SITES

SITES

Institutional Presentation

Company Overview

SITES at a glance

- **Second largest** telecom infrastructure provider **in Latin America.**
- **Main tenant is América Móvil** (Baa1/A-/A-), one of the largest integrated telecom operators in the world. Accounts for ~85% of revenue.
- Favorable industry dynamics with **capacity for further growth** in tenant base.
- Robust financial performance with **highly predictable cash-flows**, substantial margins and upside potential.

37,528	16	1.24x	89.3%
Number of Towers 3Q25	Countries	Tenancy Ratio(1) 3Q25	EBITDAaL(2) Margin 9M25

Favorable Tower Lease Contract Structure

- Average **contract length** of **10 years** (with an additional 10-year renewal).
- Leases are annually **adjusted to inflation** or fixed rates.
- **Ground lease divided** amongst tenants (no economic impact on business).

Business model

Recurring Long-Term Revenue Stream
- Highest quality anchor tenant: América Móvil
- Long-term contracts / non-cancelable / multiple renewals

Co-locations
- Space available for several tenants
- Land cost divided among tenants
- Pure EBITDAaL generation by not incurring in additional expenses

Rental charges based on:
- Tower type
- Property location
- Leased space
- Land lease passthrough

Operating experience
- Group with unparalleled track record of deployment of infrastructure in LatAm
- Ability to build world-class facilities at low costs

Source: Sites LatAm at 9M25 | (1) Calculated as the average number of customers per site divided by the total number of sites | (2) EBITDA excluding revenue from land lease agreements.

Company Overview

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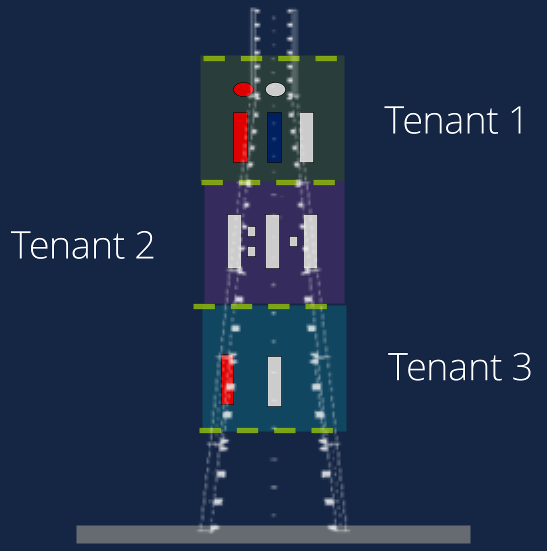
Ability to build world-class facilities at low costs

Our towers can be used in a wide variety of **wireless communications services**, including mobile voice, data, and specialized mobile radio and fixed microwave.

Most of our towers can accommodate an average of **3 tenants.** Land-based sites are designed to accommodate 3 tenants, and those **45 meters high** or more **can accommodate up to 5**.



~1,200
New Towers
In 2025 (BTS)

