THIRD QUARTER
2025

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Ticker: Sites1

Financial and Operative
REPORT

Publication date: October 24th, 2025

3Q25

Operadora de Sites Mexicanos, S. A. B. de C. V.
("Opsimex" or the "Company")
reports its financial and operating results
as of third quarter of 2025.

Global Portfolio

24,783
sites in revenues
+224 vs 2Q25

Opsimex
8,444 (34.1%)

Fibra
16,029 (64.7%)

Costa Rica
310 (1.3%)

Δ Portfolio
3Q25 vs. 3Q24
3.9%

Tenancy Ratio
1.237

Additional Rents
5,885

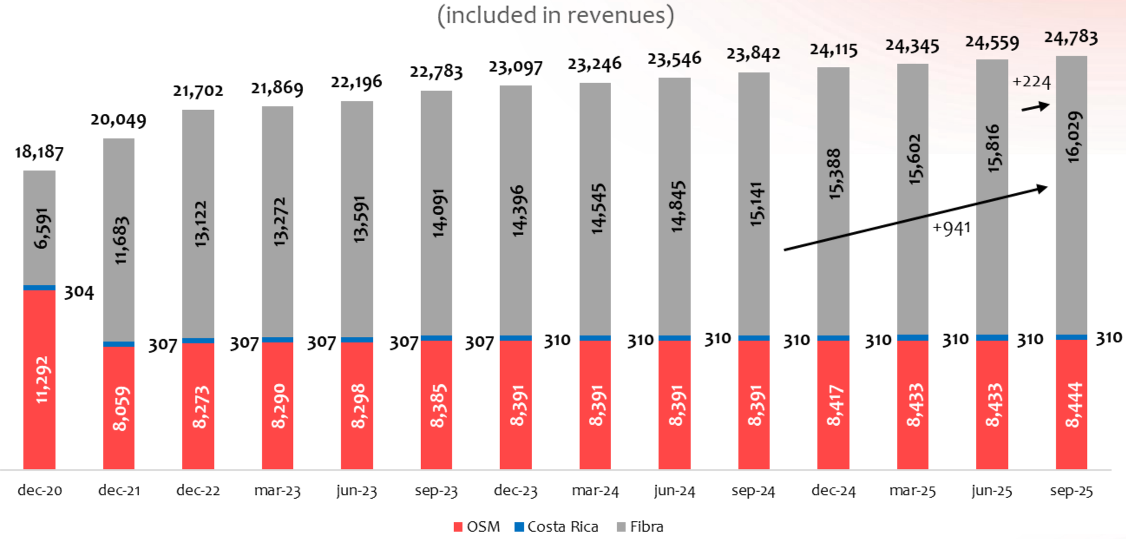
Period Highlights

- In the **third quarter** of **2025 121 million pesos** were destinated for our buyback program, repurchasing **7.2 million stocks**.
- Accumulated revenues during the first three quarters of the year were **10,348 million pesos**, representing an increase of **6.6%** compared to the same period of 2024.
- During October, Fsites Technical Committee approved a dividend for **569.2 million pesos**, corresponding to the fiscal result of the third quarter of 2025. In the same session, a capital reimbursement of **500 million pesos** was also authorized.

Results

As of the third quarter of 2025, Opsimex reports a global portfolio of 24,783 sites included in revenues, meaning an increase of 224 sites versus previous quarter. Observed increase for the last twelve months was of 941 sites, equivalent to 3.9% growth. Currently, 29 sites are at some stage of building process.

The breakdown of towers included in revenues is as follows: 8,444 sites in Opsimex (34.1%), 16,029 sites in FSITES (64.7%), and 310 sites in Costa Rica (1.3%).



Operadora de Sites Mexicanos consolidates the operation in Costa Rica since 3Q21.

