

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

MEXICO CITY, FEBRUARY 27TH, 2025 – SITIOS LATINOAMÉRICA, S.A.B. DE C.V. (“SITES”) [BMV: LASITE B-1], ANNOUNCED TODAY ITS FINANCIAL AND OPERATING RESULTS FOR THE FOURTH QUARTER OF 2024.

Highlights

On December 31st, 2024, SITES concluded the fourth quarter of operations in 2024. Over the fourth quarter of the year, we continued to expand our operations in sixteen subsidiaries, registering a portfolio of 36,661 towers across Latin America, while consolidating our position as one of the biggest tower companies in Latin America.

- During the last twelve months, SITES have built **1,526 new sites**, reflecting a solid operational grip, ongoing process optimization, and a successful business development strategy.
- At the end of 4Q24, SITES reported a portfolio of **36,661 sites**, this is an increase of **460 new sites** compared with last quarter.
- Throughout the year, **1,143 new co-locations** have been achieved in the different regions where we operate.
- At the end of the fourth quarter of 2024, SITES registered **44,513 individual site agreements and equivalents**, an increase of **1,783 individual agreements** when compared with the same period of last year.
- Consolidated revenues for the year totaled **\$15,271 million Mexican pesos** (+16.3% YoY), with tower lease revenues contributing with **\$9,241 million Mexican pesos** (+18.0% YoY).
- Tower lease revenues for the quarter reached **\$2,439 million Mexican pesos** (+36.0% YoY) demonstrating solid operational performance.
- EBITDAaL for the year was **\$8,227 million Mexican pesos** (+27.4% YoY), with a consolidated margin of **89.0%**, representing a margin expansion of 6.6 percentage points year-over-year.
- In November, SITES announced a **capital increase** in the amount of **\$3,000 million Mexican pesos** and the issuance of **one million shares**.
- During the quarter, SITES carried out an international issuance and placement of debt securities in foreign securities markets, for an amount of **\$650 million US dollars** with a 5 year term and a coupon of 6.0%, with which we prepaid existing debt.

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SITES LATAM – Stock Fundamentals as of 4Q24

EBITDAaL	2,202
EBITDAaL per share ¹	0.53
AFFO	2,544
AFFO per share ²	0.61
Outstanding shares ³	4,181.2

Figures in million Mexican pesos.

¹ EBITDAaL / Total Outstanding Shares.

² AFFO / Total Outstanding Shares.

³ Millions of shares.

SITES LATAM – Operating Subsidiaries as of December 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 Panamá 1, S.A.	100%
Paraguay	Sitios Telecomunicaciones Paraguay S.A.	100%
Peru	Sites del Perú S.A.C.	100%
Puerto Rico	Sites Puerto Rico LLC	100%
Uruguay	Sitios Telecomunicaciones Uruguay S.A.	100%

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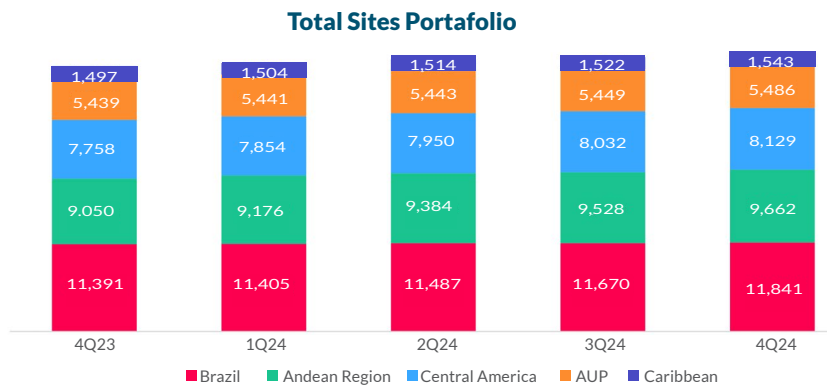
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CONSOLIDATED PERFORMANCE

a. Operating Results

At the end of the fourth quarter of 2024, SITES reported a consolidated portfolio of 36,661 sites distributed across 16 Latin American countries. These include 11,841 sites in Brazil; 9,662 in Chile, Ecuador, Peru, and Colombia (Andean Region); 8,129 in Costa Rica, El Salvador, Guatemala, Honduras, Nicaragua, and Panama (Central America); 5,486 in Argentina, Uruguay, and Paraguay (AUP); and the remaining 1,543 in Puerto Rico and the Dominican Republic (Caribbean).



During the fourth quarter of 2024, 460 new sites were added to our portfolio, this growth was driven by Brazil and the Andean region, contributing 171 and 134 new sites, respectively. At the end of the quarter, 155 additional sites were in advanced stages of construction.

During the last twelve months, our portfolio grew by 1,526 sites, driven by the Andean region, Brazil, and Central America, contributing 612, 450 and 371 new sites, respectively.

Brazil continues to be SITES' biggest market, contributing with nearly 33% of total portfolio, our operation in the country continues to consolidate commercial relationships with existing and new clients, registering consistent increases in the number of constructions and co-locations. During the last twelve months we built 450 new sites confirming the enormous potential of the Brazilian market.

The Andean Region continues to show ample growth potential and outstanding operating efficiency, contributing with 612 new sites during the last twelve months. We are convinced that the Andean region will be a key player in the future, and that Colombia will be a growth driver within the region for the coming years.

In Central America, we continue to see solid and growing demand for our towers, driven by the development of 5G technology within the region that ensures increasing demand for passive infrastructure in the coming years. We have seen a solid pace of construction during 2024, adding 371 new sites to our portfolio during the last twelve months of operations.

In Argentina, Uruguay and Paraguay (AUP), during the last twelve months of operations we built nearly 50 new towers; we continue to see encouraging trends, especially in Argentina.

