial strategy and SITES's strong operational capacity.

SITES LATAM- Financial Summary

	1Q25	1Q24	Var.	4Q24	Var.
Total Revenues	4,177,532	3,418,415	22.2%	4,291,240	(2.6%)
Tower lease revenues	2,528,661	2,121,597	19.2%	2,431,992	4.0%
Land lease revenues	1,648,872	1,296,817	27.1%	1,859,248	(11.3%)
Operating Costs and Expenses	301,292	235,884	27.7%	235,121	28.1%
EBITDA	3,876,240	3,182,530	21.8%	4,056,118	(4.4%)
%	92.8%	93.1%	-0.3	94.5%	-1.7
EBITDAaL	2,227,368	1,885,713	18.1%	2,196,871	1.4%
%	88.1%	88.9%	-0.8	90.3%	-2.2

Figures in million Mexican pesos.

Tower lease revenues increased across our regions during the first quarter of the year, with the Andean region registering a +35.2% year over year increase and +3.4% quarter over quarter, driven by an excellent performance in Colombia and Peru, as well as a solid and steady performance in Chile and Ecuador; Brazil has maintained a steady revenue generation pace, increasing its base +5.5% year over year and +10.4% quarter over quarter, denoting an excellent execution of our BTS program in the country.

Central America increased its revenues by +16.5% year over year, demonstrating an efficient operating strategy implementation in all countries of the region; the Caribbean increased its revenues by +56.3% year over year and +26.6% quarter over quarter, driven by a solid performance in the Dominican Republic; while Argentina, Uruguay and Paraguay (AUP) registered an +20.8% year over year increase.

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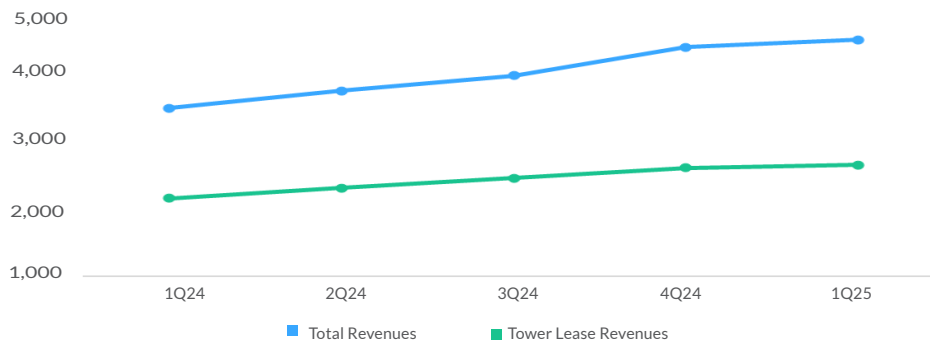
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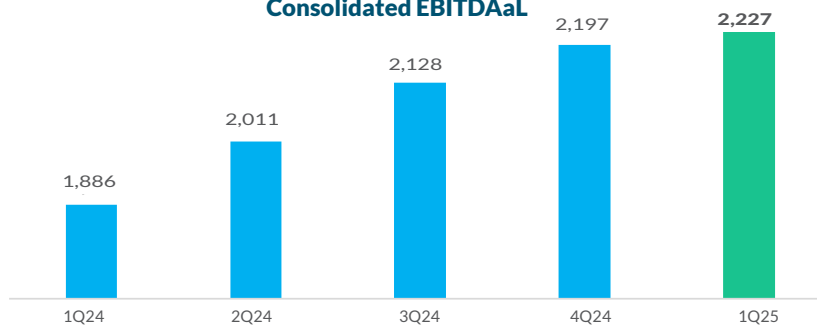
Revenues Evolution



Figures in million Mexican pesos.

At the end of the first quarter of 2025, our consolidated EBITDAaL was \$2,227 million Mexican pesos, an increase of +18.1% year over year and +1.4% compared to the previous quarter. Our EBITDAaL margin for the period was 88.1%, in line with past records. The stability in our EBITDAaL margin reflects a steady generation of infrastructure rental revenues and an adequate implementation of cost and operating expense control strategies.

