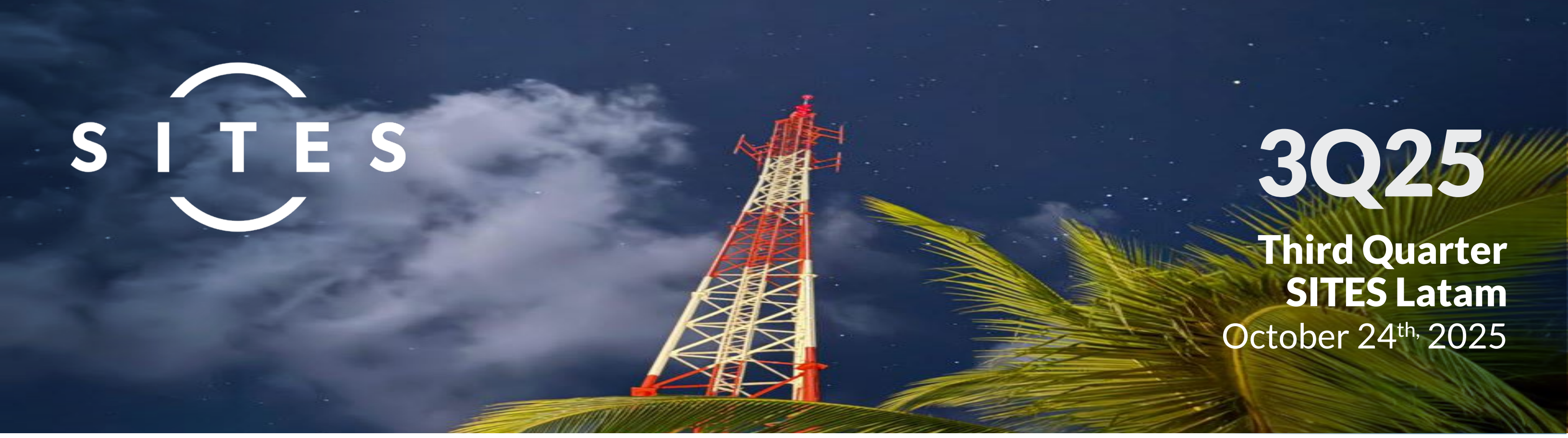


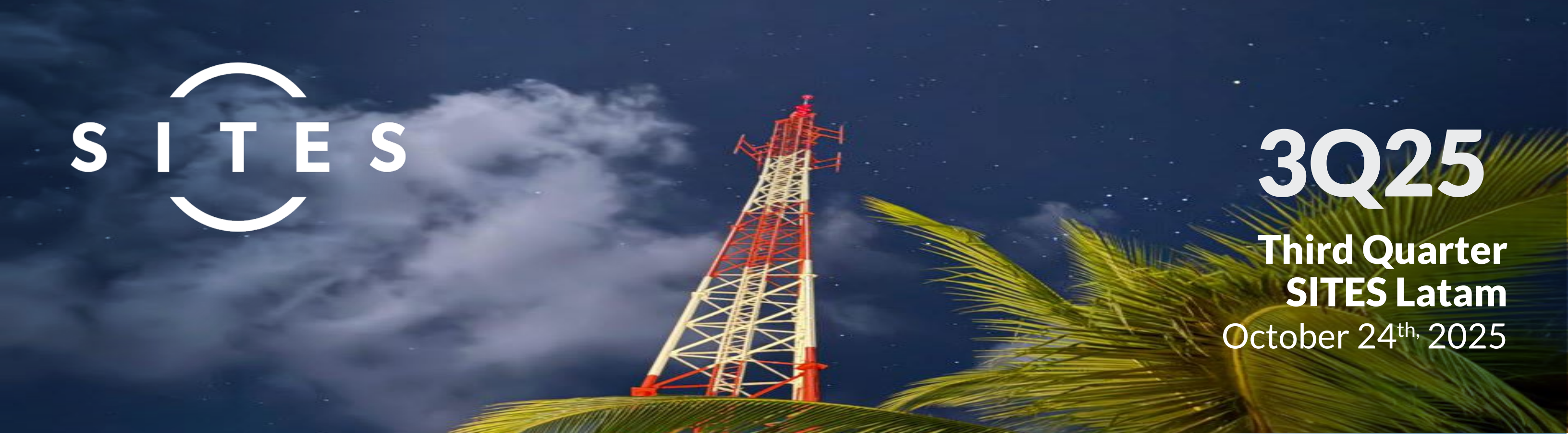
SITIOS LATINOAMERICA, S.A.B. DE C.V. THIRD QUARTER OF 2025 FINANCIAL AND OPERATING REPORT

MEXICO CITY, OCTOBER 24TH, 2025 – SITIOS LATINOAMÉRICA, S.A.B. DE C.V. (“SITES”) [BMV: LASITE *], ANNOUNCED TODAY ITS FINANCIAL AND OPERATING RESULTS FOR THE THIRD QUARTER AND NINE MONTHS OF 2025.

Highlights

On September 30th, SITES concluded the third quarter of 2025 operations. During the first nine months of the year, SITES maintained solid operational performance, achieving revenue growth across all regions where it operates. Consolidated EBITDAaL showed sustained expansion driven by operational efficiencies, reaching margins close to 90%. Results in Brazil and the Andean Region stood out, continuing to position themselves as key drivers of growth and profitability. These results reflect the strength of the business model and the effectiveness of the optimization strategies implemented.

- Over the past twelve months, we have built **1,327 new sites**, reflecting solid operational control, ongoing process optimization, and a successful business development strategy.
- At the end of the third quarter of 2025, SITES reported a consolidated portfolio of **37,528 sites**, representing an organic increase of **394 new sites** compared to the previous quarter.
- Throughout the period, **229 new co-locations** were achieved across the regions where we operate.
- As of the end of this quarter, we registered **46,576 individual site agreements and equivalents**, an increase of **2,624 individual agreements** compared to the same period last year.
- Total revenues for the first nine months of the year reached **$12,411 million Mexican pesos**, representing an increase of +13.1% versus the same period last year, of which 61% corresponded to tower lease revenues.
- Tower lease revenues accumulated during the first nine months of the year amounted to **$7,573 million Mexican pesos** (+11.3% versus the same period last year).
- Consolidated EBITDAaL for the first nine months of the year totaled **$6,763 million Mexican pesos**, an increase of +12.3% versus the same period last year, resulting in a **consolidated margin of 89.3%**, an expansion of +0.7 percentage points compared to the same period last year.
- As of the end of September, our net debt represented **5.73 times** our EBITDAaL, reflecting our ongoing commitment to deleveraging through EBITDAaL expansion.