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SITES LATAM- Operating Indicators as of 4Q24

Region	Towers	Individual Site Agreements and Equivalents	Tenancy Ratio
Brazil	11,841	14,999	1.27
Andean Region	9,662	10,845	1.12
Central America	8,129	10,102	1.24
AUP	5,486	6,775	1.23
Caribbean	1,543	1,792	1.16
Total	36,661	44,513	1.21

At the end of the fourth quarter of 2024, SITES accounted for 44,513 individual site agreements and equivalents. Our consolidated tenancy ratio stood at 1.21 tenants per tower.

During the last twelve months, we have observed favorable trends in our occupancy rates. Central America concluded the period with 1.24 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 1.12 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

During the fourth quarter of 2024, SITES announced a capital increase in the amount of \$3,000 million Mexican pesos and the issuance of one million shares. The purpose of the increase is to strengthen the company's financial structure and support its growth and expansion plan within the Latin America market.

SITES carried out an international issuance and placement of debt securities in foreign securities markets, for a principal amount of \$650 million dollars with a 5 year term and a coupon of 6.00%. Torres Latinoamerica and Torres do Brazil, are acting as guarantors of the aforementioned issuance. The bond proceeds were used to prepay existing debt.

This placement will allow SITES to convert short term obligations into a long term placement, allowing the company to support its growth strategy without incurring new debt.

Total revenues for the year reached \$15,271 million Mexican pesos (+16.3% YoY), boosted by a solid tower lease revenues performance, contributing with \$9,241 million Mexican pesos (+18.0% YoY).

At the end of the fourth quarter of 2024, total revenues amounted \$4,295 million Mexican pesos (+36.6 YoY). Tower lease revenues for the period totaled \$2,439 million Mexican pesos (+36.0 YoY), this performance was driven by a solid operating and commercial performance adding +1,500 new towers and +1,000 co-locations through the year.

SITES LATAM- Financial Summary

	4Q24	4Q23	YoY	2024	2023	YoY
Total Revenues	4,294,530	3,143,103	36.6%	15,270,590	13,132,358	16.3%
Tower lease revenues	2,438,848	1,793,755	36.0%	9,241,222	7,834,368	18.0%
Land lease revenues	1,855,682	1,349,348	37.5%	6,029,368	5,297,990	13.8%
Operating Costs and Expenses	236,722	398,308	-40.6%	1,014,542	1,375,338	-26.2%
EBITDA	4,057,808	2,744,795	47.8%	14,256,048	11,757,020	21.3%
%	94.5%	87.3%	7.2	93.4%	89.5%	3.8
EBITDAaL	2,202,126	1,395,447	57.8%	8,226,681	6,459,030	27.4%
%	90.3%	77.8%	12.5	89.0%	82.4%	6.6

Figures in thousands Mexican pesos.

Tower lease revenues increased across our regions during the fourth quarter of 2024, with the Andean region increasing by +35.5% YoY driven by the strong performance of our BTS program in every country of the region; followed by Central America increasing its revenues by +30.8% YoY demonstrating a constant generation of revenue streams; the Caribbean increasing by +20.3% YoY; while Argentina, Uruguay and Paraguay (AUP) registered an extraordinary increase driven by the macroeconomic events in Argentina at the end of last year, and Brazil where revenues contracted slightly as a result of the adjustments to our portfolio due to the consolidation of the telecommunications market in the country.

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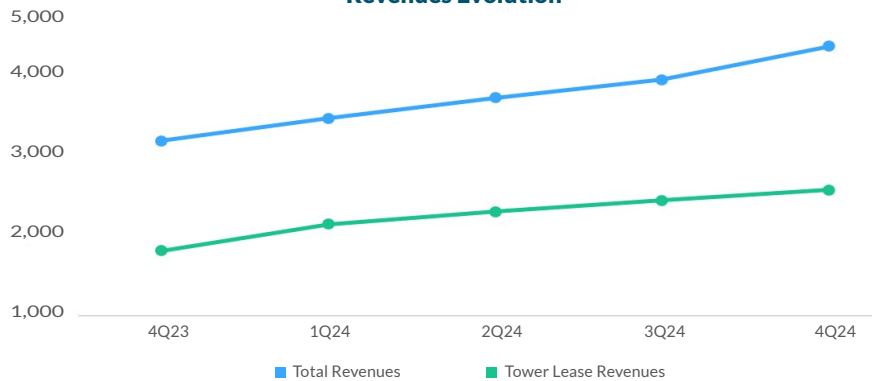
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Revenues Evolution



Figures in million Mexican pesos.

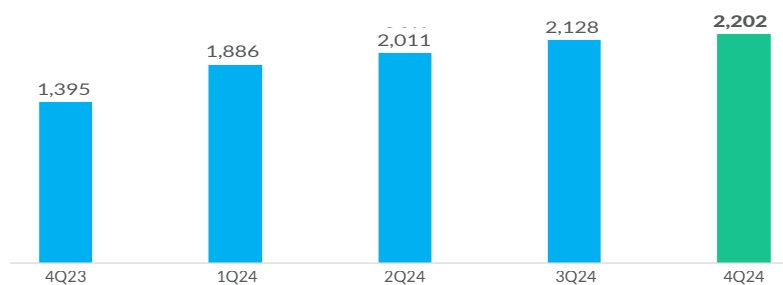
EBITDAaL for the year was \$8,227 million Mexican pesos (+27.4% YoY), with a consolidated margin of 89.0%, representing an expansion of 6.6 percentage points year-over-year, this was driven by strong tower lease revenues performance during the year and an adequate control of costs and operating expenses.