Consolidated EBITDAaL



Figures in million Mexican pesos.

During the quarter, Brazil reported an EBITDAaL of \$735,929 million Mexican pesos, an increase of +5.3% year-over-year and +7.4% quarter-over-quarter, these increases were driven by an adequate operating performance, and by efficient control of costs and operating expenses implementations, the margin for the quarter was 91.7%, in line with the same period of the previous year.

The Andean region achieved EBITDAaL for the quarter of \$535,046 million Mexican pesos, registering increases of +36.1% year over year and +4.4% quarter over quarter, these increases are attributed to a solid operating performance in all the countries of the region, the implementation of strategies to reduce its cost and operating expenses base, and a strong performance of our Built-to-Suit program adding 565 new towers during the last twelve months. The margin at the end of the quarter stood at 90.3%, registering expansions of nearly one percentage point in year-over-year and quarter-over-quarter comparisons.

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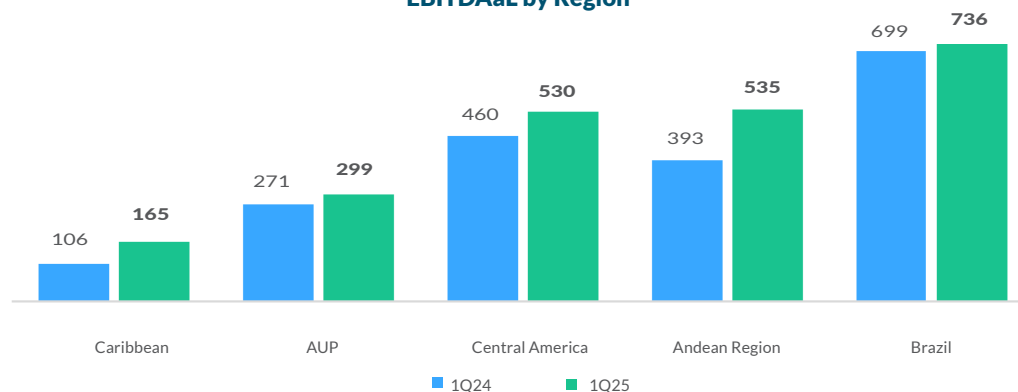
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Central America contributed with \$530,327 million Mexican pesos to the consolidated EBITDAaL of the quarter, this was a year-over-year increase of +15.2%, the margin for the region during the first quarter was 91.3%. Argentina, Uruguay and Paraguay (AUP) recorded EBITDAaL of \$299,141 million Mexican pesos in the first quarter of the year, representing an increase of +10.2% year over year and recording a margin for the period of 80.6% and finally, the Caribbean registered an EBITDAaL of \$164,572 million Mexican pesos at the end of the quarter and a margin of 90.6%, presenting consistent increases of +55.7% versus the previous year and +25.8% versus the previous quarter.

We are committed to continuing optimizing our processes and to continuing adding efficiencies that can benefit our operation.

EBITDAaL by Region



Figures in million Mexican pesos.

The company's financials are indeed reflecting distinct growth trends along with signs of high and stable margins, consistently hovering around the 90% mark. During the first quarter of 2025, all regions consistently remained on this trend, this level of performance and consistency in margins indicates robust operating efficiency and effective cost management in the different regions.

At the end of March, our gross debt stood at \$56,387 million Mexican pesos, our net debt equaled 6.38 times our EBITDAaL¹.