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Revenues 3Q25
3,458.9
million pesos

Δ Revenues
3Q25 vs. 3Q24
5.5%

EBITDA 3Q25
3,319.2
million pesos

EBITDA Margin 3Q25
96.0%

Δ EBITDA
3Q25 vs. 32Q24
5.3%

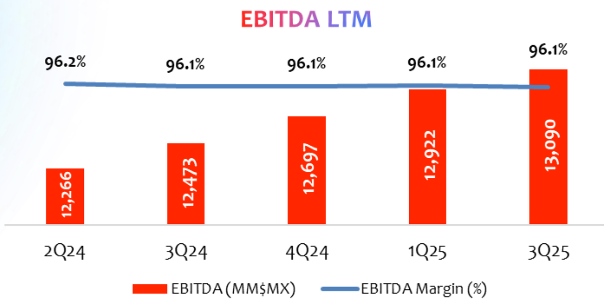
Quarterly Revenues & Costs and Expenses Breakdown

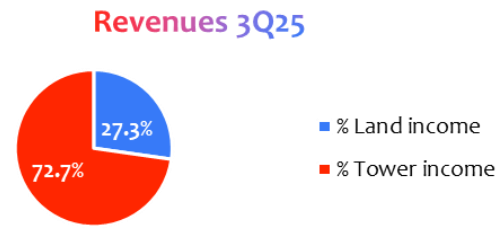
(MM$MX)	3Q24	4Q24	2024	1Q25	2Q25	3Q25	3Q25 VS 3Q24
Revenues	**3,278.3**	**3,274.9**	**12,979.4**	**3,427.7**	**3,461.4**	**3,458.9**	**5.5%**
Land rent	*902.4*	*904.5*	*3,565.7*	*939.0*	*953.4*	*943.1*	*4.5%*
Site revenues	*2,375.9*	*2,370.4*	*9,413.7*	*2,488.6*	*2,508.1*	*2,515.8*	*5.9%*
Total Costs and Expenses	**126.4**	**115.9**	**506.1**	**139.9**	**137.6**	**139.7**	**10.5%**
Administrative expenses	*102.2*	*88.8*	*391.0*	*112.1*	*107.2*	*109.3*	*6.9%*
Operating expenses	*24.2*	*27.1*	*115.1*	*27.8*	*30.4*	*30.4*	*25.6%*
EBITDA	**3,151.9**	**3,159.0**	**12,473.3**	**3,287.8**	**3,323.8**	**3,319.2**	**5.3%**
EBITDA Margin	**96.1%**	**96.5%**	**96.1%**	**95.9%**	**96.0%**	**96.0%**	**-0.2%**

Revenues reported during the third quarter were 3,458.9 million pesos, of which 2,515.8 million pesos were originated from tower income (72.7%). Revenues were 5.5% higher compared to the same quarter of the previous year.

EBITDA for the quarterly period was 3,319.2 million pesos, resulting in a 96.0% margin, and a year over year growth of 5.3%. EBITDA for the last twelve months period was 13,089.8 million pesos increasing 6.7% compared to 2024.

Revenues reported by FSITES in 3Q25 were 2,150.7 million pesos, of which 1,596.0 million pesos were originated from Tower Revenues (74.2%). Quarterly EBITDA was 2,031.3 million pesos, resulting in a 94.4% margin.





Quarterly Breakdown of Opsimex's Tower Leases

		3Q25
Mexico	Sites included in revenues	24,473
	Total quantity of rents included in revenues	30,346
Costa Rica	Sites included in revenues	310
	Total quantity of rents included in revenues	322
Consolidated	Sites included in revenues	24,783
	Rents included in revenues: 1st tenant	24,783
	Rents included in revenues: additional tenants	5,885
	Total quantity of rents included in revenues	30,668
	Tenancy Ratio	1.237

1st tenant: First tower rent charged to an operator
additional tenants: Additional tower revenues divided by average rent

Operadora de Sites Mexicanos, S. A. B. de C.V.
Consolidated statements of Financial Position
(in thousands of mexican pesos)