Our operating costs and expenses for the year totaled \$1,015 million Mexican pesos, a decrease of -26.2% year-over-year, demonstrating the continuity of our operating efficiencies and a successful implementation of cost-control policies throughout our operations.

At the end of the fourth quarter of 2024, our consolidated EBITDAaL reached \$2,202 million Mexican pesos (+57.8% YoY), with a consolidated EBITDAaL margin of 90.3%, expanding 12.5 percentage points compared to the previous year.

Our operating costs and expenses for the period totaled \$237 million Mexican pesos, a decrease of -40.6% year-over-year, showing a continuity of our cost-control policies.

Consolidated EBITDAaL



Figures in million Mexican pesos.

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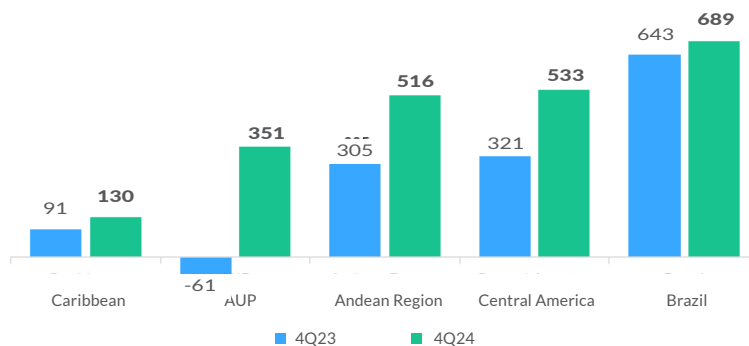
The Andean region reached an EBITDAaL of \$1,790 million Mexican pesos for the FY24 (+43.4% YoY) and recorded an EBITDAaL of \$516 million Mexican pesos for the 4Q24 (+69.1% YoY), this growth is attributed to a solid operating performance adding more than 600 new towers and registering more than 800 new individual site agreements and equivalents, as well as efficiency gains in their costs and operating expenses structure, decreasing them by -49.8% YoY.

Brazil totaled with an EBITDAaL of \$2,779 million Mexican pesos for the FY24, in line with last year and an EBITDAaL of \$689 million Mexican pesos for the 4Q24 (+7.2% YoY), this growth was driven by an adequate control of costs and operating expenses.

Central America contributed with \$2,015 million Mexican pesos to the consolidated EBITDAaL of the FY24, and with \$533 million Mexican pesos to the 4Q24 EBITDAaL, representing increases of +52.4% and +65.8% respectively. Argentina, Uruguay and Paraguay (AUP) registered an EBITDAaL of \$1,321 million Mexican pesos for the FY24 (+85.0% YoY) and \$351 million Mexican pesos for the 4Q24 EBITDAaL, and finally, the Caribbean posted an EBITDAaL of \$471 million Mexican pesos during the year (+27.9% YoY) and \$131 million Mexican pesos for the 4Q24 (+44.4% YoY).

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

EBITDAaL by Regions



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 year 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 December, our gross debt stood at \$56,317 million Mexican pesos, a decrease of approximately \$1,636 million Mexican pesos compared to the previous quarter, while our net debt equaled 6.67 times our EBITDAaL¹.

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¹ Net Debt / Last Twelve Months EBITDAaL

SITES LATAM - Income Statement as of 4Q24

	4Q24 MXN	4Q23 MXN	Var. %	2024 MXN	2023 MXN	Var. %
Revenues:						
Tower lease revenues	2,438,848	1,793,756	36.0%	9,241,222	7,834,369	18.0%
Land lease revenues	1,855,682	1,349,348	37.5%	6,029,368	5,297,989	13.8%
	4,294,530	3,143,103	36.6%	15,270,590	13,132,359	16.3%
Operating costs and expenses:						
Cost of service	(23,309)	(83,662)	(72.1%)	(156,370)	(346,245)	(54.8%)
Operating expenses	(213,412)	(314,646)	(32.2%)	(858,172)	(1,029,093)	(16.6%)
Depreciation	(985,479)	(1,168,644)	(15.7%)	(4,106,904)	(3,839,478)	7.0%
Depreciation of rights of use (IFRS 16)	(1,125,820)	(1,002,372)	12.3%	(4,271,779)	(4,015,119)	6.4%
	(2,348,021)	(2,569,324)	(8.6%)	(9,393,224)	(9,229,935)	1.8%
Operating profit	1,946,509	573,780	239.2%	5,877,366	3,902,424	50.6%
Interest payable	(1,318,000)	(1,176,992)	12.0%	(4,909,234)	(4,570,653)	7.4%
Leasing interests	(585,140)	(776,021)	(24.6%)	(1,714,588)	(1,570,394)	9.2%
Gained interests	49,485	125,389	(60.5%)	244,017	298,812	(18.3%)
Foreign exchange result and monetary position	(1,048,310)	697,048	(250.4%)	(2,923,086)	1,487,735	(296.5%)
Other income/expenses	401,796	(147,036)	(373.2%)	443,409	(294,914)	(250.4%)
Profit before income tax	(553,659)	(703,832)	(21.3%)	(2,982,115)	(746,989)	299.2%
Income taxes	(277,768)	(568,076)	(51.1%)	(2,320,194)	(2,231,214)	4.0%
Deferred taxes	247,786	412,447	(39.9%)	988,365	1,110,217	(11.0%)
Other local taxes	32,223	39,341	(18.1%)	15,012	112,355	(86.6%)
Net Income for the Period	(551,419)	(820,119)	(32.8%)	(4,298,932)	(1,755,633)	144.9%
Minority interest	130,333	54,867	137.5%	350,792	237,883	47.5%
Net Result of the Period	(681,752)	(874,987)	(22.1%)	(4,649,724)	(1,993,516)	133.2%
EBITDA	4,057,808	2,744,796	47.8%	14,256,048	11,757,021	21.3%
EBITDAaL	2,202,126	1,395,448	57.8%	8,226,681	6,459,032	27.4%
% Margin	90.3%	77.8%	12.5	89.0%	82.4%	6.6

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.