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¹ Net Debt / Last Twelve Months EBITDAaL

SITES LATAM – Income Statement as of 1Q25

	1Q25 MXN	1Q24 MXN	Var. %	4Q24 MXN	Var. %
Revenues:					
Tower lease revenues	2,528,661	2,121,597	19.2%	2,431,992	4.0%
Land lease revenues	1,648,872	1,296,817	27.1%	1,859,248	(11.3%)
	4,177,532	3,418,415	22.2%	4,291,240	(2.6%)
Operating costs and expenses:					
Cost of service	(49,999)	(44,158)	13.2%	(23,309)	114.5%
Operating expenses	(251,293)	(191,726)	31.1%	(211,812)	18.6%
Depreciation	(880,834)	(1,030,509)	(14.5%)	(1,059,356)	(16.9%)
Depreciation of rights of use (IFRS 16)	(1,143,747)	(1,056,121)	8.3%	(1,237,611)	(7.6%)
	(2,325,873)	(2,322,514)	0.1%	(2,532,088)	(8.1%)
Operating profit	1,851,659	1,095,900	69.0%	1,759,152	5.3%
Interest payable	(1,123,930)	(1,181,864)	(4.9%)	(1,325,179)	(15.2%)
Leasing interests	(505,025)	(322,257)	56.7%	(597,828)	(15.5%)
Gained interests	19,025	80,720	(76.4%)	48,970	(61.2%)
Foreign exchange gain and monetary position	(226,893)	1,344,019	(116.9%)	(791,460)	(71.3%)
Other income/expenses	(63,726)	(35,183)	81.1%	885,199	(107.2%)
Profit before income tax	(48,889)	981,337	(105.0%)	(21,147)	131.2%
Income taxes	(545,452)	(588,673)	(7.3%)	(275,288)	98.1%
Deferred taxes	163,924	146,191	12.1%	211,031	(22.3%)
Other local taxes	9,389	2,387	293.3%	32,223	(70.9%)
Net Income for the Period	(421,029)	541,242	(177.8%)	(53,180)	691.7%
Minority interest	42,538	64,520	(34.1%)	139,266	(69.5%)
Net Result of the Period	(463,567)	476,722	(197.2%)	(192,446)	140.9%
EBITDA	3,876,240	3,182,530	21.8%	4,056,118	(4.4%)
EBITDAaL	2,227,368	1,885,713	18.1%	2,196,871	1.4%
% Margin	88.1%	88.9%	-0.8	90.3%	-2.2

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 1Q25

	As of March 31 st , 2025, MXN	As of December 31 st , 2024, MXN
Current Assets:		
Cash	1,730,811	1,345,759
Accounts receivable	2,048,438	1,920,443
Income taxes	2,485,081	2,596,453
Other current assets	298,508	261,963
Total Current Assets	6,562,838	6,124,618
Non-current assets:		
Property and equipment, net	87,043,884	86,212,047
Rights of use	24,151,136	23,757,704
Other non-current assets	33,870	26,600
Deferred Tax Assets	1,760,839	1,262,895
Total Non-current Assets	112,989,729	111,259,246
Total Assets	119,552,567	117,383,864
Current liabilities:		
Short-term debt and current portion of long-term debt	1,961,019	1,610,564
Liabilities related to short-term rights of use	3,634,972	3,555,262
Accounts payable	3,124,486	3,206,960
Taxes payable	840,620	730,263
Total Current Liabilities	9,561,097	9,103,049
Non-current liabilities:		
Long-term debt	55,332,825	55,120,870
Liabilities related to long-term rights of use	21,888,339	21,256,911
Deferred income taxes	16,105,385	15,663,501
Obligations for the withdrawal of assets and others	5,907,694	5,334,880
Total non-current Liabilities	99,234,243	97,376,162
Total Liabilities	108,795,339	106,479,211
Equity:		
Capital Stock	4,001,572	4,001,572
Conversion effect, surplus and other capital accounts	6,412,591	10,327,257
Minority interest	806,632	736,243
Profit for the period	(463,567)	(4,160,419)
Total Equity	10,757,227	10,904,652
Total Liabilities and Equity	119,552,567	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 first quarter of 2025, we focused our efforts on consolidating strategic information for the preparation of the 2024 Sustainability Report, which will be published in the second quarter of the year. This process involves validating operational, climate-related, and social progress across all the countries where we operate, ensuring that the report accurately reflects our performance and sustainability commitments.

In parallel, we launched a technical training program for our operational and financial teams, aimed at ensuring compliance with the International Financial Reporting Standards on Sustainability (IFRS S1 and S2). This stage is key to strengthening our alignment with emerging regulatory frameworks and enhancing the integration of sustainability into business management.