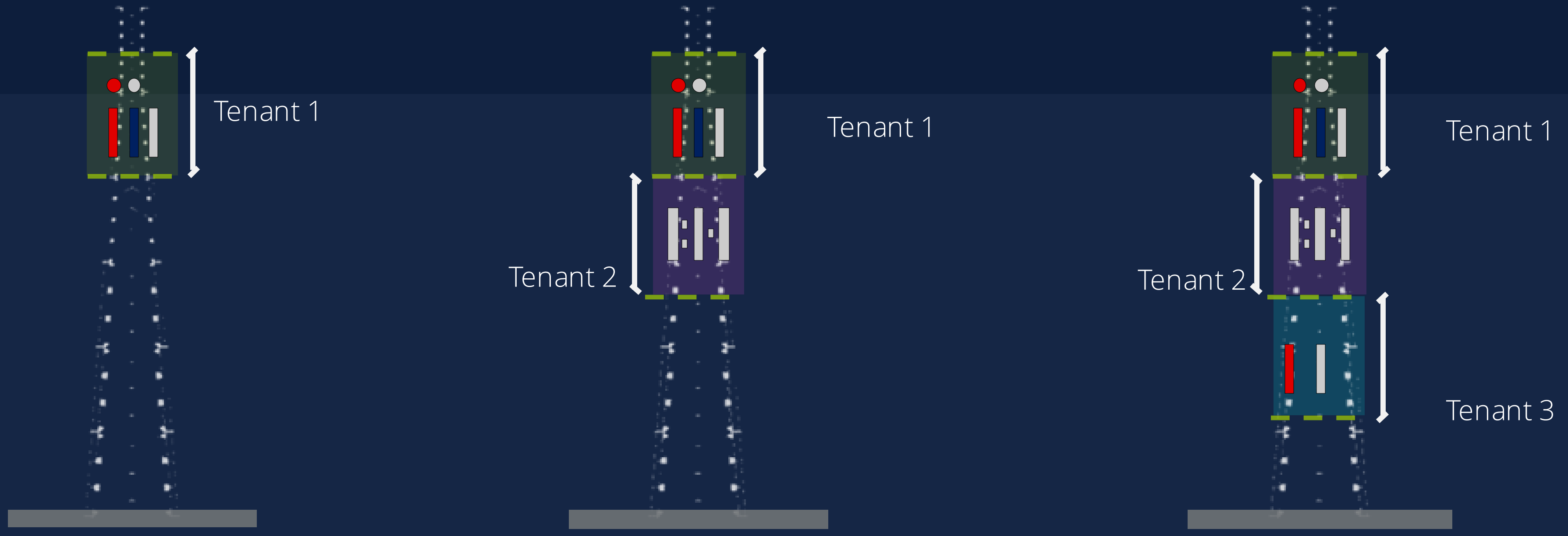
~ $85k USD
Average CapEx
per New Tower

~ $400 USD
Maintenance
OpEx

~ $1,000 USD
Average Monthly Rent per Tenant

25+ different MNOs
Are located in our towers

Tower financials (1)



Monthly figures (USD)	1 Tenant
Construction cost	$85,000
Tower Lease Revenue	$1,000
Cost of maintenance	$33
Expenses	$110
EBITDAaL	$857
EBITDAaL margin	86%

Monthly figures (USD)		2 Tenants
Construction cost		-
Tower Lease Revenue	x2	$2,000
Cost of maintenance	=	$33
Expenses		$110
EBITDAaL	↑	$1,857
EBITDAaL margin		93%

Monthly figures (USD)		3 Tenants	
Construction cost		-	
Tower Lease Revenue	x3	$3,000	x N
Cost of maintenance	=	$33	Remain the same
Expenses		$110	
EBITDAaL	↑	$2,857	New tenant = pure EBITDAaL generation
EBITDAaL margin		95%	

(1) For illustrative purposes only. Does not reflect SITES actual financial data.

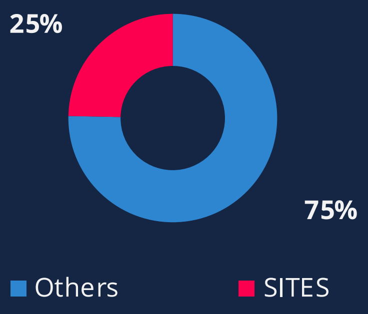
Leading telecom infrastructure provider in LatAm

SITES

Top Telecom Infrastructure Provider in LatAm

Country *	Market Share [1]
Ecuador	44%
República Dominicana	42%
Honduras	42%
Nicaragua	37%
Guatemala	37%
El Salvador	37%
Argentina	27%
Uruguay	23%
Perú	22%
Paraguay	19%
Chile	19%
Panamá	18%
Brazil	16%
Costa Rica	14%

Market Share by # of Towers [2]



Footprint

Region/Country	Towers	Portfolio Distribution	Tenancy Ratio
Brazil	12,076	32%	1.30
Andean Region	10,082	27%	1.15
Central America	8,264	22%	1.28
AUP	5,517	15%	1.24
Caribbean	1,589	4%	1.17
TOTAL	**37,528**	**100%**	**1.24**

Source: Sites LatAm as of 3Q25 and (1) TX Latam Regional Guide 2Q25 update | * Excluding Colombia and Puerto Rico where we have nearly 2% of market share in each country
(2) Percentage of towers owned by independent tower companies in the countries where we have operations.