SITES LATAM – Balance Sheet as of 4Q24

	As of December 31 st , 2024 MXN	As of December 31 st , 2023 MXN
Current Assets:		
Cash	1,345,764	1,567,346
Accounts receivable	1,890,459	2,031,455
Income taxes	2,615,334	2,000,901
Other current assets	258,984	350,160
Total Current Assets	6,110,542	5,949,862
Non-current assets:		
Property and equipment, net	85,961,557	71,064,304
Rights of use	23,432,744	19,149,401
Other non-current assets	26,326	12,698
Total Non-current Assets	109,420,626	90,226,403
Total Assets	115,531,168	96,176,265
Current liabilities:		
Short-term debt and current portion of long-term debt	1,610,564	3,042,351
Liabilities related to short-term rights of use	3,555,262	1,763,098
Accounts payable	2,938,681	2,382,073
Taxes payable	793,182	529,098
Total Current Liabilities	8,897,689	7,716,620
Non-current liabilities:		
Long-term debt	55,120,870	50,113,920
Liabilities related to long-term rights of use	21,336,679	18,408,420
Deferred income taxes	15,259,739	12,644,032
Obligations for the withdrawal of assets and others	5,701,012	6,088,161
Total non-current Liabilities	97,418,300	87,254,533
Total Liabilities	106,315,988	94,971,153
Equity:		
Capital Stock	4,001,572	1,001,572
Conversion effect, surplus and other capital accounts	9,135,670	1,781,485
Minority interest	727,662	415,572
Profit for the period	(4,649,724)	(1,993,517)
Total Equity	9,215,180	1,205,112
Total Liabilities and Equity	115,531,168	96,176,265

Figures in thousands Mexican pesos.

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

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ENVIRONMENTAL, SOCIAL AND GOVERNANCE (ESG)

During the fourth quarter of 2024, we completed physical and transition risk studies in key countries, providing a comprehensive assessment of climate and regulatory challenges. The results help us strengthen our decision-making, enhance our adaptability, and serve as valuable information for aligning with new sustainability regulations.

Additionally, we conducted a materiality study in strategic countries, optimizing the identification of key risks and opportunities. This update allows us to keep our risk map up to date and align our objectives and strategies with market demands.

As we do every quarter, we consolidated Scope 1 and 2 emissions data from all countries of operation into our measurement system, ensuring precise and consistent monitoring of our carbon footprint.

Finally, we initiated the process of developing our next Sustainability Report, which will be published in the second quarter of 2025, reaffirming our commitment to transparency and sustainable performance.

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SITES LATAM – Financial Results per Country/Region as of 4Q24

	4Q24	4Q23	Var.%	2024	2023	Var.%
Brazil						
Total Revenues	1,305,063	1,364,959	(4.4%)	5,295,293	5,502,506	(3.8%)
Tower Lease Revenues	730,498	788,156	(7.3%)	3,020,120	3,199,566	(5.6%)
Land Lease Revenues	574,565	576,803	(0.4%)	2,275,172	2,302,939	(1.2%)
EBITDAaL	688,999	642,642	7.2%	2,778,814	2,790,466	(0.4%)
% Tower Lease Revenues	94.3%	81.5%	12.8	92.0%	87.2%	4.8
Andean Region						
Total Revenues	998,826	778,888	28.2%	3,507,208	2,917,592	20.2%
Tower Lease Revenues	576,383	425,389	35.5%	1,997,639	1,563,775	27.7%
Land Lease Revenues	422,443	353,499	19.5%	1,509,569	1,353,817	11.5%
EBITDAaL	516,050	305,196	69.1%	1,790,024	1,248,669	43.4%
% Tower Lease Revenues	89.5%	71.7%	17.8	89.6%	79.9%	9.8
Central America						
Total Revenues	938,043	746,843	25.6%	3,422,553	2,731,200	25.3%
Tower Lease Revenues	581,941	444,931	30.8%	2,186,846	1,640,496	33.3%
Land Lease Revenues	356,102	301,913	17.9%	1,325,707	1,090,704	13.3%
EBITDAaL	532,962	321,390	65.8%	2,015,187	1,322,133	52.4%
% Tower Lease Revenues	91.6%	72.2%	19.3	92.2%	80.6%	11.6
AUP						
Total Revenues	808,994	15,730	5,043%	2,207,507	1,246,287	77.1%
Tower Lease Revenues	406,551	16,042	2,434%	1,522,386	988,461	54.0%
Land Lease Revenues	402,443	-311	n.m.	685,121	257,827	165.7%
EBITDAaL	351,278	-61,365	(672%)	1,320,778	714,062	85.0%
% Tower Lease Revenues	86.4%	NA	n.m.	86.8%	72.2%	14.5
Caribbean						
Total Revenues	243,604	236,682	2.9%	838,029	734,774	14.1%
Tower Lease Revenues	143,475	119,238	20.3%	514,231	442,070	16.3%
Land Lease Revenues	100,129	117,445	(14.7%)	323,798	292,703	10.6%
EBITDAaL	130,824	90,584	44.4%	471,180	368,311	27.9%
% Tower Lease Revenues	91.2%	76.0%	15.2	91.6%	83.3%	8.3

Figures in thousands Mexican pesos.