Lastly, the quarterly monitoring of our Scope 1 and 2 emissions remains active in all countries where we operate, ensuring the ongoing tracking of our carbon footprint as part of our long-term climate management commitment.

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SITES LATAM – Financial Results per Country/Region as of 1Q25

	1Q25	1Q24	Var.%	4Q24	Var.%
Brazil					
Total Revenues	1,420,782	1,326,628	7.1%	1,305,063	8.9%
Tower Lease Revenues	802,892	761,394	5.5%	726,929	10.4%
Land Lease Revenues	617,890	565,235	9.3%	578,134	6.9%
EBITDAaL	735,929	698,761	5.3%	685,430	7.4%
% Tower Lease Revenues	91.7%	91.8%	-0.1	94.3%	-2.6
Andean Region					
Total Revenues	1,012,546	775,680	30.5%	995,536	1.7%
Tower Lease Revenues	592,366	438,225	35.2%	573,093	3.4%
Land Lease Revenues	420,180	337,456	24.5%	422,443	(0.5%)
EBITDAaL	535,046	393,141	36.1%	512,586	4.4%
% Tower Lease Revenues	90.3%	89.7%	0.6	89.4%	0.9
Central America					
Total Revenues	934,290	759,843	23.0%	938,043	(0.4%)
Tower Lease Revenues	580,805	498,601	16.5%	581,944	(0.2%)
Land Lease Revenues	353,485	261,242	35.3%	356,099	(0.7%)
EBITDAaL	530,327	460,413	15.2%	532,965	(0.5%)
% Tower Lease Revenues	91.3%	92.3%	-1.0	91.6%	-0.3
AUP					
Total Revenues	522,925	380,292	37.5%	808,994	(35.4%)
Tower Lease Revenues	370,942	307,188	20.8%	406,551	(8.8%)
Land Lease Revenues	151,983	73,104	107.9%	402,443	(62.2%)
EBITDAaL	299,141	271,466	10.2%	351,278	(14.8%)
% Tower Lease Revenues	80.6%	88.4%	-7.7	86.4%	-5.8
Caribbean					
Total Revenues	286,989	175,971	63.1%	243,604	17.8%
Tower Lease Revenues	181,655	116,190	56.3%	143,475	26.6%
Land Lease Revenues	105,333	59,780	76.2%	100,129	5.2%
EBITDAaL	164,572	105,713	55.7%	130,824	25.8%
% Tower Lease Revenues	90.6%	91.0%	-0.4	91.2%	-0.6

Figures in thousands Mexican pesos.

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FINANCIAL DEBT

SITES LATAM – Financial Debt as of 1Q25 (Millions)

Amount MXN	Amount USD	Currency	Rates	Maturity
4,812.7	236.9	PEN	9.13%	21-sept-33
20,317.1	1,000	USD	5.38%	04-apr-32
17,092.8	841.3	MXN	TIIE 28d + 1.25%	18-mar-27
13,110.2	645.3	USD	6.00%	25-nov-29
990.5	48.8	PEN	7.30%	01-dec-25
62.3	3.1	COP	IBR 3m + 2.65%	01-jul-25
56,386.6	2,775.3	Average interest rate USD equivalent: 5.74%		

Exchange rate as of March 31st, 2024.