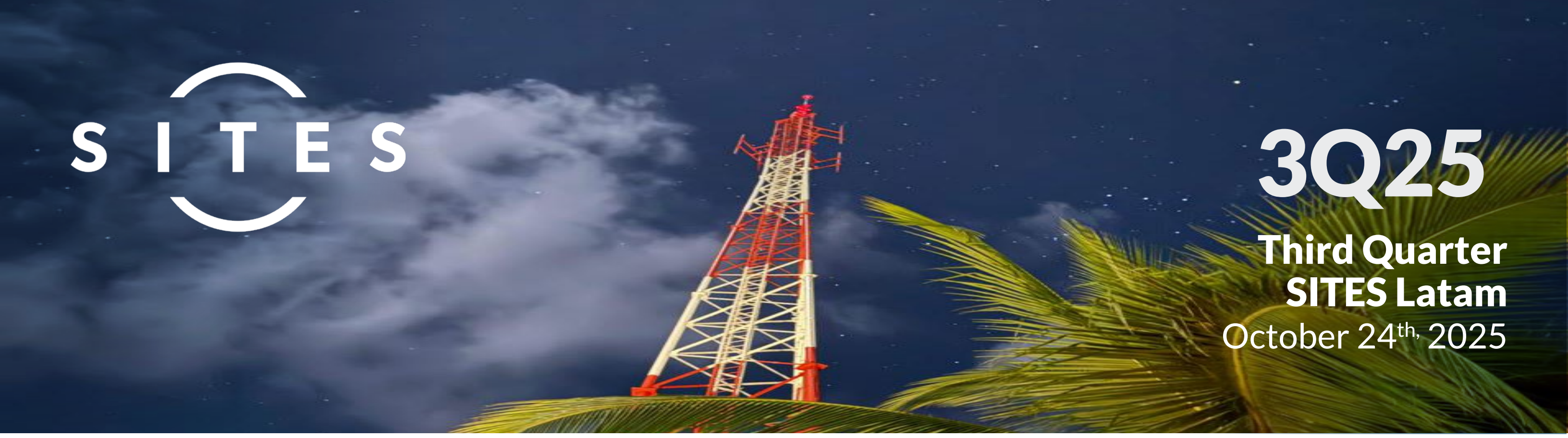
SITES LATAM – Stock Fundamentals as of 3Q25

EBITDAaL	2,172
EBITDAaL per share[1]	0.52
AFFO	2,272
AFFO per share[2]	0.54
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 September 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%

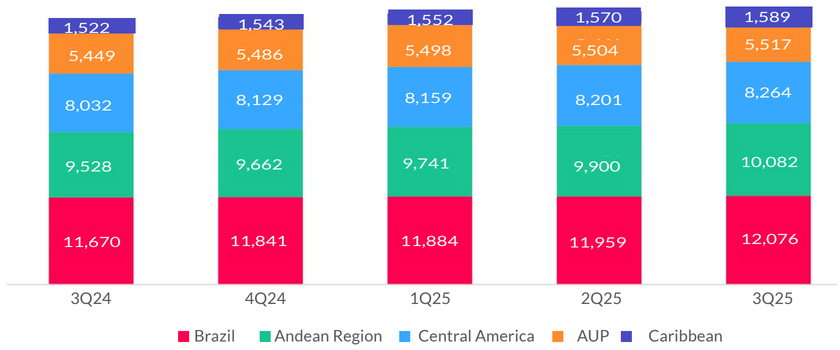


CONSOLIDATED PERFORMANCE

a. Operating Results

At the end of the third quarter of 2025, SITES reported a consolidated portfolio of 37,528 sites across 16 Latin American countries. These include 12,076 in Brazil; 10,082 in Chile, Ecuador, Peru, and Colombia (Andean Region); 8,264 in Costa Rica, El Salvador, Guatemala, Honduras, Nicaragua, and Panama (Central America); 5,517 in Argentina, Uruguay, and Paraguay (AUP); and the remaining 1,589 sites in Puerto Rico and the Dominican Republic (Caribbean).

Total Sites Portfolio



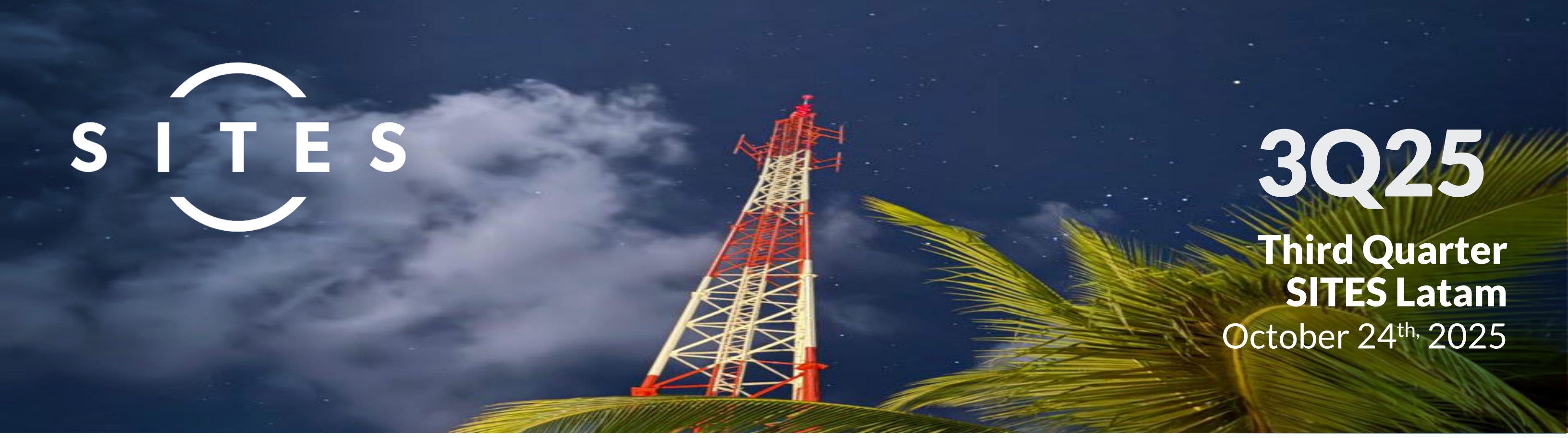
During the third quarter of 2025, 394 new sites were added to our portfolio, this growth was driven mainly by the Andean Region, Brazil, and Central America, contributing 182, 117, and 63 new sites, respectively. At the end of the quarter, 285 additional sites were in advanced stages of construction.

Over the last twelve months, our portfolio grew by 1,327 sites, with notable increases in the Andean Region, Brazil, and Central America, contributing 554, 406, and 232 new sites, respectively, this solid operating performance reflects our commitment to the deployment of passive infrastructure across Latin America.

Brazil continues to consolidate its position as SITES' biggest market, accounting for approximately 33% of our total portfolio. The dynamism of the Brazilian market and its high demand for connectivity have driven strong demand for passive infrastructure in recent years, with our operation adding 406 new sites over the last twelve months.

The Andean Region continues to be a key growth driver for SITES, representing approximately 27% of our total portfolio and adding 554 new sites in the last year. This solid performance reflects an effective combination of high demand in strategic markets such as Peru, together with efficient and disciplined operational execution.

In Central America, the company maintained a consistent pace of construction, with 232 new sites deployed over the last twelve months. Government support for the implementation of 5G networks has strengthened regional demand, and growth in passive infrastructure is expected to continue in all markets in the region.



In the Argentina, Uruguay, and Paraguay (AUP) region, 68 new sites were built in the same period. Despite macroeconomic challenges, economic and regulatory conditions show encouraging trends, suggesting a favorable environment for expansion in the coming months.

Finally, 67 new sites were built in the Caribbean over the past year, reflecting sustained progress in a smaller-scale operating environment, but with opportunities for selective growth.