Operating and Financial Results

Figures in million pesos (MXN)

SITES at a glance

- During the last nine months of the year, total revenues reached 12,411 million Mexican pesos, of which **tower lease revenues accounted for 7,573** million, showing a growth of **11.3% compared to the same period of last year.**
- **EBITDAaL equaled 6,763 million Mexican pesos** for the last nine months of the year, while our **EBITDAaL margin came in at 89.3%.**

1,327
New towers built in LTM

285
Towers in advanced stages of construction

+ 12.3%
EBITDAaL Growth

+ 11.3%
Tower Lease Revenues Growth

Brazil
Remained SITES biggest market

15%
Of our contracts with clients other than Claro

SITES - Key Metrics

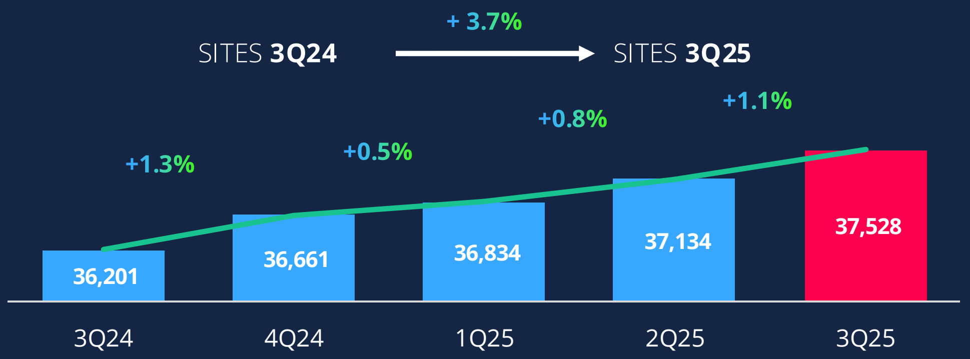
Operating Results	3Q25	3Q24	Var. YoY
Total towers	37,528	36,201	+ 1,327
Regional Footprint	16 countries		
Tenancy Ratio [1]	1.23x	1.21x	+ 0.02x
Anchor Tenant	América Móvil (Baa1/A-/A-)		
Anchor Tenant´s Market Share | Ranking	30% | #1 (LatAm)		
Contracted average life	10 years		

Financial Results	9M25	9M24	Var. %
Total Revenues	12,411	10,976	+ 13.1%
Tower Lease Revenue	7,573	6,802	+ 11.3%
EBITDAaL [2]	6,763	6,025	+ 12.3%
% Tower Lease Revenues	*89.3%*	*88.6%*	*+ 0.7 p.p.*
Net Debt / EBITDAaL	5.73x	7.46x	- 1.73x

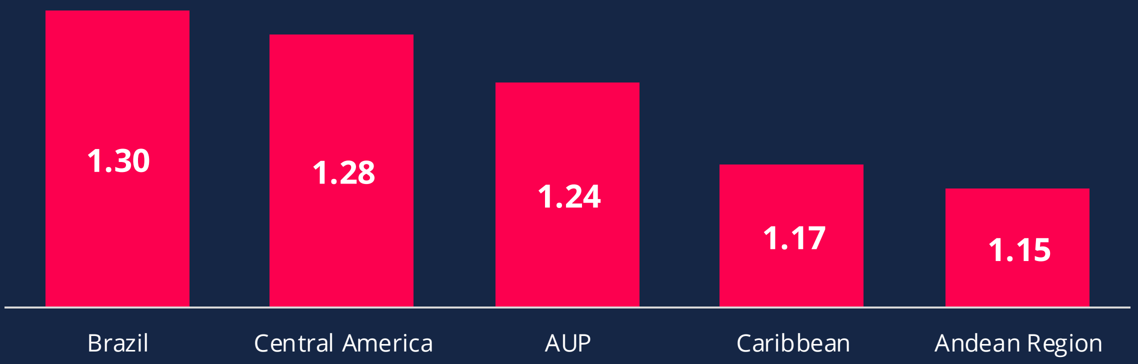
Source: Sites Latam at 9M25 | (1) Calculated as the average number of customers per site divided by the total number of sites | (2) EBITDA excluding revenue from land lease agreements.

SITES Portfolio – 3Q25

SITES - Portfolio Expansion



SITES – Tenancy Ratio



Build To Suit Program

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

285 other sites were in advance stages of construction.

At the end of the third quarter of 2025, **SITES' individual site agreements and equivalents totaled 46,576.** Consolidated **tenancy ratio came in at 1.24 tenants per tower**.

On the third quarter we built 394 new sites demonstrating enormous potential as we push the accelerator on our operating pace.