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EXCHANGE RATES

SITES LATAM – Exchange Rates Local Currency Units per US Dollar

Country	Currency	1Q25	1Q24	Var.%
Argentina	Argentinian Peso	1,074.0000	850.5750	26.3%
Brazil	Brazilian Reais	5.8574	4.9503	18.3%
Chile	Chilean Peso	964.6148	944.2775	2.2%
Colombia	Colombian Peso	4,196.0716	3,917.9952	7.1%
Costa Rica	Colones	507.4972	517.3056	(1.9%)
Dominican Republic	Dominican Peso	61.4618	59.0202	4.1%
Ecuador	Dollars	1.0000	1.0000	0.0%
El Salvador	Dollars	1.0000	1.0000	0.0%
Guatemala	Quetzals	7.7115	7.8108	(1.3%)
Honduras	Lempiras	25.6612	24.7819	3.5%
Nicaragua	Cordobas	36.6243	36.6243	0.0%
Panama	Dollars	1.0000	1.0000	0.0%
Paraguay	Guaraní	7,920.1852	7,298.8286	8.5%
Peru	Peruvian Sol	3.7053	3.7619	(1.5%)
Puerto Rico	Dollars	1.0000	1.0000	0.0%
Uruguay	Uruguayan Peso	43.0645	38.8910	10.7%
Mexico	Mexican Peso	20.4235	16.9991	20.1%

Average exchange rate of the period.

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SITES LATAM – Exchange Rates Local Currency Units per Mexican Peso

Country	Currency	1Q25	1Q24	Var.%
Argentina	Argentinian Peso	0.0189	0.0194	(2.8%)
Brazil	Brazilian Reais	3.4885	3.4343	1.6%
Chile	Chilean Peso	0.0212	0.0180	17.6%
Colombia	Colombian Peso	0.0049	0.0043	12.9%
Costa Rica	Colones	0.0402	0.0329	22.3%
Dominican Republic	Dominican Peso	0.4077	0.2880	41.5%
Ecuador	Dollars	20.4235	16.9991	20.1%
El Salvador	Dollars	20.4235	16.9991	20.1%
Guatemala	Quetzals	2.6484	2.1764	21.7%
Honduras	Lempiras	0.7959	0.6860	16.0%
Nicaragua	Cordobas	0.5576	0.4641	20.1%
Panama	Dollars	20.4235	16.9991	20.1%
Paraguay	Guaraní	0.0026	0.0023	11.6%
Peru	Peruvian Sol	5.5123	4.5194	22.0%
Puerto Rico	Dollars	20.4235	16.9991	20.1%
Uruguay	Uruguayan Peso	0.4743	0.4371	8.5%
Mexico	Mexican Peso	1.0000	1.0000	0.0%

Average exchange rate of the period.

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Active Infrastructure	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.
AFFO	<i>Adjusted Funds From Operation.</i>
BMV	Bolsa Mexicana de Valores (Mexican Stock Exchange).
Build- to- Suit (BTS)	Build-to-Suit means those new site construction commitments that have been contracted.
EBITDA	Means Earnings Before Interest, Taxes, Depreciation & Amortization.
EBITDAaL	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.
EBITDAaL margin	The ratio of EBITDAaL to total income received from the rent of Passive infrastructure.
ESG	Environmental, Sustainability and Corporate Governance.
Individual Site Agreement and Equivalents	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.
Net debt	Total short and long term debt minus cash and marketable securities.
Net Debt / EBITDAaL	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.
Passive Infrastructure	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.
Site	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".
SOFR	The Secured Overnight Financing Rate (SOFR) is a broad measure of the cost of borrowing cash overnight collateralized by Treasury securities.
The company	SITES, with its affiliated companies.
TIIE	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 2025-03-31	Cierre Ejercicio Anterior 2024-12-31
Estado de situación financiera [sinopsis]		
Activos [sinopsis]		
Activos circulantes[sinopsis]		
Efectivo y equivalentes de efectivo	1,730,811,000	1,345,759,000
Clientes y otras cuentas por cobrar	2,346,946,000	2,182,406,000
Impuestos por recuperar	2,485,081,000	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	6,562,838,000	6,124,618,000
Activos mantenidos para la venta	0	0
Total de activos circulantes	6,562,838,000	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	33,870,000	26,600,000
Inversiones registradas por método de participación	0	0
Inversiones en subsidiarias, negocios conjuntos y asociadas	0	0
Propiedades, planta y equipo	87,043,884,000	86,212,047,000
Propiedades de inversión	0	0
Activos por derechos de uso	24,151,136,000	23,757,704,000
Crédito mercantil	0	0
Activos intangibles distintos al crédito mercantil	0	0
Activos por impuestos diferidos	1,760,839,000	1,262,895,000
Otros activos no financieros no circulantes	0	0
Total de activos no circulantes	112,989,729,000	111,259,246,000
Total de activos	119,552,567,000	117,383,864,000
Capital Contable y Pasivos [sinopsis]		
Pasivos [sinopsis]		
Pasivos Circulantes [sinopsis]		
Proveedores y otras cuentas por pagar a corto plazo	3,124,486,000	3,198,461,000
Impuestos por pagar a corto plazo	840,620,000	730,263,000
Otros pasivos financieros a corto plazo	1,961,019,000	1,610,564,000
Pasivos por arrendamientos a corto plazo	3,634,972,000	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	9,561,097,000	9,094,550,000
Pasivos atribuibles a activos mantenidos para la venta	0	0
Total de pasivos circulantes	9,561,097,000	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 2025-03-31	Cierre Ejercicio Anterior 2024-12-31
Otros pasivos financieros a largo plazo	55,332,825,000	55,120,870,000
Pasivos por arrendamientos a largo plazo	21,888,339,000	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	5,907,694,000	5,343,380,000
Total provisiones a largo plazo	5,907,694,000	5,343,380,000
Pasivo por impuestos diferidos	16,105,385,000	15,663,501,000
Total de pasivos a Largo plazo	99,234,243,000	97,384,662,000
Total pasivos	108,795,340,000	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	(31,770,672,000)	(31,494,012,000)
Otros resultados integrales acumulados	37,719,695,000	37,660,849,000
Total de la participación controladora	9,950,595,000	10,168,409,000
Participación no controladora	806,632,000	736,243,000
Total de capital contable	10,757,227,000	10,904,652,000
Total de capital contable y pasivos	119,552,567,000	117,383,864,000