SITES LATAM– Operating Indicators as of 3Q25

Region	Towers	Individual Site Agreements and Equivalents	Tenancy Ratio
Brazil	12,076	15,687	1.30
Andean Region	10,082	11,615	1.15
Central America	8,264	10,590	1.28
AUP	5,517	6,831	1.24
Caribbean	1,589	1,852	1.17
Total	**37,528**	**46,576**	**1.24**

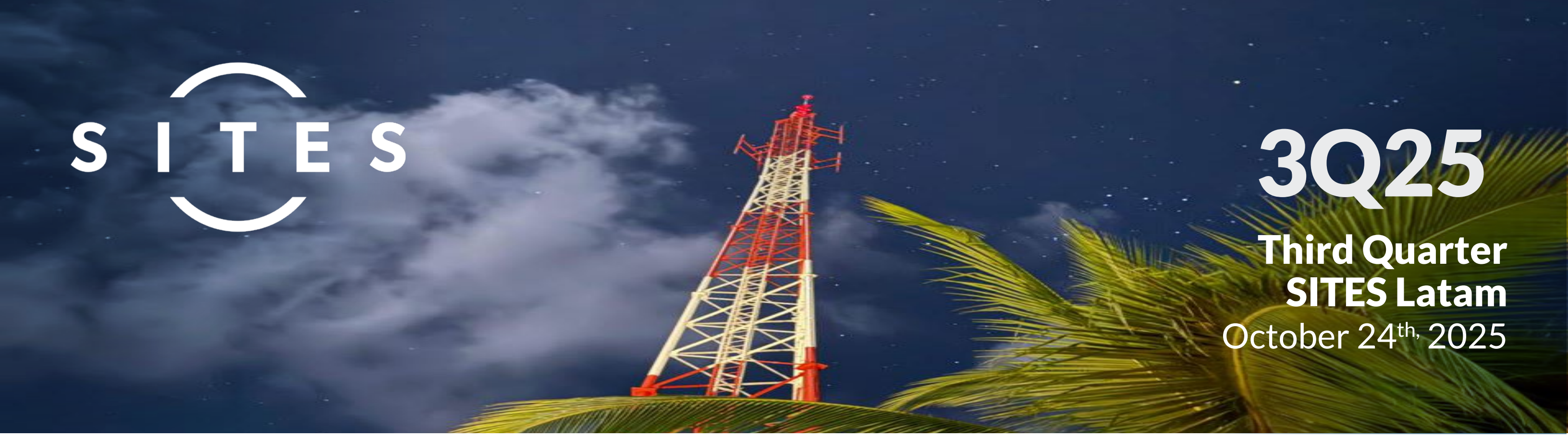
At the end of the third quarter of 2025, SITES accounted for 46,576 individual site agreements and equivalents, reaching a consolidated tenancy ratio of 1.24 tenants per tower. This performance reflects greater efficiency in asset utilization and a solid trend of sustained growth in the main markets where we operate.

Over the last twelve months, there have been widespread improvements in occupancy indicators across all regions. In Central America, the ratio reached 1.28 tenants per tower, surpassing the 1.24 recorded in the same period last year and marking eight consecutive quarters of growth, driven by the expansion of 5G.

In Brazil, our operation registered a ratio of 1.30 tenants per tower, accumulating four consecutive quarters of growth. This result reaffirms the commercial strength of the Brazilian portfolio and the commercial team's ability to capture new placement opportunities in a highly competitive market.

The Andean Region closed the quarter with a ratio of 1.15 tenants per tower, exceeding the 1.12 recorded during the same period last year, supported by greater network densification in Peru and Colombia. Meanwhile, the Caribbean recorded 1.17 tenants per tower and the AUP region (Argentina, Uruguay, and Paraguay) reached 1.24, with both regions showing consistent improvements over previous periods, demonstrating a gradual optimization of the existing portfolio.

Overall, the quarter's performance reflects an efficient and disciplined commercial strategy focused on maximizing profitability per site and strengthening recurring revenue streams.



b. Financial Results

At the end of the third quarter of 2025, total revenues amounted to $4,028 million Mexican pesos, representing growth of +3.6% compared to the same period last year. Tower lease revenues reached $2,418 million Mexican pesos, reflecting an increase of +0.4% year-on-year.

Total revenues for the last nine months of the year amounted to $12,411 million Mexican pesos, an increase of +13.1% compared to the same period last year. Tower lease revenues reached $7,573 million Mexican pesos, an increase of +11.3% compared to the same period last year.

This consistent performance confirms the effectiveness of our commercial strategy and highlights SITES' solid operational capacity to generate sustainable and consistent results in all regions where we operate.

SITES LATAM– Financial Summary

	3Q25	3Q24	Var.	9M25	9M24	Var.
Total Revenues	**4,027,528**	**3,887,642**	**3.6%**	**12,411,120**	**10,976,060**	**13.1%**
Tower lease revenues	2,418,379	2,409,641	0.4%	7,573,343	6,802,374	11.3%
Land lease revenues	1,609,149	1,478,001	8.9%	4,837,777	4,173,686	15.9%
Operating Costs and Expenses	246,308	282,053	(12.7%)	810,286	777,820	4.2%
EBITDA	3,781,220	3,605,588	4.9%	11,600,834	10,198,240	13.8%
%	93.9%	92.7%	1.2	93.5%	92.9%	0.6
EBITDAaL	**2,172,071**	**2,127,588**	**2.1%**	**6,763,057**	**6,024,554**	**12.3%**
%	**89.8%**	**88.3%**	**1.5**	**89.3%**	**88.6%**	**0.7**

Figures in million Mexican pesos.

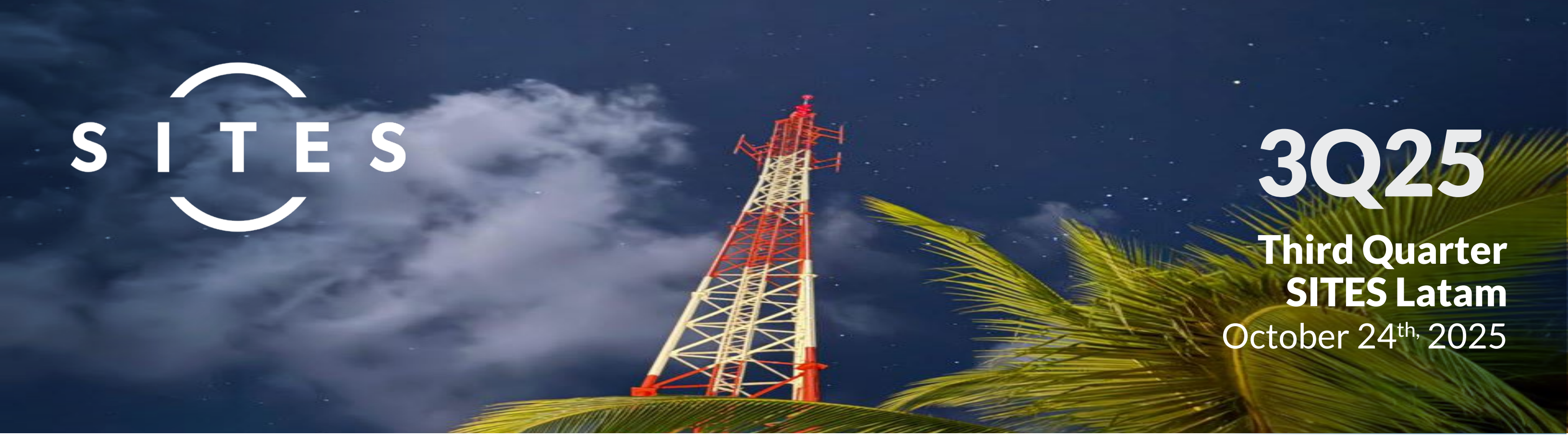
Tower lease revenues maintained favorable trends in all regions where we operate, reflecting the strength of our operations and the stability of demand for connectivity services.

