

FIRST QUARTER

**2026**

**telesites**

Ticker: Sites1

Financial and Operative  
**REPORT**

Publication date: April 24<sup>th</sup>, 2026

**1Q26**



**Global Portfolio**

**25,068**  
 sites in revenues  
**+98 vs 4Q25**

**Opsimex**  
**8,470 (33.8%)**

**Fibra**  
**16,288 (65.0%)**

**Costa Rica**  
**310 (1.2%)**

**Δ Portfolio**  
 1Q26 vs. 1Q25  
**3.0%**

**Tenancy Ratio**  
**1.235**

**Additional Rents**  
**5,898**

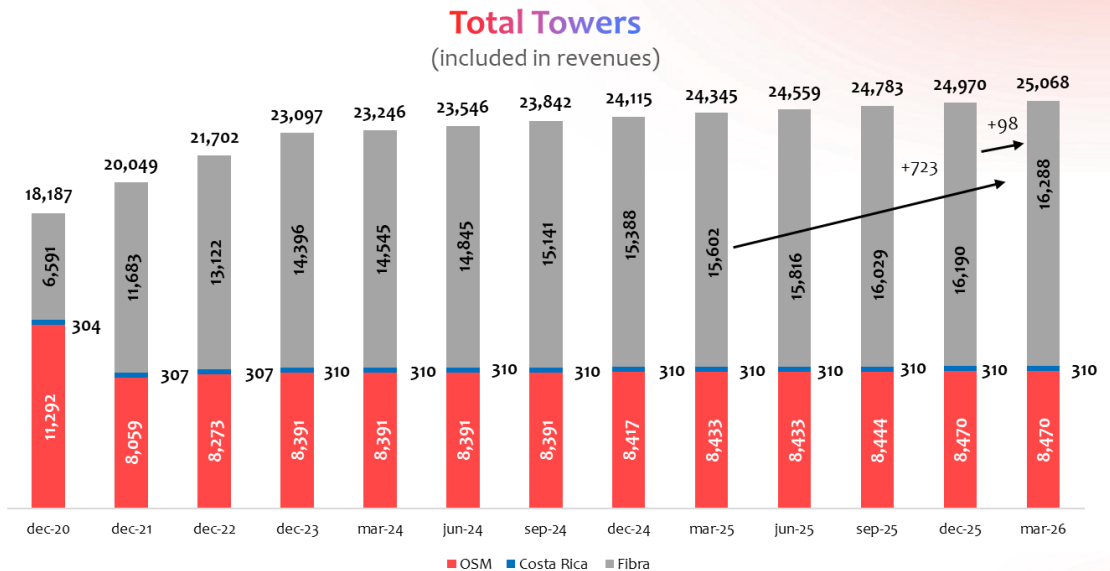
**Period Highlights**

- During the **first quarter of 2026, 630.4 million pesos** were allocated to the share repurchase program for the acquisition of **40.4 million shares**.
- During the first quarter of the year accumulated revenues amounted **3,623 million pesos**, representing an increase of **5.7%** compared to the same period of 2025.
- EBITDA for the same period was **3,481 million pesos**, which represents a **96.1%** margin and a compared growth of **5.9%** to the previous year.
- During April, Fsites Technical Committee approved a distribution for **579.4 million pesos**, corresponding to the fiscal result of the first quarter of 2026. In the same session, a capital reimbursement of **1,600 million pesos** was also authorized.

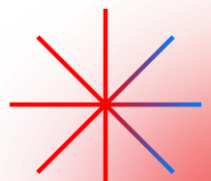
**Results**

As of the first quarter of 2026, Opsimex reports a global portfolio of 25,068 sites included in revenues, meaning an increase of 98 sites versus the previous quarter. Observed increase for the last twelve months was of 723 sites, equivalent to 3.0% growth. Currently, 329 projects are in progress.

The breakdown of towers included in revenues is as follows: 8,470 sites in Opsimex (33.8%), 16,288 sites in FSITES (65.0%), and 310 sites in Costa Rica (1.2%).