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

Concepto	Acumulado Año Actual 2025-01-01 - 2025-03-31	Acumulado Año Anterior 2024-01-01 - 2024-03-31
Resultado de periodo [sinopsis]		
Utilidad (pérdida) [sinopsis]		
Ingresos	4,177,532,000	3,418,415,000
Costo de ventas	2,074,580,000	2,130,788,000
Utilidad bruta	2,102,952,000	1,287,627,000
Gastos de venta	0	0
Gastos de administración	251,293,000	191,726,000
Otros ingresos	0	0
Otros gastos	0	0
Utilidad (pérdida) de operación	1,851,659,000	1,095,901,000
Ingresos financieros	224,746,000	1,424,740,000
Gastos financieros	2,125,295,000	1,539,304,000
Participación en la utilidad (pérdida) de asociadas y negocios conjuntos	0	0
Utilidad (pérdida) antes de impuestos	(48,890,000)	981,337,000
Impuestos a la utilidad	372,139,000	440,095,000
Utilidad (pérdida) de operaciones continuas	(421,029,000)	541,242,000
Utilidad (pérdida) de operaciones discontinuadas	0	0
Utilidad (pérdida) neta	(421,029,000)	541,242,000
Utilidad (pérdida), atribuible a [sinopsis]		
Utilidad (pérdida) atribuible a la participación controladora	(463,567,000)	476,722,000
Utilidad (pérdida) atribuible a la participación no controladora	42,538,000	64,520,000
Utilidad por acción [bloque de texto]	-0.0090	0.17
Utilidad por acción [sinopsis]		
Utilidad por acción [partidas]		
Utilidad por acción básica [sinopsis]		
Utilidad (pérdida) básica por acción en operaciones continuas	(0.009)	0.17
Utilidad (pérdida) básica por acción en operaciones discontinuadas	0	0
Total utilidad (pérdida) básica por acción	(0.009)	0.17
Utilidad por acción diluida [sinopsis]		
Utilidad (pérdida) básica por acción diluida en operaciones continuas	(0.009)	0.17
Utilidad (pérdida) básica por acción diluida en operaciones discontinuadas	0	0
Total utilidad (pérdida) básica por acción diluida	(0.009)	0.17