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FINANCIAL DEBT

SITES LATAM – Financial Debt as of 4Q24 (Millions)

Amount MXN	Amount USD	Currency	Rates	Maturity
4,688.5	231.3	PEN	9.13%	21-sept-33
20,268.3	1,000	USD	5.38%	04-apr-32
17,092.8	843.3	MXN	TIIE 28d + 1.25%	18-mar-27
13,174.4	650	USD	6.00%	25-nov-29
963.7	47.5	PEN	7.30%	01-dec-25
57.5	2.8	COP	IBR 3m + 2.65%	01-jul-25
72	3.6	OTHERS	-	06-jan-25
56,317.2	2,778.5	Average interest rate USD equivalent: 5.89%		

Exchange rate as of December 31st, 2024.

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EXCHANGE RATES

SITES LATAM – Exchange Rates Local Currency Units per US Dollar

Country	Currency	4Q24	4Q23	Var.%
Argentina	Argentinian Peso	1,032.0000	808.4500	27.7%
Brazil	Brazilian Reais	5.8400	4.9952	16.9%
Chile	Chilean Peso	962.6356	840.3732	14.5%
Colombia	Colombian Peso	4,347.3723	4,323.2988	0.6%
Costa Rica	Colones	513.7074	547.0502	(6.1%)
Dominican Republic	Dominican Peso	60.5041	56.1977	7.7%
Ecuador	Dollars	1.0000	1.0000	0.0%
El Salvador	Dollars	1.0000	1.0000	0.0%
Guatemala	Quetzals	7.7163	7.8330	(1.5%)
Honduras	Lempiras	25.2100	24.7251	2.0%
Nicaragua	Cordobas	36.6243	36.4428	0.5%
Panama	Dollars	1.0000	1.0000	0.0%
Paraguay	Guaraní	7,832.5674	7,293.2183	7.4%
Peru	Peruvian Sol	3.7596	3.7467	0.3%
Puerto Rico	Dollars	1.0000	1.0000	0.0%
Uruguay	Uruguayan Peso	42.6619	38.8286	9.9%
Mexico	Mexican Peso	20.0665	17.7540	13.0%

Average exchange rate of the period.

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SITES LATAM - Exchange Rates Local Currency Units per Mexican Peso

Country	Currency	4Q24	4Q23	Var.%
Argentina	Argentinian Peso	0.0196	0.0209	(6.2%)
Brazil	Brazilian Reais	3.4393	3.5537	(3.2%)
Chile	Chilean Peso	0.0209	0.0212	(1.4%)
Colombia	Colombian Peso	0.0046	0.0041	12.2%
Costa Rica	Colones	0.0391	0.0325	20.3%
Dominican Republic	Dominican Peso	0.3317	0.3161	4.9%
Ecuador	Dollars	20.0665	17.7540	13.0%
El Salvador	Dollars	20.0665	17.7540	13.0%
Guatemala	Quetzals	2.6060	2.2666	15.0%
Honduras	Lempiras	0.7959	0.7181	10.8%
Nicaragua	Cordobas	0.5479	0.4872	12.5%
Panama	Dollars	20.0665	17.7540	13.0%
Paraguay	Guaraní	0.0026	0.0024	8.3%
Peru	Peruvian Sol	5.3375	4.7376	12.7%
Puerto Rico	Dollars	20.0665	17.7540	13.0%
Uruguay	Uruguayan Peso	0.4705	0.4572	2.9%
Mexico	Mexican Peso	1.0000	1.0000	0.0%

Average exchange rate of the period.