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



**Revenues 1Q26**

**3,623.3**  
million pesos

**Δ Revenues**

1Q26 vs. 1Q25  
**5.7%**

**EBITDA 1Q26**

**3,480.7**  
million pesos

**EBITDA Margin**

1Q26  
**96.1%**

**Δ EBITDA**

1Q26 vs. 1Q25  
**5.9%**

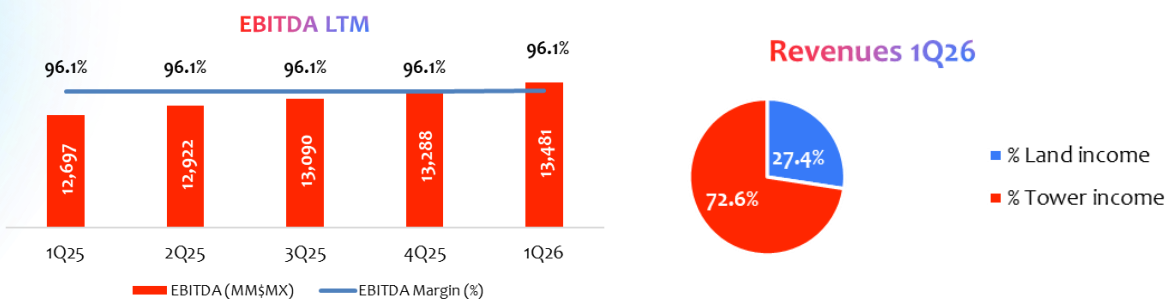
Quarterly Revenues & Costs and Expenses Breakdown

(MM\$MX)	1Q25	2Q25	3Q25	4Q25	2025	1Q26	1Q26 vs 1Q25
<b>Revenues</b>	<b>3,427.7</b>	<b>3,461.4</b>	<b>3,458.9</b>	<b>3,483.6</b>	<b>13,831.6</b>	<b>3,623.3</b>	<b>5.7%</b>
Land rent	939.0	953.4	943.1	954.9	3,790.4	993.5	5.8%
Site revenues	2,488.6	2,508.1	2,515.8	2,528.7	10,041.2	2,629.9	5.7%
<b>Total Costs and Expenses</b>	<b>139.9</b>	<b>137.6</b>	<b>139.7</b>	<b>126.0</b>	<b>543.2</b>	<b>142.6</b>	<b>2.0%</b>
Administrative expenses	112.1	107.2	109.3	95.6	424.2	115.3	2.9%
Operating expenses	27.8	30.4	30.4	30.4	119.0	27.3	-1.9%
<b>EBITDA</b>	<b>3,287.8</b>	<b>3,323.8</b>	<b>3,319.2</b>	<b>3,357.6</b>	<b>13,288.4</b>	<b>3,480.7</b>	<b>5.9%</b>
<b>EBITDA Margin</b>	<b>95.9%</b>	<b>96.0%</b>	<b>96.0%</b>	<b>96.4%</b>	<b>96.1%</b>	<b>96.1%</b>	<b>0.2%</b>

Revenues reported during the first quarter were 3,623.3 million pesos, of which 2,629.9 million pesos were originated from tower income (72.6%). Revenues were 5.7% higher compared to the same quarter of the previous year.

EBITDA for the quarterly period was 3,480.7 million pesos, resulting in a 96.1% margin, and a year over year growth of 5.9%. EBITDA for the last twelve months period was 13,481.3 million pesos increasing 6.2% compared to 2025.

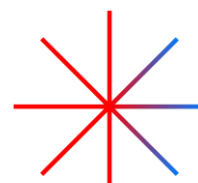
Revenues reported by FSITES in 1Q26 were 2,272.4 million pesos, of which 1,676.4 million pesos were originated from Tower Revenues (73.8%). Quarterly EBITDA was 2,153.1 million pesos, resulting in a 94.8% margin.