In Brazil, we achieved three consecutive quarters of revenue growth for the first time, with increases of +8.0% year-on-year and +6.8% during the first nine months. This performance reaffirms Brazil as a key growth driver, supported by efficient operational management and sustained commercial momentum. During the period, Brazil contributed 35% of consolidated tower lease revenues.

In the Andean region, revenues grew +11.9% year-on-year and +24.1% during the first nine months, driven by a solid performance in Peru, as well as steady revenue generation in Ecuador and Chile. The region contributed 24% of consolidated tower lease revenues at the end of the period.

Central America (CENAM) recorded a +5.0% increase in the first nine months of the year, highlighting the operating performance of Guatemala and Nicaragua, which maintained a steady pace of growth. The region contributed 22% of consolidated infrastructure rental income.

In Argentina, Uruguay, and Paraguay (AUP), revenues increased +8.0% during the first nine months of the year; however, quarterly results reflected a sequential contraction attributable to unfavorable exchange rate effects. Finally, the Caribbean reported a +27.8% increase in revenues during the same period, driven by the solid performance of the Dominican Republic.

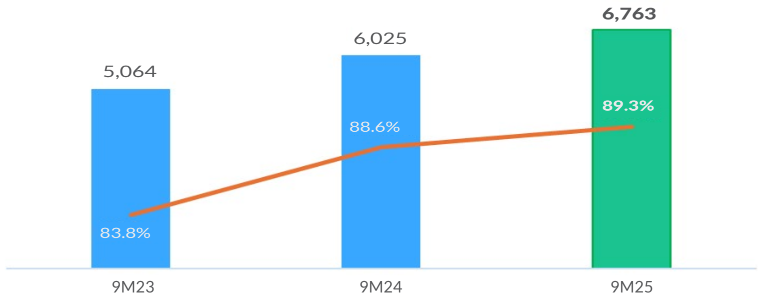


At the end of the third quarter of 2025, our consolidated EBITDAaL stood at $2,172 million Mexican pesos, representing a year-on-year increase of +2.1%. The margin for the quarter stood at 89.8%, expanding by 1.5 percentage points year-on-year.

During the first nine months of the year, our consolidated EBITDAaL reached $6,763 million Mexican pesos, an increase of +12.3% compared to the same period last year, resulting in an EBITDAaL margin of 89.3%, representing an expansion of +0.7 percentage points.

The stability of our EBITDAaL margin reflects steady revenue generation and the effective implementation of our cost and operating expense control strategies, highlighting the operational strength of SITES.

Consolidated EBITDAaL



Figures in million Mexican pesos.

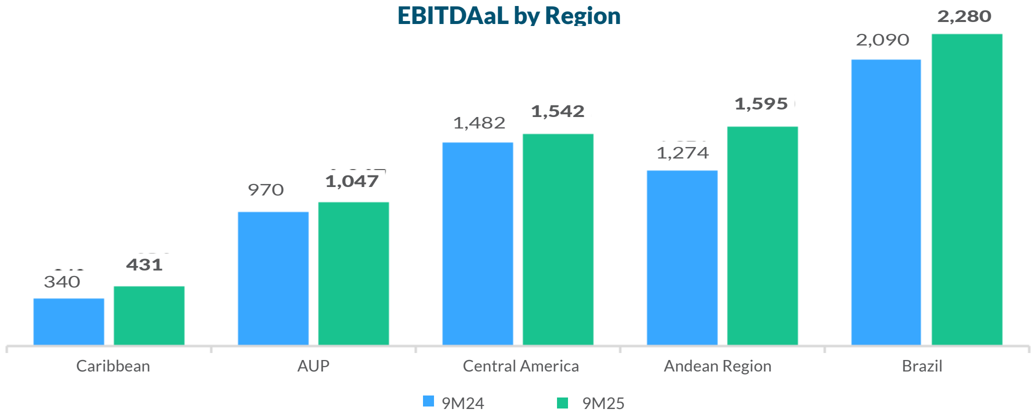
During the first nine months of the year, consolidated EBITDAaL showed sustained growth in all regions, driven by operational efficiencies and adequate cost control initiatives.

Brazil recorded EBITDAaL of $2,280 million Mexican pesos, a growth of +9.1% in the nine-month period, with a margin of 93.2%, equivalent to an expansion of +1.9 percentage points compared to the same period last year.

The Andean region achieved EBITDAaL of $1,595 million Mexican pesos, an increase of +25.2%, with a margin of 90.4%, expanding 0.8 percentage points compared to the same period last year. Meanwhile, Central America reported EBITDAaL of $1,542 million Mexican pesos, growing +4.0% in the first nine months, with a margin of 91.5%, in line with previous periods.

The AUP region (Argentina, Uruguay, and Paraguay) achieved EBITDAaL of $1,047 million Mexican pesos, up +7.9% in the nine-month period, with a margin of 86.9%. Finally, the Caribbean recorded EBITDAaL of $431 million Mexican pesos, an increase of +26.6% in the nine-month period, with a margin of 90.9%.

The performance of our EBITDAaL across regions reflects operational efficiency and discipline in cost control, strengthening our ability to generate consistent and highly profitable cash flows. The results demonstrate the effectiveness of our optimization strategies and the maturity of our regional operating structure.

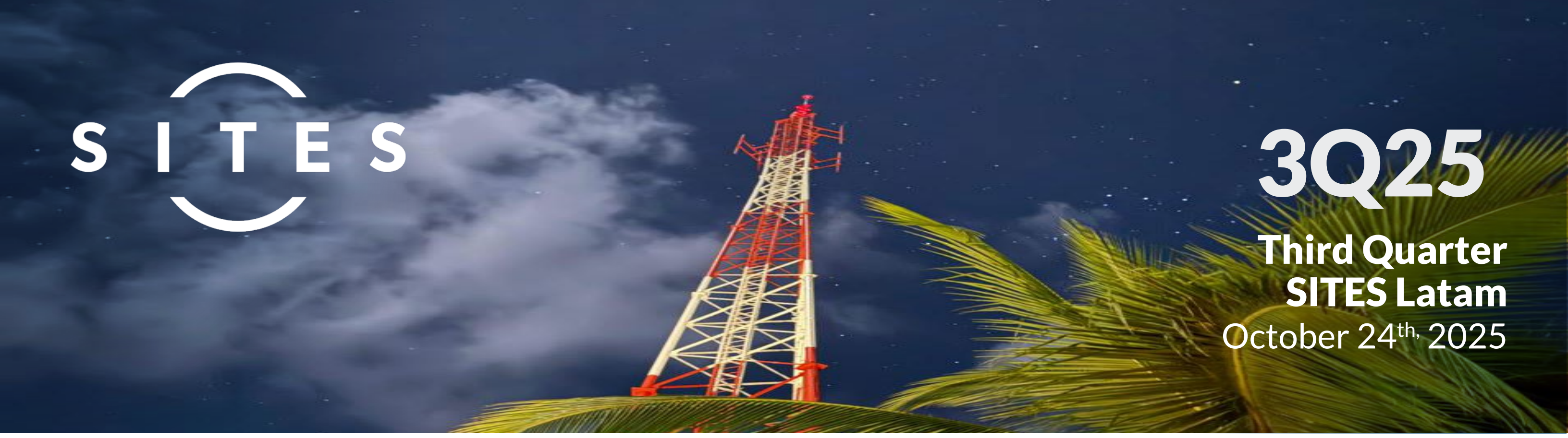


Figures in million Mexican pesos.