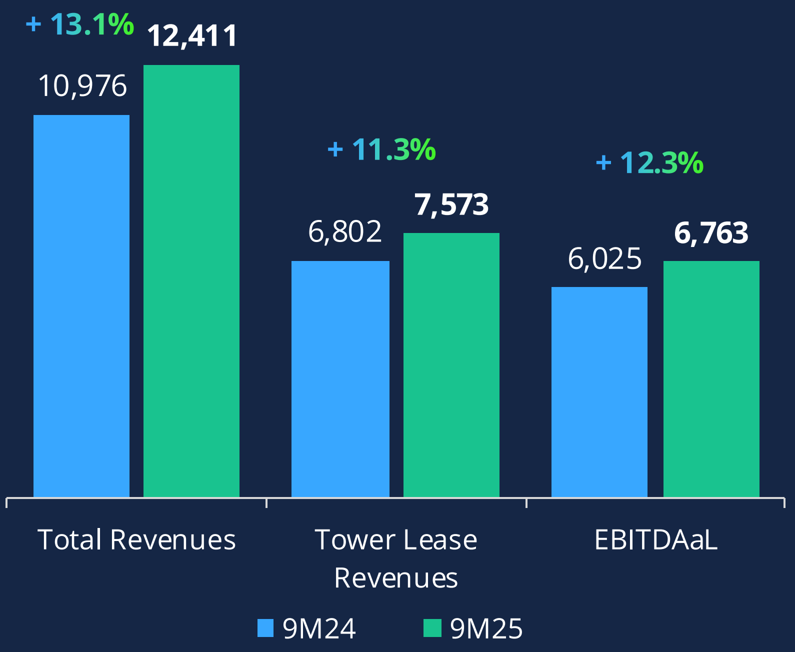
Over the **past twelve months,** we **built 1,327 new sites.**

Tower Lease Revenue – 9M25

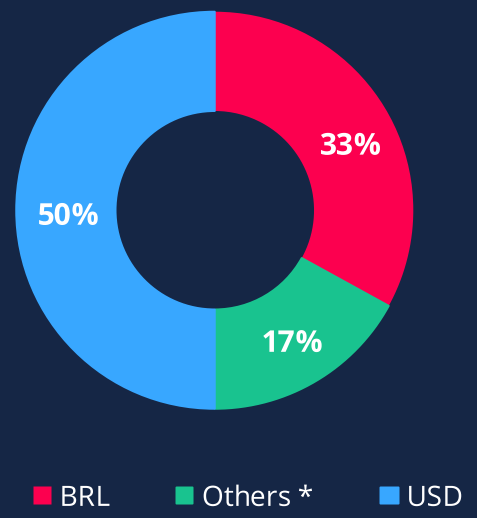
Figures in million pesos (MXN)

- During the last nine months of the year, **total revenues** totaled **12,411 million,** representing an **increase** of **13.1% compared with 9M24.**
- **Tower lease revenues** totaled **7,573 million,** this shows an **increase** of **11.3% when compared with 9M24.**
- Approximately **50%** of SITES revenues are in **US dollars**, and **33%** in **Brazilian Reais.**