**Quarterly Breakdown of Opsimex's Tower Leases**

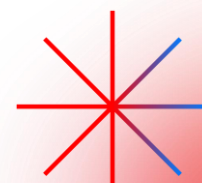
		1Q26
Mexico	Sites included in revenues	24,758
	Total quantity of rents included in revenues	30,644
Costa Rica	Sites included in revenues	310
	Total quantity of rents included in revenues	322
Consolidated	Sites included in revenues	25,068
	Rents included in revenues: 1 <sup>st</sup> tenant	25,068
	Rents included in revenues: additional tenants	5,898
	Total quantity of rents included in revenues	30,966
	Tenancy Ratio	1.235

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



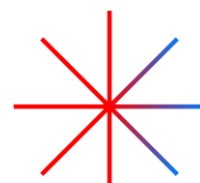
**Operadora de Sites Mexicanos, S. A. B. de C.V.**  
**Consolidated statements of Financial Position**  
**(in thousands of mexican pesos)**

<b>Assets</b>	<b>As of Mar 31st 2026</b>		<b>As of Mar 31st 2025</b>		<b>1Q26 vs. 1Q25</b>
<b>Current Assets</b>					
Cash and equivalents	678,526	0.6%	5,345,221	5.0%	(87.3)%
Cash (Fibra)	2,001,504	1.7%	1,151,382	1.1%	73.8 %
Accounts Receivable	117,576	0.1%	311,717	0.3%	(62.3)%
Recoverable taxes	334,526	0.3%	445,958	0.4%	(25.0)%
<b>Total current assets</b>	<b>3,132,132</b>	<b>2.7%</b>	<b>7,254,279</b>	<b>6.8%</b>	<b>(56.8)%</b>
<b>Non-current assets</b>					
Long-term accounts receivable	352,903	0.3%	352,903	0.3%	0.0 %
Towers, construction and others	124,665,746	106.8%	105,011,521	98.6%	18.7 %
Property and equipment, net	156,876	0.1%	131,221	0.1%	19.6 %
Depreciation	(28,374,739)	(24.3)%	(23,464,685)	(22.0)%	20.9 %
Rights of use	29,514,449	25.3%	27,750,711	26.1%	6.4 %
Rights of use depreciation	(12,975,990)	(11.1)%	(10,793,954)	(10.1)%	20.2 %
<b>Total non-current assets</b>	<b>113,339,245</b>	<b>97.1%</b>	<b>98,987,719</b>	<b>92.9%</b>	<b>14.5 %</b>
Deferred tax assets	42,289	0.0%	38,368	0.0%	10.2 %
Other assets	219,951	0.2%	215,923	0.2%	1.9 %
<b>Total assets</b>	<b>116,733,618</b>	<b>100%</b>	<b>106,496,289</b>	<b>100%</b>	<b>9.6 %</b>
<b>Liabilities</b>					
Short term debt	1,200,000	1.0%	10,178,282	9.6%	(88.2)%
Accounts payable	207,652	0.2%	266,649	0.3%	(22.1)%
Taxes payable	343,612	0.3%	1,213,697	1.1%	(71.7)%
Interests payable	160,676	0.1%	251,802	0.2%	(36.2)%
<b>Total short term liabilities</b>	<b>1,911,940</b>	<b>1.6%</b>	<b>11,910,430</b>	<b>11.2%</b>	<b>(83.9)%</b>
Long term debt	17,608,153	15.1%	11,473,509	10.8%	53.5 %
Leases liabilities	20,598,332	17.6%	20,884,685	19.6%	(1.4)%
Deferred income taxes	19,467,564	16.7%	15,166,035	14.2%	28.4 %
Asset retirement obligation	1,147,054	1.0%	1,293,618	1.2%	(11.3)%
Other liabilities	21,936	0.0%	16,639	0.0%	31.8 %
<b>Total long term liabilities</b>	<b>58,843,039</b>	<b>50.4%</b>	<b>48,834,486</b>	<b>45.9%</b>	<b>20.5 %</b>
<b>Total liabilities</b>	<b>60,754,979</b>	<b>52.0%</b>	<b>60,744,915</b>	<b>57.0%</b>	<b>0.0 %</b>
<b>Equity</b>					
Share capital	21,508	0.0%	22,654	0.0%	(5.1)%
Surplus	30,923,625	26.5%	18,815,777	17.7%	64.3 %
Other components of equity	7,712,932	6.6 %	9,854,989	9.3 %	(21.7)%
Conversion effect	23,041	0.0 %	(4,989)	(0.0)%	(561.8)%
Noncontrolling interest	16,981,554	14.5 %	16,797,415	15.8 %	1.1 %
Net income for the year	315,979	0.3 %	265,528	0.2 %	19.0 %
<b>Total Equity</b>	<b>55,978,640</b>	<b>48.0%</b>	<b>45,751,373</b>	<b>43.0%</b>	<b>22.4 %</b>
<b>Total liabilities and equity</b>	<b>116,733,618</b>	<b>100%</b>	<b>106,496,289</b>	<b>100%</b>	<b>9.6 %</b>