We reaffirm our commitment to sustained EBITDAaL expansion, maintaining operating margins around 90%, in line with our vision of efficiency and long-term value creation.

At the end of September, our gross debt stood at $53,266 million Mexican pesos, and our net debt was equivalent to 5.73 times our EBITDAaL[1].

[1] *Net Debt / Last Twelve Months EBITDAaL*

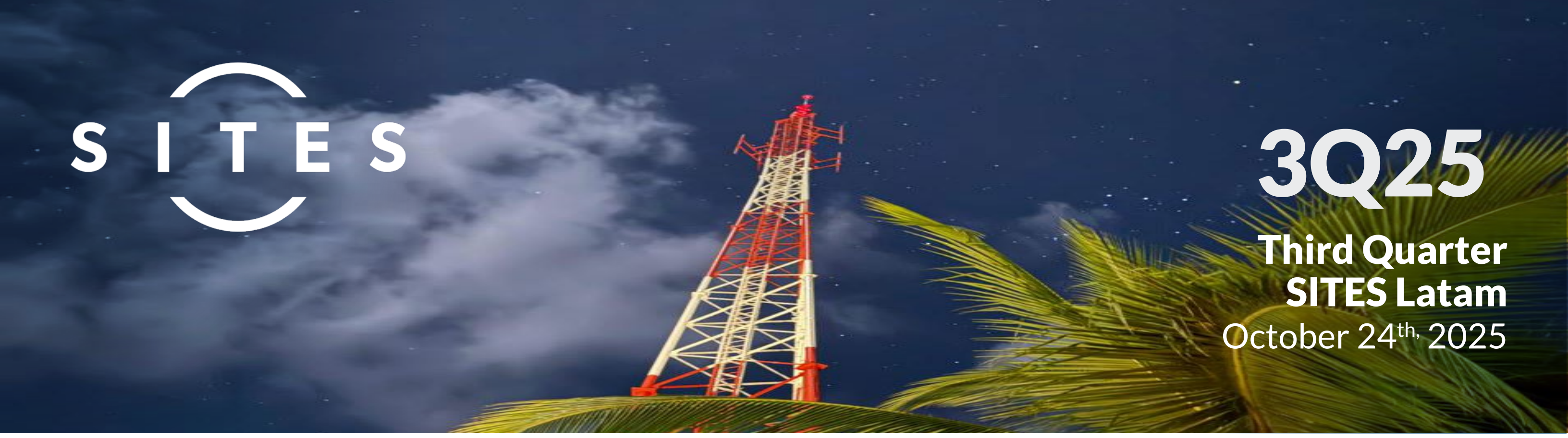


SSITES LATAM – Income Statement as of 3Q25

	3Q25 MXN	3Q24 MXN	Var. %	9M25 MXN	9M24 MXN	Var. %
Revenues:						
Tower lease revenues	2,418,379	2,409,641	0.4%	7,573,343	6,802,374	11.3%
Land lease revenues	1,609,149	1,478,001	8.9%	4,837,777	4,173,686	15.9%
	4,027,528	**3,887,642**	**3.6%**	**12,411,120**	**10,976,060**	**13.1%**
Operating costs and expenses:						
Cost of service	(49,178)	(51,468)	(4.4%)	(146,799)	(133,061)	10.3%
Operating expenses	(197,129)	(230,585)	(14.5%)	(663,487)	(644,759)	2.9%
Depreciation	(759,131)	(1,165,281)	(34.9%)	(2,495,809)	(3,121,425)	(20.0%)
Depreciation of rights of use (IFRS 16)	(1,037,637)	(1,062,646)	(2.4%)	(3,297,350)	(3,145,959)	4.8%
	(2,043,076)	(2,509,980)	(18.6%)	(6,603,446)	(7,045,204)	(6.3%)
Operating profit	**1,984,452**	**1,377,662**	**44.0%**	**5,807,674**	**3,930,857**	**47.7%**
Interest payable	(1,006,888)	(1,240,410)	(18.8%)	(3,174,476)	(3,591,234)	(11.6%)
Leasing interests	(601,619)	(474,167)	26.9%	(1,619,947)	(1,129,448)	43.4%
Gained interests	10,026	54,628	(81.6%)	43,146	194,533	(77.8%)
Foreign exchange gain and monetary position	494,547	(1,338,433)	136.9%	2,275,774	(1,874,776)	221.4%
Other income/expenses	(74,944)	17,979	(516.9%)	(218,099)	41,613	(624.1%)
Profit before income tax	**805,574**	**(1,602,743)**	**150.3%**	**3,114,073**	**(2,428,456)**	**228.2%**
Income taxes	(534,240)	(791,319)	(32.5%)	(1,679,427)	(2,042,426)	(17.8%)
Deferred taxes	233,249	350,765	(33.5%)	626,851	740,579	(15.4%)
Other local taxes	22,049	(6,712)	428.5%	29,918	(17,211)	273.8%
Net Income for the Period	**526,631**	**(2,050,009)**	**125.7%**	**2,091,416**	**(3,747,513)**	**155.8%**
Minority interest	53,869	91,791	(41.3%)	143,752	220,459	(34.8%)
Net Result of the Period	**472,763**	**(2,141,800)**	**122.1%**	**1,947,664**	**(3,967,972)**	**149.1%**
EBITDA	3,781,220	3,605,589	4.9%	11,600,834	10,198,240	13.8%
EBITDAaL	**2,172,071**	**2,127,588**	**2.1%**	**6,763,057**	**6,024,554**	**12.3%**
% Margin	89.8%	88.3%	1.5	89.3%	88.6%	0.7

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 3Q25

	As of September 30st, 2025, MXN	As of December 31st, 2024, MXN
Current Assets:		
Cash	1,928,838	1,345,759
Accounts receivable	1,826,267	1,920,443
Income taxes	2,498,671	2,596,453
Other current assets	387,170	261,963
Total Current Assets	**6,640,946**	**6,124,618**
Non-current assets:		
Property and equipment, net	84,462,162	86,212,047
Rights of use	23,293,001	23,757,704
Other non-current assets	39,383	26,600
Deferred Tax Assets	1,773,335	1,262,895
Total Non-current Assets	**109,567,881**	**111,259,246**
Total Assets	**116,208,827**	**117,383,864**
Current liabilities:		
Short-term debt and current portion of long-term debt	2,142,008	1,610,564
Liabilities related to short-term rights of use	3,803,633	3,555,262
Accounts payable	3,363,271	3,198,461
Taxes payable	567,334	730,263
Total Current Liabilities	**9,876,246**	**9,094,550**
Non-current liabilities:		
Long-term debt	51,931,116	55,120,870
Liabilities related to long-term rights of use	20,892,848	21,256,911
Deferred income taxes	15,539,550	15,663,501
Obligations for the withdrawal of assets and others	5,307,536	5,343,379
Total non-current Liabilities	**93,671,049**	**97,384,661**
Total Liabilities	**103,547,296**	**106,479,211**
Equity:		
Capital Stock	4,001,572	4,001,572
Conversion effect, surplus and other capital accounts	5,791,005	10,327,257
Minority interest	921,291	736,243
Profit for the period	1,947,664	(4,160,419)
Total Equity	**12,661,531**	**10,904,652**
Total Liabilities and Equity	**116,208,827**	**117,383,864**

Figures in thousands Mexican pesos.