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

Concepto	Acumulado Año Actual 2025-01-01 - 2025-03-31	Acumulado Año Anterior 2024-01-01 - 2024-03-31
Estado del resultado integral [sinopsis]		
Utilidad (pérdida) neta	(421,029,000)	541,242,000
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	0	(308,603,000)
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	0	(308,603,000)
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	273,604,000	(130,102,000)
Reclasificación de efecto por conversión, neto de impuestos	0	0
Efecto por conversión, neto de impuestos	273,604,000	(130,102,000)
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
Ajustes por reclasificación de activos financieros a valor razonable a través del ORI, neto de impuestos	0	0

Concepto	Acumulado Año Actual 2025-01-01 - 2025-03-31	Acumulado Año Anterior 2024-01-01 - 2024-03-31
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	273,604,000	(130,102,000)
Total otro resultado integral	273,604,000	(438,705,000)
Resultado integral total	(147,425,000)	102,537,000
Resultado integral atribuible a [sinopsis]		
Resultado integral atribuible a la participación controladora	(217,814,000)	38,017,000
Resultado integral atribuible a la participación no controladora	70,389,000	64,520,000

[520000] Estado de flujos de efectivo, método indirecto

Concepto	Acumulado Año Actual 2025-01-01 - 2025-03-31	Acumulado Año Anterior 2024-01-01 - 2024-03-31
Estado de flujos de efectivo [sinopsis]		
Flujos de efectivo procedentes de (utilizados en) actividades de operación [sinopsis]		
Utilidad (pérdida) neta	(421,029,000)	541,242,000
Ajustes para conciliar la utilidad (pérdida) [sinopsis]		
+ Operaciones discontinuas	0	0
+ Impuestos a la utilidad	372,139,000	(440,095,213)
+ (-) Ingresos y gastos financieros, neto	1,900,549,000	114,564,000
+ Gastos de depreciación y amortización	2,024,581,000	2,086,629,000
+ 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	(164,540,000)	(470,418,000)
+ (-) Disminuciones (incrementos) en otras cuentas por cobrar derivadas de las actividades de operación	1,342,271,000	669,824,000
+ (-) Incremento (disminución) de proveedores	(73,975,000)	(2,131,000)
+ (-) Incrementos (disminuciones) en otras cuentas por pagar derivadas de las actividades de operación	138,608,000	(396,267,787)
+ Otras partidas distintas al efectivo	0	(1,128,245,000)
+ 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)	5,539,633,000	433,860,000
Flujos de efectivo netos procedentes (utilizados en) operaciones	5,118,604,000	975,102,000
- 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	5,118,604,000	975,102,000
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	407,155,000	327,995,000
+ 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 2025-01-01 - 2025-03-31	Acumulado Año Anterior 2024-01-01 - 2024-03-31
+ 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	0
+ Intereses cobrados	19,025,000	80,720,000
+ (-) 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	(388,130,000)	(247,275,000)
Flujos de efectivo procedentes de (utilizados en) actividades de financiamiento[síntesis]		
+ 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	0
- Reembolsos de préstamos	0	0
- Pagos de pasivos por arrendamientos financieros	0	0
- Pagos de pasivos por arrendamientos	1,570,954,000	1,216,085,184
+ Importes procedentes de subvenciones del gobierno	0	0
- Dividendos pagados	0	0
- Intereses pagados	1,039,682,000	977,467,000
+ (-) 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	(2,610,636,000)	(2,193,552,184)
Incremento (disminución) neto de efectivo y equivalentes al efectivo, antes del efecto de los cambios en la tasa de cambio	2,119,838,000	(1,465,725,184)
Efectos de la variación en la tasa de cambio sobre el efectivo y equivalentes al efectivo [síntesis]		
Efectos de la variación en la tasa de cambio sobre el efectivo y equivalentes al efectivo	(1,734,786,000)	1,127,787,184
Incremento (disminución) neto de efectivo y equivalentes de efectivo	385,052,000	(337,938,000)
Efectivo y equivalentes de efectivo al principio del periodo	1,345,759,000	1,858,522,000
Efectivo y equivalentes de efectivo al final del periodo	1,730,811,000	1,520,584,000