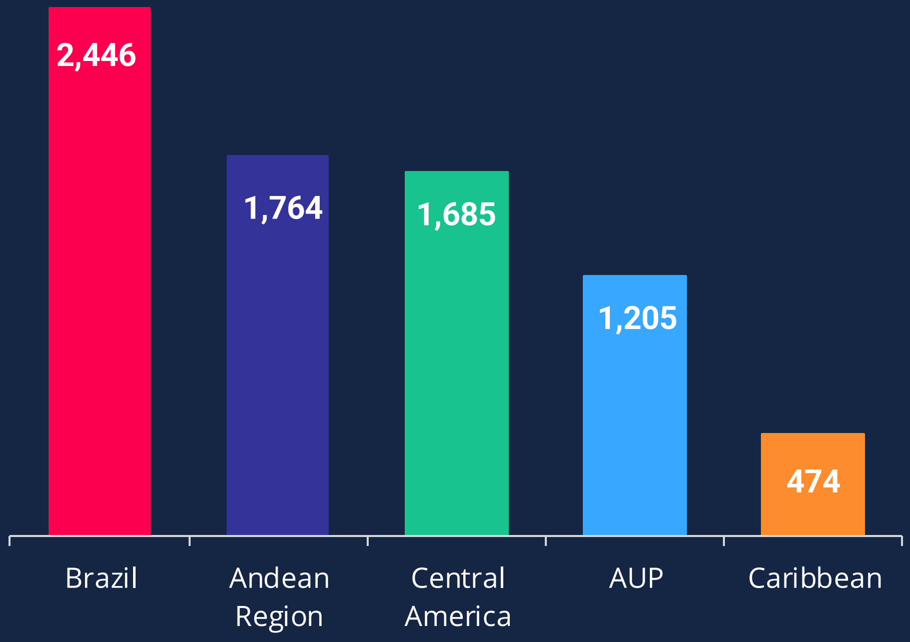
SITES – Revenues



SITES –Revenues by Currency



SITES – Tower Lease Revenues per Region



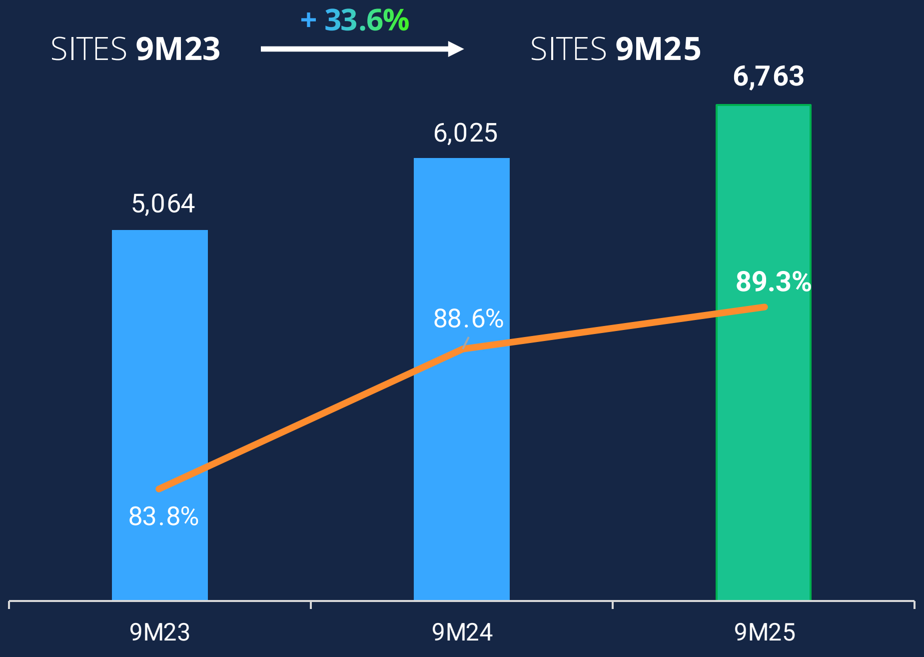
Source: Sites LatAm at 9M25 | * Colombian peso, Chilean peso, and Peruvian sol

EBITDAaL – 9M25

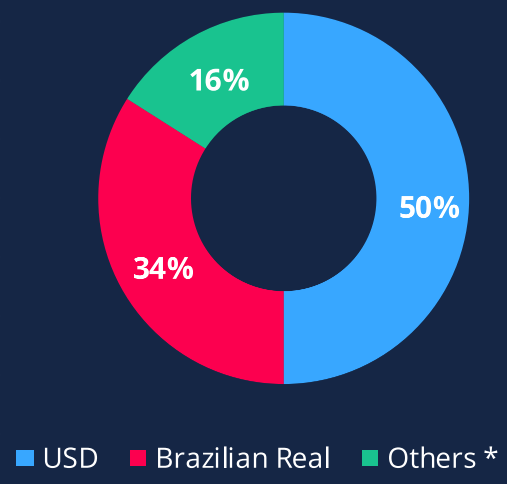
Figures in million pesos (MXN)

- Our **EBITDAaL** for the last nine months of the year **equaled 6,763 million Mexican pesos, 12.3% higher** compared with the same period of last year.
- Our **EBITDAaL margin** came in at **89.3%, expanding our margin by 0.7 percentage points** compared to the same period of the previous year, this was achieved by a **steady generation of revenues**, as well as the implementation of a **cost control policies** across all regions.