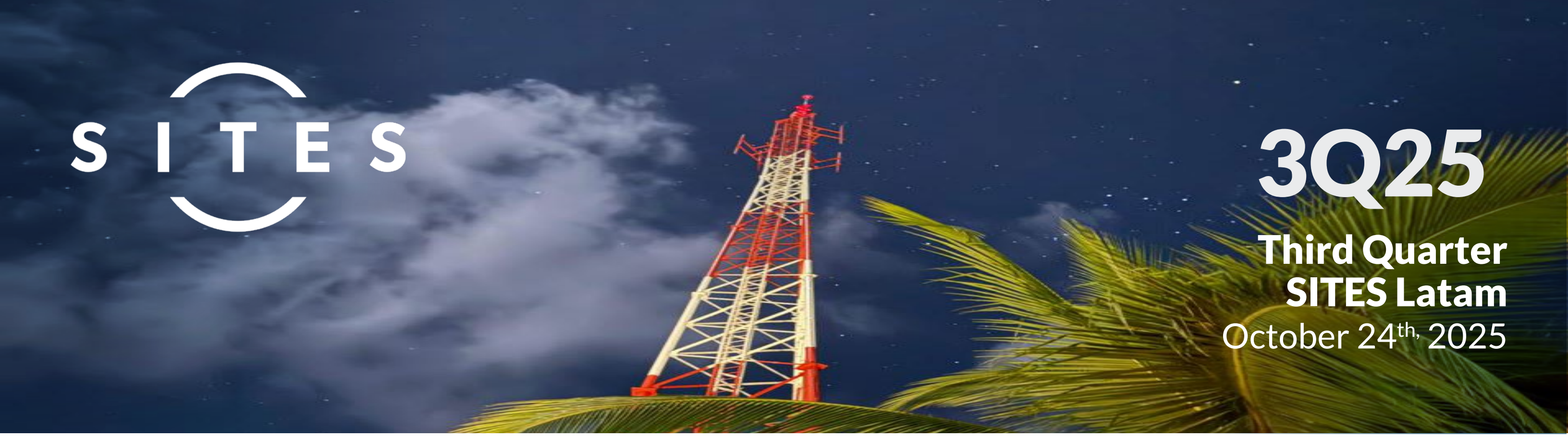
In some cases, the quarterly reports and any other written material of SITES may contain forecasts or projections that reflect the current vision or expectations of SITES and its management regarding its performance, business, and future events. Forecasts include, without limitation, any statement that 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.

ENVIRONMENTAL, SOCIAL AND GOVERNANCE (ESG)

During the third quarter of 2025, we successfully completed the Corporate Sustainability Assessment (CSA) questionnaire for the third consecutive year, obtaining positive results that allowed us to increase our score compared to the previous year. This progress reflects that our actions are aligned with best sustainability practices and demonstrates that we are on the right track to continue making progress.

In terms of greenhouse gas (GHG) emissions, we continue to accurately measure Scope 1 and Scope 2 emissions in all countries where we operate.

SITES Mexico carried out its second reforestation day on the border between Mexico City and the State of Mexico, on the slopes of Ajusco, in the communal lands of Xalatlaco, State of Mexico, one of the largest conservation areas in the Valley of Mexico. With this reforestation, we are promoting conservation in the region and joining forces with the community and the organization in vulnerable and ecological forest areas that help rehabilitate and conserve this site that protects Mexico's flora and fauna. The area benefiting from this planting covers 1 hectare, as a total of 500 trees were planted.



APPENDIX

SITES LATAM – Financial Results per Country/Region as of 3Q25

	3Q25	3Q24	Var.%	9M25	9M24	Var.%
Brazil						
Total Revenues	**1,479,938**	**1,350,419**	**9.6%**	**4,326,051**	**3,990,230**	**8.4%**
Tower Lease Revenues	838,929	777,129	8.0%	2,446,165	2,289,622	6.8%
Land Lease Revenues	641,009	573,290	11.8%	1,879,886	1,700,607	10.5%
EBITDAaL	**787,150**	**698,560**	**12.7%**	**2,279,842**	**2,089,815**	**9.1%**
% Tower Lease Revenues	93.8%	89.9%	3.9	93.2%	91.3%	1.9
Andean Region						
Total Revenues	**1,010,971**	**921,808**	**9.7%**	**3,023,522**	**2,508,382**	**20.5%**
Tower Lease Revenues	586,375	524,219	11.9%	1,763,945	1,421,256	24.1%
Land Lease Revenues	424,596	397,589	6.8%	1,259,576	1,087,126	15.9%
EBITDAaL	**534,788**	**469,735**	**13.8%**	**1,595,035**	**1,273,974**	**25.2%**
% Tower Lease Revenues	91.2%	89.6%	1.6	90.4%	89.6%	0.8
Central America						
Total Revenues	**876,403**	**864,824**	**1.3%**	**2,712,870**	**2,484,510**	**9.2%**
Tower Lease Revenues	543,671	556,588	(2.3%)	1,684,696	1,604,905	5.0%
Land Lease Revenues	332,732	308,236	7.9%	1,028,175	879,605	16.9%
EBITDAaL	**502,769**	**511,300**	**(1.7%)**	**1,542,225**	**1,482,225**	**4.0%**
% Tower Lease Revenues	92.5%	91.9%	0.6	91.5%	92.4%	(0.8)
AUP						
Total Revenues	**434,156**	**537,562**	**(19.2%)**	**1,599,094**	**1,398,513**	**14.3%**
Tower Lease Revenues	306,613	418,066	(26.7%)	1,204,559	1,115,835	8.0%
Land Lease Revenues	127,543	119,496	6.7%	394,535	282,678	39.6%
EBITDAaL	**270,294**	**368,912**	**(26.7%)**	**1,046,569**	**969,511**	**7.9%**
% Tower Lease Revenues	88.2%	88.2%	0.0	86.9%	86.9%	0.0
Caribbean						
Total Revenues	**226,060**	**213,029**	**6.1%**	**749,582**	**594,425**	**26.1%**
Tower Lease Revenues	142,792	133,638	6.8%	473,978	370,755	27.8%
Land Lease Revenues	83,268	79,390	4.9%	275,604	223,670	23.2%
EBITDAaL	**130,403**	**122,975**	**6.0%**	**430,899**	**340,356**	**26.6%**
% Tower Lease Revenues	91.3%	92.0%	(0.7)	90.9%	91.8%	(0.9)

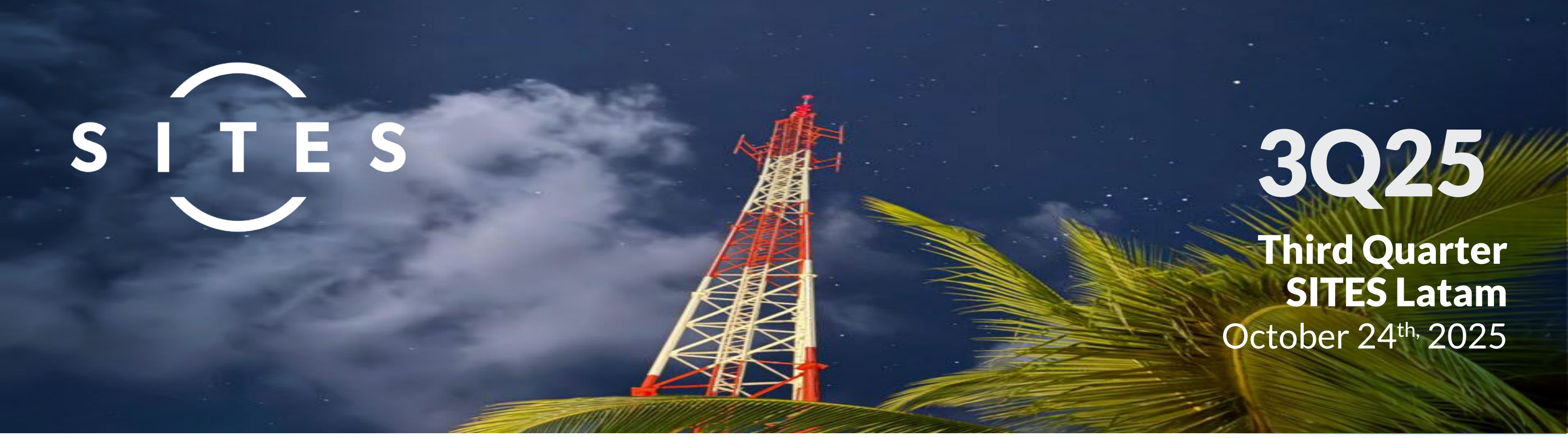
Figures in thousands Mexican pesos.