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<i>Active Infrastructure</i>	Means the components of telecommunications or broadcasting networks that store, emit, process, receive, or transmit writing, images, sounds, signals, signs, or information of any nature.
<i>AFFO</i>	<i>Adjusted Funds From Operation.</i>
<i>BMV</i>	Bolsa Mexicana de Valores (Mexican Stock Exchange).
<i>Build- to- Suit (BTS)</i>	Build-to-Suit means those new site construction commitments that have been contracted.
<i>EBITDA</i>	Means Earnings Before Interest, Taxes, Depreciation & Amortization.
<i>EBITDAaL</i>	Means Earnings Before Interest, Taxes, Depreciation & Amortization, less income received from the rental of real estate where the Passive Infrastructure is located, charged to customers of the operating subsidiaries.
<i>EBITDAaL margin</i>	The ratio of EBITDAaL to total income received from the rent of Passive infrastructure.
<i>ESG</i>	Environmental, Sustainability and Corporate Governance.
<i>Individual Site Agreement and equivalents</i>	Lease agreement for space in the tower to place Active Infrastructure. Equivalents means the extension of such agreement to place additional equipment outside the original agreed space.
<i>Net debt</i>	Total short and long term debt minus cash and marketable securities.
<i>Net Debt / EBITDAaL</i>	The ratio of total short and long term debt minus cash and securities to trailing 12-month income before interest, taxes, depreciation, and amortization less income received from the rental of real estate where the passive infrastructure is located, charged to customers of the operating subsidiaries.
<i>Passive Infrastructure</i>	Means the non-electronic elements of telecommunications networks composed of: (i) physical spaces in real estate (or fractions thereof) owned under any legal title; (ii) the towers, masts and other structures that provide support to radio communication antennas and other Active Infrastructure; and (iii) the civil works, as well as the pipes, racks, ducts, elements to delimit and restrict access, as well as other additions and other physical elements that the site has that are useful for the installation, support, and operation of equipment, radiofrequency and other active infrastructure.
<i>Site</i>	Wireless communications infrastructure, including tower structures, rooftops, and other structures that support antennas used for wireless communications, which we collectively refer to as "towers" or "sites".
<i>SOFR</i>	The Secured Overnight Financing Rate (SOFR) is a broad measure of the cost of borrowing cash overnight collateralized by Treasury securities.
<i>The company</i>	SITES, with its affiliated companies.
<i>TIIE</i>	TIIE (Spanish: <i>Tasa de Interés Interbancaria de Equilibrio</i> , 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 2024-12-31	Cierre Ejercicio Anterior 2023-12-31
Estado de situación financiera [sinopsis]		
Activos [sinopsis]		
Activos circulantes[sinopsis]		
Efectivo y equivalentes de efectivo	1,345,764,000	1,567,346,000
Clientes y otras cuentas por cobrar	2,149,443,000	2,381,615,000
Impuestos por recuperar	2,615,334,000	2,000,901,000
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	6,110,541,000	5,949,862,000
Activos mantenidos para la venta	0	0
Total de activos circulantes	6,110,541,000	5,949,862,000
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	26,326,000	12,698,000
Inversiones registradas por método de participación	0	0
Inversiones en subsidiarias, negocios conjuntos y asociadas	0	0
Propiedades, planta y equipo	85,961,557,000	71,064,304,000
Propiedades de inversión	0	0
Activos por derechos de uso	23,432,744,000	19,149,401,000
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	109,420,627,000	90,226,403,000
Total de activos	115,531,168,000	96,176,265,000
Capital Contable y Pasivos [sinopsis]		
Pasivos [sinopsis]		
Pasivos Circulantes [sinopsis]		
Proveedores y otras cuentas por pagar a corto plazo	2,938,681,000	2,382,074,000
Impuestos por pagar a corto plazo	793,182,000	529,098,000
Otros pasivos financieros a corto plazo	1,610,564,000	3,042,351,000
Pasivos por arrendamientos a corto plazo	3,555,262,000	1,763,098,000
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	8,897,689,000	7,716,621,000
Pasivos atribuibles a activos mantenidos para la venta	0	0
Total de pasivos circulantes	8,897,689,000	7,716,621,000
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 2024-12-31	Cierre Ejercicio Anterior 2023-12-31
Otros pasivos financieros a largo plazo	55,120,870,000	50,113,920,000
Pasivos por arrendamientos a largo plazo	21,336,679,000	18,408,420,000
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	5,701,013,000	6,088,160,000
Total provisiones a largo plazo	5,701,013,000	6,088,160,000
Pasivo por impuestos diferidos	15,259,739,000	12,644,032,000
Total de pasivos a Largo plazo	97,418,301,000	87,254,532,000
Total pasivos	106,315,990,000	94,971,153,000
Capital Contable [sinopsis]		
Capital social	4,001,572,000	1,001,572,000
Prima en emisión de acciones	0	0
Acciones en tesorería	0	0
Utilidades acumuladas	(31,983,318,000)	(28,613,753,000)
Otros resultados integrales acumulados	36,469,262,000	28,401,721,000
Total de la participación controladora	8,487,516,000	789,540,000
Participación no controladora	727,662,000	415,572,000
Total de capital contable	9,215,178,000	1,205,112,000
Total de capital contable y pasivos	115,531,168,000	96,176,265,000

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

Concepto	Acumulado Año Actual 2024-01-01 - 2024-12-31	Acumulado Año Anterior 2023-01-01 - 2023-12-31	Trimestre Año Actual 2024-10-01 - 2024-12-31	Trimestre Año Anterior 2023-10-01 - 2023-12-31
Resultado de periodo [sinopsis]				
Utilidad (pérdida) [sinopsis]				
Ingresos	15,270,590,000	13,132,359,000	4,294,530,000	3,143,103,000
Costo de ventas	8,535,053,000	8,200,842,000	2,134,609,000	2,254,678,000
Utilidad bruta	6,735,537,000	4,931,517,000	2,159,921,000	888,425,000
Gastos de venta	0	0	0	0
Gastos de administración	858,172,000	1,029,093,000	213,412,000	314,646,000
Otros ingresos	0	0	0	0
Otros gastos	0	0	0	0
Utilidad (pérdida) de operación	5,877,365,000	3,902,424,000	1,946,509,000	573,779,000
Ingresos financieros	2,621,249,000	1,786,545,000	451,281,000	870,750,000
Gastos financieros	11,480,730,000	6,435,960,000	2,951,450,000	2,148,361,000
Participación en la utilidad (pérdida) de asociadas y negocios conjuntos	0	0	0	0
Utilidad (pérdida) antes de impuestos	(2,982,116,000)	(746,991,000)	(553,660,000)	(703,832,000)
Impuestos a la utilidad	1,316,817,000	1,008,643,000	(2,241,000)	116,288,000
Utilidad (pérdida) de operaciones continuas	(4,298,933,000)	(1,755,634,000)	(551,419,000)	(820,120,000)
Utilidad (pérdida) de operaciones discontinuadas	0	0	0	0
Utilidad (pérdida) neta	(4,298,933,000)	(1,755,634,000)	(551,419,000)	(820,120,000)
Utilidad (pérdida), atribuible a [sinopsis]				
Utilidad (pérdida) atribuible a la participación controladora	(4,649,725,000)	(1,993,517,000)	(681,752,000)	(874,987,000)
Utilidad (pérdida) atribuible a la participación no controladora	350,792,000	237,883,000	130,333,000	54,867,000
Utilidad por acción [bloque de texto]	-1.14	-0.4	-0.0019	-0.0015
Utilidad por acción [sinopsis]				
Utilidad por acción [partidas]				
Utilidad por acción básica [sinopsis]				
Utilidad (pérdida) básica por acción en operaciones continuas	0	0	0	0
Utilidad (pérdida) básica por acción en operaciones discontinuadas	(1.14)	(0.0015)	(0.0019)	(0.0015)
Total utilidad (pérdida) básica por acción	(1.14)	(0.0015)	(0.0019)	(0.0015)
Utilidad por acción diluida [sinopsis]				
Utilidad (pérdida) básica por acción diluida en operaciones continuas	0	0	0	0
Utilidad (pérdida) básica por acción diluida en operaciones discontinuadas	(1.14)	(0.0015)	(0.0019)	(0.0015)
Total utilidad (pérdida) básica por acción diluida	(1.14)	(0.0015)	(0.0019)	(0.0015)