Assets	As of Sep 30th 2025		As of Sep 30th 2024		3Q25 vs. 3Q24
Current Assets					
Cash and equivalents	748,890	0.7%	2,797,009	2.6%	(73.2)%
Cash (Fibra)	774,541	0.8%	917,881	0.9%	(15.6)%
Accounts Receivable	138,761	0.1%	1,462,223	1.4%	(90.5)%
Recoverable taxes	330,623	0.3%	279,364	0.3%	18.3 %
Total current assets	**1,992,814**	**2.0%**	**5,456,476**	**5.2%**	**(63.5)%**
Non-current assets					
Long-term accounts receivable	352,903	0.3%	352,903	0.3%	0.0 %
Towers, construction and others	107,573,886	106.0%	103,309,410	97.6%	4.1 %
Property and equipment, net	144,510	0.1%	122,184	0.1%	18.3 %
Depreciation	(25,736,998)	(25.4)%	(21,224,061)	(20.1)%	21.3 %
Rights of use	28,704,439	28.3%	27,204,453	25.7%	5.5 %
Rights of use depreciation	(11,818,697)	(11.6)%	(9,641,367)	(9.1)%	22.6 %
Total non-current assets	**99,220,043**	**97.8%**	**100,123,522**	**94.6%**	**(0.9)%**
Deferred tax assets	39,207	0.0%	34,251	0.0%	14.5 %
Other assets	196,431	0.2%	194,871	0.2%	0.8 %
Total assets	**101,448,496**	**100%**	**105,809,121**	**100%**	**(4.1)%**
Liabilities					
Short term debt	600,000	0.6%	9,696,894	9.2%	(93.8)%
Accounts payable	266,999	0.3%	358,720	0.3%	(25.6)%
Taxes payable	752,863	0.7%	617,576	0.6%	21.9 %
Interests payable	172,348	0.2%	246,372	0.2%	(30.0)%
Total short term liabilities	**1,792,209**	**1.8%**	**10,919,561**	**10.3%**	**(83.6)%**
Long term debt	17,590,874	17.3%	11,327,540	10.7%	55.3 %
Leases liabilities	20,911,123	20.6%	21,220,442	20.1%	(1.5)%
Deferred income taxes	14,909,246	14.7%	15,282,881	14.4%	(2.4)%
Asset retirement obligation	1,194,284	1.2%	1,278,600	1.2%	(6.6)%
Other liabilities	16,693	0.0%	14,434	0.0%	15.6 %
Total long term liabilities	**54,622,219**	**53.8%**	**49,123,897**	**46.4%**	**11.2 %**
Total liabilities	**56,414,429**	**55.6%**	**60,043,459**	**56.7%**	**(6.0)%**
Equity					
Share capital	22,104	0.0%	23,123	0.0%	(4.4)%
Surplus	19,788,667	19.5%	18,493,432	17.5%	7.0 %
Other components of equity	7,619,998	7.5 %	9,752,158	9.2 %	(21.9)%
Conversion effect	20,225	0.0 %	5,531	0.0 %	265.7 %
Noncontrolling interest	16,925,596	16.7 %	17,080,027	16.1 %	(0.9)%
Net income for the year	657,478	0.6 %	411,392	0.4 %	59.8 %
Total Equity	**45,034,067**	**44.4%**	**45,765,662**	**43.3%**	**(1.6)%**
Total liabilities and equity	**101,448,496**	**100%**	**105,809,121**	**100%**	**(4.1)%**

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Operadora de Sites Mexicanos, S. A. B. de C.V.
Consolidated statements of Comprehensive Income
(in thousands of mexican pesos)

	From Jul 1st to Sep 30th 2025	From Jul 1st to Sep 30th 2024	3Q25 vs. 3Q24
Revenues	3,458,922	3,278,317	5.5 %
Land	943,123	902,376	4.5 %
Tower	2,515,799	2,375,941	5.9 %
Expenses	(1,733,645)	(1,840,482)	(5.8)%
Administration and Operating Expenses	(139,690)	(126,445)	10.5 %
Depreciation and Amortization	(1,150,494)	(1,115,317)	3.2 %
Depreciation - IFRS 16	(443,461)	(598,719)	(25.9)%
Operating Result	**1,725,276**	**1,437,835**	**20.0 %**
EBITDA	**3,319,232**	**3,151,871**	**5.3 %**
Financial Expenses	(393,958)	(496,362)	(20.6)%
Other Income	(389,428)	200,623	(294.1)%
Interests - IFRS 16	(463,504)	(480,348)	(3.5)%
	(1,246,890)	(776,087)	60.7 %
Earnigs Before Income Taxes	**478,386**	**661,748**	**(27.7)%**
Current Income Taxes	(228,763)	(385,351)	(40.6)%
Deferred Taxes	115,567	65,866	75.5 %
	(113,196)	(319,485)	(64.6)%
Net Income	**365,190**	**342,263**	**6.7 %**
Non-controlling interest	(155,104)	(133,593)	**16.1 %**
Net Majority Result	**210,086**	**208,670**	**0.7 %**