FINANCIAL DEBT

SITES LATAM – Financial Debt as of 3Q25 (Millions)

Amount MXN	Amount USD	Currency	Rates	Maturity
4,478.2	242.8	PEN	9.13%	21-sept-33
18,445.7	1,000	USD	5.38%	04-apr-32
17,092.8	926.7	MXN	TIIE 28d + 1.25%	18-mar-27
11,941.9	647.4	USD	6.00%	25-nov-29
920.5	49.9	PEN	7.30%	01-dec-25
98.7	5.3	COP	IBR 3m + 2.65%	14-nov-25
97.5	5.3	COP	12.39%	14-nov-25
190.4	10.3	COP	12.065%	02-jan-26
53,266	**2,888**	**Average interest rate USD equivalent: 5.78%**		

Exchange rate as of September 30th, 2025.



EXCHANGE RATES

SITES LATAM – Exchange Rates Local Currency Units per US Dollar

Country	Currency	3Q25	3Q24	Var.%
Argentina	Argentinian Peso	1,331.6567	970.5000	37.2%
Brazil	Brazilian Reais	5.4485	5.2411	4.0%
Chile	Chilean Peso	958.9136	936.5027	2.4%
Colombia	Colombian Peso	4,007.2954	3,980.0205	0.7%
Costa Rica	Colones	507.4694	519.3978	(2.3%)
Dominican Republic	Dominican Peso	62.0163	59.3034	4.6%
Ecuador	Dollars	1.0000	1.0000	0.0%
El Salvador	Dollars	1.0000	1.0000	0.0%
Guatemala	Quetzals	7.6643	7.7733	(1.4%)
Honduras	Lempiras	26.2435	24.8270	5.7%
Nicaragua	Cordobas	36.6243	36.6243	0.0%
Panama	Dollars	1.0000	1.0000	0.0%
Paraguay	Guaraní	7,346.8704	7,476.7792	(1.7%)
Peru	Peruvian Sol	3.5392	3.7567	(5.8%)
Puerto Rico	Dollars	1.0000	1.0000	0.0%
Uruguay	Uruguayan Peso	40.0884	39.3948	1.8%
Mexico	Mexican Peso	18.6467	17.7165	5.3%

Average exchange rate of the period.

SITES LATAM – Exchange Rates Local Currency Units per Mexican Peso

Country	Currency	3Q25	3Q24	Var.%
Argentina	Argentinian Peso	0.0140	0.0202	(30.5%)
Brazil	Brazilian Reais	3.4229	3.3806	1.3%
Chile	Chilean Peso	0.0194	0.0189	2.9%
Colombia	Colombian Peso	0.0047	0.0044	5.8%
Costa Rica	Colones	0.0367	0.0341	7.8%
Dominican Republic	Dominican Peso	0.3008	0.2987	0.7%
Ecuador	Dollars	18.6467	17.7165	5.3%
El Salvador	Dollars	18.6467	17.7165	5.3%
Guatemala	Quetzals	2.4329	2.2796	6.7%
Honduras	Lempiras	0.7105	0.7135	(0.4%)
Nicaragua	Cordobas	0.5091	0.4837	5.3%
Panama	Dollars	18.6467	17.7165	5.3%
Paraguay	Guaraní	0.0025	0.0024	5.8%
Peru	Peruvian Sol	5.2687	4.7158	11.7%
Puerto Rico	Dollars	18.6467	17.7165	5.3%
Uruguay	Uruguayan Peso	0.4651	0.4494	3.5%
Mexico	Mexican Peso	1.0000	1.0000	0.0%

Average exchange rate of the period.

GLOSSARY

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	*Adjusted Funds From Operation.*
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.

[210000] Estado de situación financiera, circulante/no circulante

Concepto	Cierre Trimestre Actual 2025-09-30	Cierre Ejercicio Anterior 2024-12-31
Estado de situación financiera [sinopsis]		
Activos [sinopsis]		
Activos circulantes[sinopsis]		
Efectivo y equivalentes de efectivo	1,928,838,000	1,345,759,000
Clientes y otras cuentas por cobrar	2,213,437,000	2,182,406,000
Impuestos por recuperar	2,498,671,000	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	6,640,946,000	6,124,618,000
Activos mantenidos para la venta	0	0
Total de activos circulantes	6,640,946,000	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	39,383,000	26,600,000
Inversiones registradas por método de participación	0	0
Inversiones en subsidiarias, negocios conjuntos y asociadas	0	0
Propiedades, planta y equipo	84,462,162,000	86,212,047,000
Propiedades de inversión	0	0
Activos por derechos de uso	23,293,001,000	23,757,704,000
Crédito mercantil	0	0
Activos intangibles distintos al crédito mercantil	0	0
Activos por impuestos diferidos	1,773,335,000	1,262,895,000
Otros activos no financieros no circulantes	0	0
Total de activos no circulantes	109,567,881,000	111,259,246,000
Total de activos	116,208,827,000	117,383,864,000
Capital Contable y Pasivos [sinopsis]		
Pasivos [sinopsis]		
Pasivos Circulantes [sinopsis]		
Proveedores y otras cuentas por pagar a corto plazo	3,363,271,000	3,198,461,000
Impuestos por pagar a corto plazo	567,334,000	730,263,000
Otros pasivos financieros a corto plazo	2,142,008,000	1,610,564,000
Pasivos por arrendamientos a corto plazo	3,803,633,000	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	9,876,246,000	9,094,550,000
Pasivos atribuibles a activos mantenidos para la venta	0	0
Total de pasivos circulantes	9,876,246,000	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 2025-09-30	Cierre Ejercicio Anterior 2024-12-31
Otros pasivos financieros a largo plazo	51,931,116,000	55,120,870,000
Pasivos por arrendamientos a largo plazo	20,892,848,000	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	5,307,536,000	5,343,380,000
Total provisiones a largo plazo	5,307,536,000	5,343,380,000
Pasivo por impuestos diferidos	15,539,550,000	15,663,501,000
Total de pasivos a Largo plazo	93,671,050,000	97,384,662,000
Total pasivos	103,547,296,000	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	(28,586,228,000)	(31,494,012,000)
Otros resultados integrales acumulados	36,324,896,000	37,660,849,000
Total de la participación controladora	11,740,240,000	10,168,409,000
Participación no controladora	921,291,000	736,243,000
Total de capital contable	12,661,531,000	10,904,652,000
Total de capital contable y pasivos	116,208,827,000	117,383,864,000