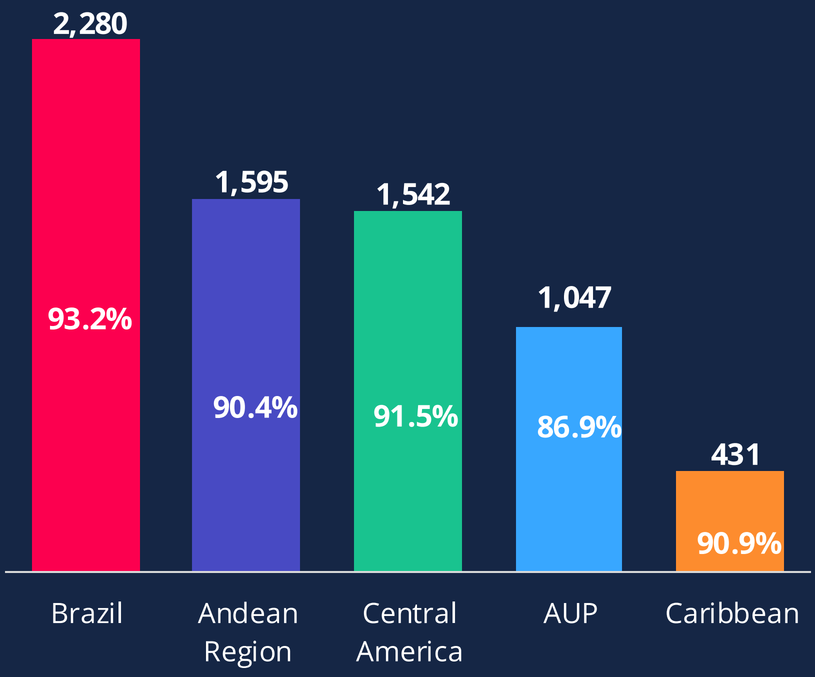
SITES – EBITDAaL (%)



SITES – EBITDAaL by Currency



SITES – EBITDAaL per Region



Source: Sites LatAm at 9M25 | * Colombian peso, Chilean peso, and Peruvian sol

Financial Debt

Figures in million pesos (MXN)

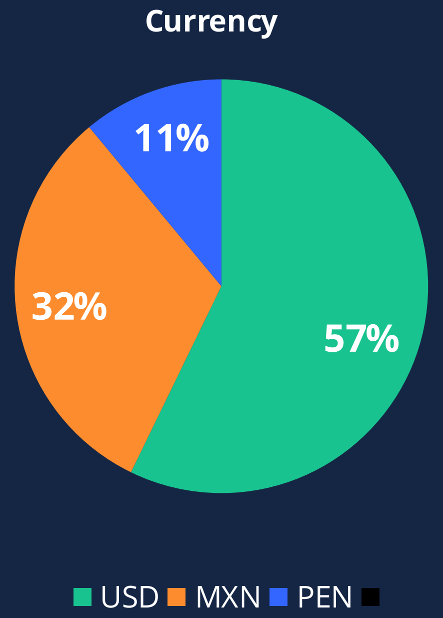
SITES - Debt

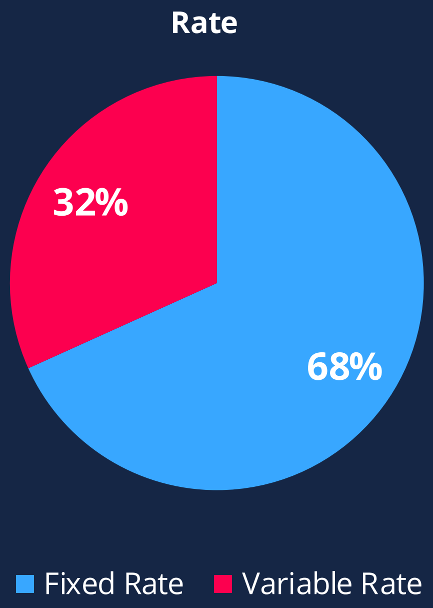
Gross Debt (MXN MM)	53,266
Cash position	1,929
Net Debt (MXN MM)	51,337

Net Debt / EBITDAaL*

5.73x

SITES - Debt composition





As of September 30th , 2025
* 12 months of EBITDAaL

Determined to foster growth based on sustainability

ESG Vision

We are determined to foster our **growth based on sustainability** and to contribute to the **United Nations' Sustainable Development Goals (SDG)** considering our stakeholders' needs and expectations.

ENVIRONMENTAL

Being decisive actors in the fight against climate change **by mitigating our environmental impacts**.

SOCIAL

Generating social value by considering our stakeholders including **shareholders, investors and the community.**

GOVERNANCE

Having the best people making decisions , prioritizing transparency.

ESG Highlight – 3Q25

CSA

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.

Greenhouse Gas Emissions

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

ESG strategic objectives

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

Committed to be carbon neutral and to develop policies that generate a favorable impact on biodiversity in the region.

Investment Highlights

- **Second largest** telecom infrastructure provider in Latin America.
- Plenty of **capacity for further growth** in tenant base supported by favorable industry dynamics.
- **Long-term contracts** with América Móvil, word-class telecom operator.
- Robust **financial performance** with highly predictable **cash-flows mostly in USD**, substantial margins and upside potential.
- Ability to build **world-class facilities** at **low costs.**
- **Highly experienced management team** with strong background in the industry.

SITES