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

	From Jan 1st to Mar 31st 2026	From Jan 1st to Mar 31st 2025	1Q26 vs. 1Q25
<b>Revenues</b>	3,623,334	3,427,661	5.7 %
Land	993,467	939,039	5.8 %
Tower	2,629,866	2,488,622	5.7 %
<b>Expenses</b>	(2,188,412)	(1,869,389)	17.1 %
Administration and Operating Expenses	(142,607)	(139,875)	2.0 %
Depreciation and Amortization	(1,504,673)	(1,136,115)	32.4 %
Depreciation - IFRS 16	(541,132)	(593,399)	(8.8)%
<b>Operating Result</b>	<b>1,434,922</b>	<b>1,558,273</b>	<b>(7.9)%</b>
<b>EBITDA</b>	<b>3,480,727</b>	<b>3,287,786</b>	<b>5.9 %</b>
Financial Expenses	(439,467)	(450,628)	(2.5)%
Other Income	2,669	129,863	(97.9)%
Interests - IFRS 16	(470,178)	(477,665)	(1.6)%
	(906,976)	(798,430)	13.6 %
<b>Earnings Before Income Taxes</b>	<b>527,946</b>	<b>759,842</b>	<b>(30.5)%</b>
Current Income Taxes	(280,959)	(454,347)	(38.2)%
Deferred Taxes	245,432	55,056	345.8 %
	(35,527)	(399,292)	(91.1)%
<b>Net Income</b>	<b>492,419</b>	<b>360,551</b>	<b>36.6 %</b>
Non-controlling interest	(176,439)	(145,365)	21.4 %
<b>Net Majority Result</b>	<b>315,979</b>	<b>215,185</b>	<b>46.8 %</b>



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

	From January 1st to Mar 31st 2026	From January 1st to Mar 31st 2025	2026 vs. 2025
<b>Operating activities</b>			
Net income	492,418	360,550	36.6 %
Taxes	35,527	399,280	(91.1)%
Interest gained and paid, net	892,094	784,218	13.8 %
Depreciation and Amortization	2,045,805	1,729,514	18.3 %
Account receivables	14,077	33,505	(58.0)%
Other accounts receivables	(52,866)	31,367	(268.5)%
Other accounts payable	(686,799)	(84,072)	716.9 %
Income taxes paid	(483,393)	(211,277)	128.8 %
	<b>2,256,863</b>	<b>3,043,085</b>	<b>(25.8)%</b>
<b>Investment activities</b>			
Property, equipment and site construction	(103,515)	(213,859)	(51.6)%
Intangible asset aquisitions	(2,602)	(5,798)	(55.1)%
Interest gain	38,832	144,075	(73.0)%
	<b>(67,285)</b>	<b>(75,582)</b>	<b>(11.0)%</b>
<b>Financing activities</b>			
Capital reimbursements	0	(253,000)	(100.0)%
Loans	1,100,000	130,000	746.2 %
Loans paid	(400,000)	0	N/A
Buyback	(630,428)	(507,346)	24.3 %
Dividends paid	(109,924)	(145,514)	(24.5)%
Interest paid	(482,939)	(673,126)	(28.3)%
Leases liabilities payments	(993,467)	(923,429)	7.6 %
	<b>(1,516,758)</b>	<b>(2,372,415)</b>	<b>(36.1)%</b>
<b>Net increase in cash and cash equivalent</b> s	<b>672,820</b>	<b>595,088</b>	<b>13.1 %</b>
Cash at the beginning of the period	2,007,210	5,901,515	(66.0)%
<b>Cash at the end of the period</b>	<b>2,680,030</b>	<b>6,496,603</b>	<b>(58.7)%</b>

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