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

Concepto	Acumulado Año Actual 2025-01-01 - 2025-09-30	Acumulado Año Anterior 2024-01-01 - 2024-09-30	Trimestre Año Actual 2025-07-01 - 2025-09-30	Trimestre Año Anterior 2024-07-01 - 2024-09-30
Resultado de periodo [sinopsis]				
Utilidad (pérdida) [sinopsis]				
Ingresos	12,411,120,000	10,976,060,000	4,027,528,000	3,887,642,000
Costo de ventas	5,939,958,000	6,400,444,000	1,845,947,000	2,279,395,000
Utilidad bruta	6,471,162,000	4,575,616,000	2,181,581,000	1,608,247,000
Gastos de venta	0	0	0	0
Gastos de administración	663,487,000	644,759,000	197,129,000	230,585,000
Otros ingresos	0	0	0	0
Otros gastos	0	0	0	0
Utilidad (pérdida) de operación	5,807,675,000	3,930,857,000	1,984,452,000	1,377,662,000
Ingresos financieros	2,318,920,000	2,507,598,000	504,573,000	547,072,000
Gastos financieros	5,012,521,000	8,866,910,000	1,683,451,000	3,527,476,000
Participación en la utilidad (pérdida) de asociadas y negocios conjuntos	0	0	0	0
Utilidad (pérdida) antes de impuestos	3,114,074,000	(2,428,455,000)	805,574,000	(1,602,742,000)
Impuestos a la utilidad	1,022,657,000	1,319,058,000	278,942,000	447,267,000
Utilidad (pérdida) de operaciones continuas	2,091,417,000	(3,747,513,000)	526,632,000	(2,050,009,000)
Utilidad (pérdida) de operaciones discontinuadas	0	0	0	0
Utilidad (pérdida) neta	2,091,417,000	(3,747,513,000)	526,632,000	(2,050,009,000)
Utilidad (pérdida), atribuible a [sinopsis]				
Utilidad (pérdida) atribuible a la participación controladora	1,947,664,000	(3,967,972,000)	472,763,000	(2,141,800,000)
Utilidad (pérdida) atribuible a la participación no controladora	143,753,000	220,459,000	53,869,000	91,791,000
Utilidad por acción [bloque de texto]	0.5002	-1.25	0.1260	-0.67
Utilidad por acción [sinopsis]				
Utilidad por acción [partidas]				
Utilidad por acción básica [sinopsis]				
Utilidad (pérdida) básica por acción en operaciones continuas	0.5002	(1.25)	0.126	(0.67)
Utilidad (pérdida) básica por acción en operaciones discontinuadas	0	0	0	0
Total utilidad (pérdida) básica por acción	0.5002	(1.25)	0.126	(0.67)
Utilidad por acción diluida [sinopsis]				
Utilidad (pérdida) básica por acción diluida en operaciones continuas	0.5002	(1.25)	0.126	(0.67)
Utilidad (pérdida) básica por acción diluida en operaciones discontinuadas	0	0	0	0
Total utilidad (pérdida) básica por acción diluida	0.5002	(1.25)	0.126	(0.67)

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

Concepto	Acumulado Año Actual 2025-01-01 - 2025-09-30	Acumulado Año Anterior 2024-01-01 - 2024-09-30	Trimestre Año Actual 2025-07-01 - 2025-09-30	Trimestre Año Anterior 2024-07-01 - 2024-09-30
Estado del resultado integral [sinopsis]				
Utilidad (pérdida) neta	2,091,417,000	(3,747,513,000)	526,632,000	(2,050,009,000)
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	41,295,000	(960,120,000)	41,295,000	(104,723,000)
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	41,295,000	(960,120,000)	41,295,000	(104,723,000)
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	(375,833,000)	3,817,655,000	(950,359,000)	2,614,788,000
Reclasificación de efecto por conversión, neto de impuestos	0	0	0	0
Efecto por conversión, neto de impuestos	(375,833,000)	3,817,655,000	(950,359,000)	2,614,788,000
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 2025-01-01 - 2025-09-30	Acumulado Año Anterior 2024-01-01 - 2024-09-30	Trimestre Año Actual 2025-07-01 - 2025-09-30	Trimestre Año Anterior 2024-07-01 - 2024-09-30
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	(375,833,000)	3,817,655,000	(950,359,000)	2,614,788,000
Total otro resultado integral	(334,538,000)	2,857,535,000	(909,064,000)	2,510,065,000
Resultado integral total	1,756,879,000	(889,978,000)	(382,432,000)	460,056,000
Resultado integral atribuible a [sinopsis]				
Resultado integral atribuible a la participación controladora	1,571,831,000	(1,110,437,000)	(432,415,862)	368,265,000
Resultado integral atribuible a la participación no controladora	185,048,000	220,459,000	49,983,862	91,791,000

[520000] Estado de flujos de efectivo, método indirecto

Concepto	Acumulado Año Actual 2025-01-01 - 2025-09-30	Acumulado Año Anterior 2024-01-01 - 2024-09-30
Estado de flujos de efectivo [sinopsis]		
Flujos de efectivo procedentes de (utilizados en) actividades de operación [sinopsis]		
Utilidad (pérdida) neta	2,091,417,000	(3,747,513,000)
Ajustes para conciliar la utilidad (pérdida) [sinopsis]		
+ Operaciones discontinuas	0	0
+ Impuestos a la utilidad	1,022,657,000	1,319,057,000
+ (-) Ingresos y gastos financieros, neto	2,693,602,000	6,359,312,000
+ Gastos de depreciación y amortización	5,793,160,000	6,267,383,000
+ 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	(31,031,000)	475,310,000
+ (-) Disminuciones (incrementos) en otras cuentas por cobrar derivadas de las actividades de operación	(591,714,000)	(75,689,000)
+ (-) Incremento (disminución) de proveedores	164,810,000	355,013,000
+ (-) Incrementos (disminuciones) en otras cuentas por pagar derivadas de las actividades de operación	(1,750,499,000)	168,494,000
+ 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	0
+ (-) Total ajustes para conciliar la utilidad (pérdida)	7,300,985,000	14,868,880,000
Flujos de efectivo netos procedentes (utilizados en) operaciones	9,392,402,000	11,121,367,000
- 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	9,392,402,000	11,121,367,000
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	1,397,744,000	1,210,710,000
+ 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 - 2025-09-30	Acumulado Año Anterior 2024-01-01 - 2024-09-30
+ 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	43,146,000	194,533,000
+ (-) 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	(1,354,598,000)	(1,016,177,000)
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	378,012,000	0
- Reembolsos de préstamos	57,875,000	0
- Pagos de pasivos por arrendamientos financieros	0	0
- Pagos de pasivos por arrendamientos	4,328,304,000	4,062,350,000
+ Importes procedentes de subvenciones del gobierno	0	0
- Dividendos pagados	0	0
- Intereses pagados	2,236,734,000	2,907,444,000
+ (-) 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	(6,244,901,000)	(6,969,794,000)
Incremento (disminución) neto de efectivo y equivalentes al efectivo, antes del efecto de los cambios en la tasa de cambio	1,792,903,000	3,135,396,000
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	(1,209,824,000)	(3,093,818,000)
Incremento (disminución) neto de efectivo y equivalentes de efectivo	583,079,000	41,578,000
Efectivo y equivalentes de efectivo al principio del periodo	1,345,759,000	1,567,346,000
Efectivo y equivalentes de efectivo al final del periodo	1,928,838,000	1,608,924,000