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

Concepto	Acumulado Año Actual 2024-01-01 - 2024-12-31	Acumulado Año Anterior 2023-01-01 - 2023-12-31	Trimestre Año Actual 2024-10-01 - 2024-12-31	Trimestre Año Anterior 2023-10-01 - 2023-12-31
Estado del resultado integral [sinopsis]				
Utilidad (pérdida) neta	(4,298,933,000)	(1,755,634,000)	(551,419,000)	(820,120,000)
Otro resultado integral [sinopsis]				
Componentes de otro resultado integral que no se reclasificarán a resultados, neto de impuestos [sinopsis]				
Otro resultado integral, neto de impuestos, utilidad (pérdida) de inversiones en instrumentos de capital	0	0	0	0
Otro resultado integral, neto de impuestos, utilidad (pérdida) por revaluación	(38,702,000)	103,558,000	(38,702,000)	103,558,000
Otro resultado integral, neto de impuestos, utilidad (pérdida) por nuevas mediciones de planes de beneficios definidos	0	0	0	0
Otro resultado integral, neto de impuestos, cambio en el valor razonable de pasivos financieros atribuible a cambios en el riesgo de crédito del pasivo	0	0	0	0
Otro resultado integral, neto de impuestos, utilidad (pérdida) en instrumentos de cobertura que cubren inversiones en instrumentos de capital	0	0	0	0
Participación de otro resultado integral de asociadas y negocios conjuntos que no se reclasificará a resultados, neto de impuestos	0	0	0	0
Total otro resultado integral que no se reclasificará a resultados, neto de impuestos	(38,702,000)	103,558,000	(38,702,000)	103,558,000
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	3,735,903,000	(6,401,180,000)	3,735,903,000	(6,401,180,000)
Reclasificación de efecto por conversión, neto de impuestos	0	0	0	0
Efecto por conversión, neto de impuestos	3,735,903,000	(6,401,180,000)	3,735,903,000	(6,401,180,000)
Activos financieros disponibles para la venta [sinopsis]				
Utilidad (pérdida) por cambios en valor razonable de activos financieros disponibles para la venta, neta de impuestos	0	0	0	0
Reclasificación de la utilidad (pérdida) por cambios en valor razonable de activos financieros disponibles para la venta, neta de impuestos	0	0	0	0
Cambios en valor razonable de activos financieros disponibles para la venta, neto de impuestos	0	0	0	0
Coberturas de flujos de efectivo [sinopsis]				
Utilidad (pérdida) por coberturas de flujos de efectivo, neta de impuestos	0	0	0	0
Reclasificación de la utilidad (pérdida) por coberturas de flujos de efectivo, neta de impuestos	0	0	0	0
Importes eliminados del capital incluidos en el valor contable de activos (pasivos) no financieros que se hayan adquirido o incurrido mediante una transacción prevista de cobertura altamente probable, neto de impuestos	0	0	0	0
Coberturas de flujos de efectivo, neto de impuestos	0	0	0	0
Coberturas de inversiones netas en negocios en el extranjero [sinopsis]				
Utilidad (pérdida) por coberturas de inversiones netas en negocios en el extranjero, neto de impuestos	0	0	0	0
Reclasificación por coberturas de inversiones netas en negocios en el extranjero, neto de impuestos	0	0	0	0
Coberturas de inversiones netas en negocios en el extranjero, neto de impuestos	0	0	0	0
Cambios en el valor temporal de las opciones [sinopsis]				
Utilidad (pérdida) por cambios en el valor temporal de las opciones, neta de impuestos	0	0	0	0
Reclasificación de cambios en el valor temporal de las opciones, neto de impuestos	0	0	0	0
Cambios en el valor temporal de las opciones, neto de impuestos	0	0	0	0
Cambios en el valor de contratos a futuro [sinopsis]				
Utilidad (pérdida) por cambios en el valor de contratos a futuro, neta de impuestos	0	0	0	0
Reclasificación de cambios en el valor de contratos a futuro, neto de impuestos	0	0	0	0

Concepto	Acumulado Año Actual 2024-01-01 - 2024-12-31	Acumulado Año Anterior 2023-01-01 - 2023-12-31	Trimestre Año Actual 2024-10-01 - 2024-12-31	Trimestre Año Anterior 2023-10-01 - 2023-12-31
Cambios en el valor de contratos a futuro, neto de impuestos	0	0	0	0
Cambios en el valor de márgenes con base en moneda extranjera [sinopsis]				
Utilidad (pérdida) por cambios en el valor de márgenes con base en moneda extranjera, neta de impuestos	0	0	0	0
Reclasificación de cambios en el valor de márgenes con base en moneda extranjera, neto de impuestos	0	0	0	0
Cambios en el valor de márgenes con base en moneda extranjera, neto de impuestos	0	0	0	0
Activos financieros a valor razonable a través del ORI [sinopsis]				
Utilidad (pérdida) en activos financieros a valor razonable a través del ORI, neto de impuestos	0	0	0	0
Ajustes por reclasificación de activos financieros a valor razonable a través del ORI, neto de impuestos	0	0	0	0
Monto del capital eliminado o ajustado contra el valor razonable de activos financieros reclasificados a través del ORI, neto de impuestos	0	0	0	0
ORI, neto de impuestos, de activos financieros a valor razonable a través del ORI	0	0	0	0
Participación de otro resultado integral de asociadas y negocios conjuntos que se reclasificará a resultados, neto de impuestos	0	0	0	0
Total otro resultado integral que se reclasificará al resultado del periodo, neto de impuestos	3,735,903,000	(6,401,180,000)	3,735,903,000	(6,401,180,000)
Total otro resultado integral	3,697,201,000	(6,297,622,000)	3,697,201,000	(6,297,622,000)
Resultado integral total	(601,732,000)	(8,053,256,000)	3,145,782,000	(7,117,742,000)
Resultado integral atribuible a [sinopsis]				
Resultado integral atribuible a la participación controladora	(680,378,000)	(9,105,816,000)	2,734,628,000	(8,048,031,000)
Resultado integral atribuible a la participación no controladora	78,646,000	1,052,560,000	411,154,000	930,289,000