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Operadora de Sites Mexicanos, S. A. B. de C.V.
Consolidated statements of Comprehensive Income
(in thousands of mexican pesos)

	From Jan 1st to Sep 30th 2025	From Jan 1st to Sep 30th 2024	2025 vs. 2024
Revenues	10,348,007	9,704,503	6.6%
Land	2,835,517	2,661,226	6.5 %
Tower	7,512,489	7,043,278	6.7 %
Expenses	(5,414,173)	(5,472,199)	(1.1)%
Administration and Operating Expenses	(417,183)	(390,148)	6.9 %
Depreciation and Amortization	(3,415,955)	(3,306,417)	3.3 %
Depreciation - IFRS 16	(1,581,035)	(1,775,633)	(11.0)%
Operating Result	**4,933,834**	**4,232,304**	**16.6 %**
EBITDA	**9,930,824**	**9,314,355**	**6.6 %**
Financial Expenses	(1,296,907)	(1,354,889)	(4.3)%
Other Income	(440,032)	(27,404)	1,505.7 %
Interests - IFRS 16	(1,425,288)	(1,418,839)	0.5 %
	(3,162,227)	(2,801,132)	12.9 %
Earnigs Before Income Taxes	**1,771,607**	**1,431,172**	**23.8 %**
Current Income Taxes	(981,666)	(789,845)	24.3 %
Deferred Taxes	312,812	161,330	93.9 %
	(668,854)	(628,514)	6.4 %
Net Income	**1,102,753**	**802,658**	**37.4 %**
Non-controlling interest	(445,275)	(391,266)	**13.8 %**
Net Majority Result	**657,478**	**411,392**	**59.8 %**

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Operadora de Sites Mexicanos, S. A. B. de C.V.
Consolidated statements of Cash Flows
(in thousands of mexican pesos)

	From January 1st to Sep 30th 2025	From January 1st to Sep 30th 2024	2025 vs. 2024
Operating activities			
Net income	1,102,753	802,658	37.4 %
Taxes	668,854	989,300	(32.4)%
Interest gained and paid, net	2,464,916	2,441,388	1.0 %
Depreciation and Amortization	4,996,990	5,082,051	(1.7)%
Account receivables	230,402	(1,162,291)	(119.8)%
Other accounts receivables	10,922	117,218	(90.7)%
Other accounts payable	64,807	(686,203)	(109.4)%
Income taxes paid	(1,286,777)	(620,213)	107.5 %
	8,252,867	**6,963,908**	**18.5 %**
Investment activities			
Property, equipment and site construction	(739,446)	(1,697,316)	(56.4)%
Intangible asset aquisitions	(13,811)	(1,655)	734.5 %
Interest gain	340,447	332,340	2.4 %
	(412,810)	**(1,366,631)**	**(69.8)%**
Financing activities			
Capital reimbursements	(701,250)	(412,500)	70.0 %
Loans	7,470,000	0	N/A
Loans paid	(10,930,000)	0	N/A
Buyback	(1,757,585)	(556,888)	215.6 %
Dividends paid	(1,965,211)	(1,947,566)	0.9 %
Interest paid	(1,422,438)	(1,316,118)	8.1 %
Leases liabilities payments	(2,911,657)	(2,135,153)	36.4 %
	(12,218,141)	**(6,368,225)**	**91.9 %**
Net increase in cash and cash equivalents	(4,378,084)	(770,948)	**467.9 %**
Cash at the beginning of the period	5,901,515	4,485,838	31.6 %
Cash at the end of the period	**1,523,431**	**3,714,890**	**(59.0)%**

Mariana Carrillo Herrera
Investor Relations
relacionconinversionistas@telesites.com.mx
Contact: +52 55 5125 0205
+52 55 5125 0200