[520000] Estado de flujos de efectivo, método indirecto

Concepto	Acumulado Año Actual 2024-01-01 - 2024-12-31	Acumulado Año Anterior 2023-01-01 - 2023-12-31
Estado de flujos de efectivo [sinopsis]		
Flujos de efectivo procedentes de (utilizados en) actividades de operación [sinopsis]		
Utilidad (pérdida) neta	(4,298,933,000)	(1,755,634,000)
Ajustes para conciliar la utilidad (pérdida) [sinopsis]		
+ Operaciones discontinuas	0	0
+ Impuestos a la utilidad	1,316,816,000	1,008,643,000
+ (-) Ingresos y gastos financieros, neto	8,859,481,000	4,649,414,000
+ Gastos de depreciación y amortización	8,378,683,000	7,854,596,000
+ 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	232,172,000	(201,248,000)
+ (-) Disminuciones (incrementos) en otras cuentas por cobrar derivadas de las actividades de operación	(709,823,000)	270,280,000
+ (-) Incremento (disminución) de proveedores	556,607,000	(493,519,000)
+ (-) Incrementos (disminuciones) en otras cuentas por pagar derivadas de las actividades de operación	(2,428,244,000)	(3,789,973,000)
+ Otras partidas distintas al efectivo	0	0
+ Otros ajustes para los que los efectos sobre el efectivo son flujos de efectivo de inversión o financiamiento	0	0
+ Ajuste lineal de ingresos por arrendamientos	0	0
+ Amortización de comisiones por arrendamiento	0	0
+ Ajuste por valor de las propiedades	0	0
+ (-) Otros ajustes para conciliar la utilidad (pérdida)	0	(814,962,000)
+ (-) Total ajustes para conciliar la utilidad (pérdida)	16,205,692,000	8,483,231,000
Flujos de efectivo netos procedentes (utilizados en) operaciones	11,906,759,000	6,727,597,000
- Dividendos pagados	0	0
+ Dividendos recibidos	0	0
- Intereses pagados	0	0
+ Intereses recibidos	0	298,812,000
+ (-) 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	11,906,759,000	7,026,409,000
Flujos de efectivo procedentes de (utilizados en) actividades de inversión [sinopsis]		
+ Flujos de efectivo procedentes de la pérdida de control de subsidiarias u otros negocios	0	0
- Flujos de efectivo utilizados para obtener el control de subsidiarias u otros negocios	0	0
+ Otros cobros por la venta de capital o instrumentos de deuda de otras entidades	0	0
- Otros pagos para adquirir capital o instrumentos de deuda de otras entidades	0	0
+ Otros cobros por la venta de participaciones en negocios conjuntos	0	0
- Otros pagos para adquirir participaciones en negocios conjuntos	0	0
+ Importes procedentes de la venta de propiedades, planta y equipo	0	0
- Compras de propiedades, planta y equipo	1,864,391,000	8,686,619,000
+ 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 - 2024-12-31	2023-01-01 - 2023-12-31
+ Importes procedentes de subvenciones del gobierno	0	0
- Anticipos de efectivo y préstamos concedidos a terceros	0	0
+ Cobros procedentes del reembolso de anticipos y préstamos concedidos a terceros	0	0
- Pagos derivados de contratos de futuro, a término, de opciones y de permuta financiera	0	0
+ Cobros procedentes de contratos de futuro, a término, de opciones y de permuta financiera	0	0
+ Dividendos recibidos	0	0
- Intereses pagados	0	0
+ Intereses cobrados	244,017,000	0
+ (-) Impuestos a la utilidad reembolsados (pagados)	0	0
+ (-) Otras entradas (salidas) de efectivo	0	0
Flujos de efectivo netos procedentes de (utilizados en) actividades de inversión	(1,620,374,000)	(8,686,619,000)
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	3,000,000,000	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	13,412,088,000	5,977,331,000
- Reembolsos de préstamos	16,214,864,000	0
- Pagos de pasivos por arrendamientos financieros	0	0
- Pagos de pasivos por arrendamientos	5,440,248,000	2,988,836,000
+ Importes procedentes de subvenciones del gobierno	0	0
- Dividendos pagados	0	0
- Intereses pagados	4,384,275,000	4,570,652,000
+ (-) 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	(9,627,299,000)	(1,582,157,000)
Incremento (disminución) neto de efectivo y equivalentes al efectivo, antes del efecto de los cambios en la tasa de cambio	659,086,000	(3,242,367,000)
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	(880,668,000)	702,771,000
Incremento (disminución) neto de efectivo y equivalentes de efectivo	(221,582,000)	(2,539,596,000)
Efectivo y equivalentes de efectivo al principio del periodo	1,567,346,000	4,106,942,000
Efectivo y equivalentes de efectivo al final del periodo	1,345,764,000	1,567,346,000