

HOTEL 4Q25 Webcast

Santa Fe
grupo | hotelero

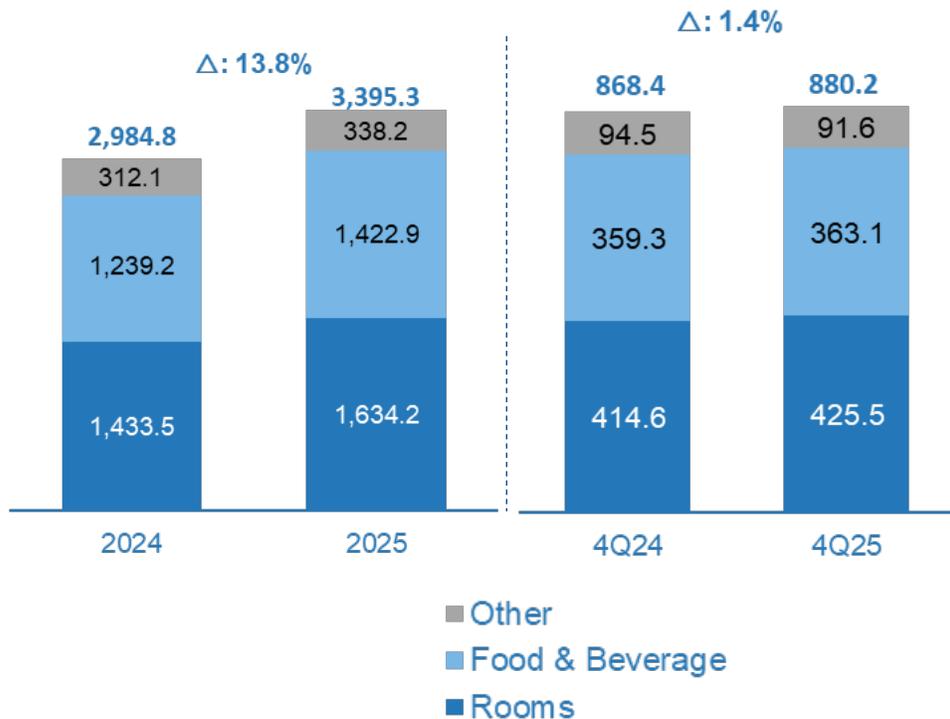
February 20th, 2026



Revenue Growth

Revenues (\$)

Millions of Mexican pesos



- **Total Revenue** was Ps. 880 million in the quarter, an increase of 1% compared to 4Q24.
- **Room revenue** was Ps. 426 million in the quarter, an increase of 3% compared to 4Q24.
- **F&B revenue** was Ps. 363 million in the quarter, an increase of 1% compared to 4Q24.
- **Other revenue** was Ps. 92 million in the quarter, a 3% decrease compared to 4Q23.



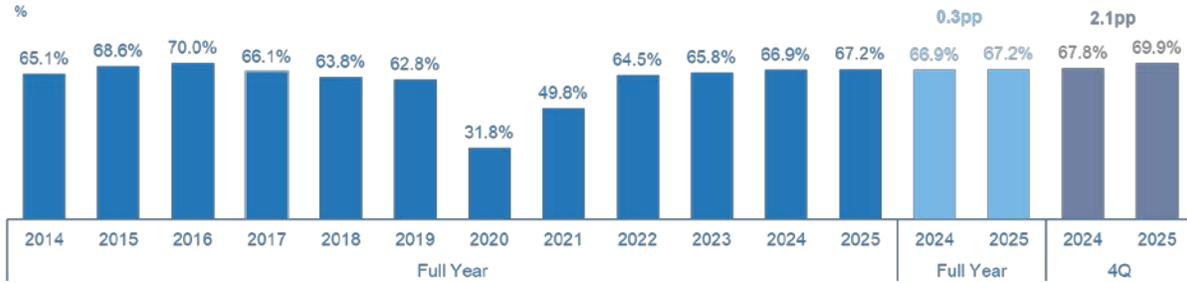
Hilton Garden Inn Monterrey Aeropuerto



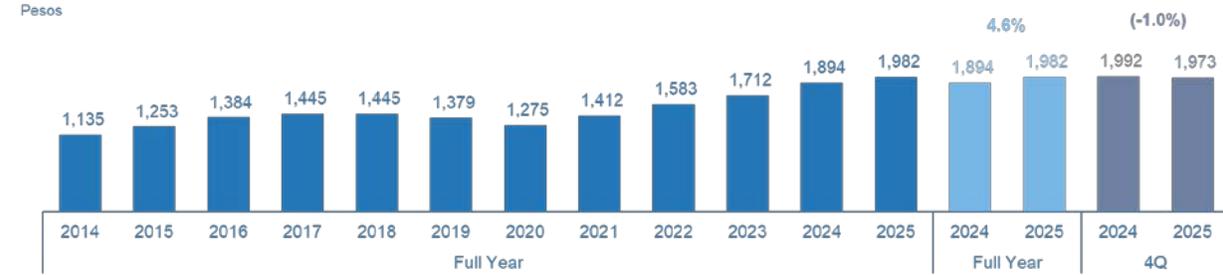
Krystal Urban Guadalajara

5.1 Operational KPIs (Total Hotels in Operation)

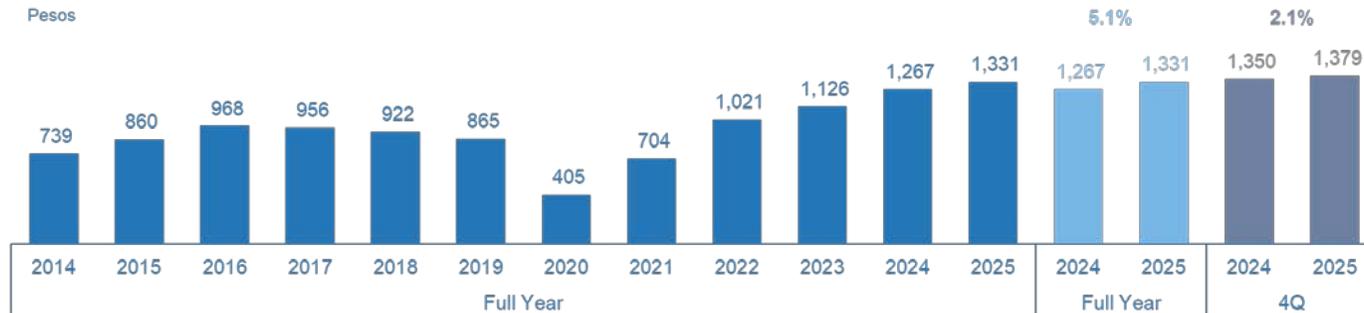
Occupancy (%)



ADR (\$)

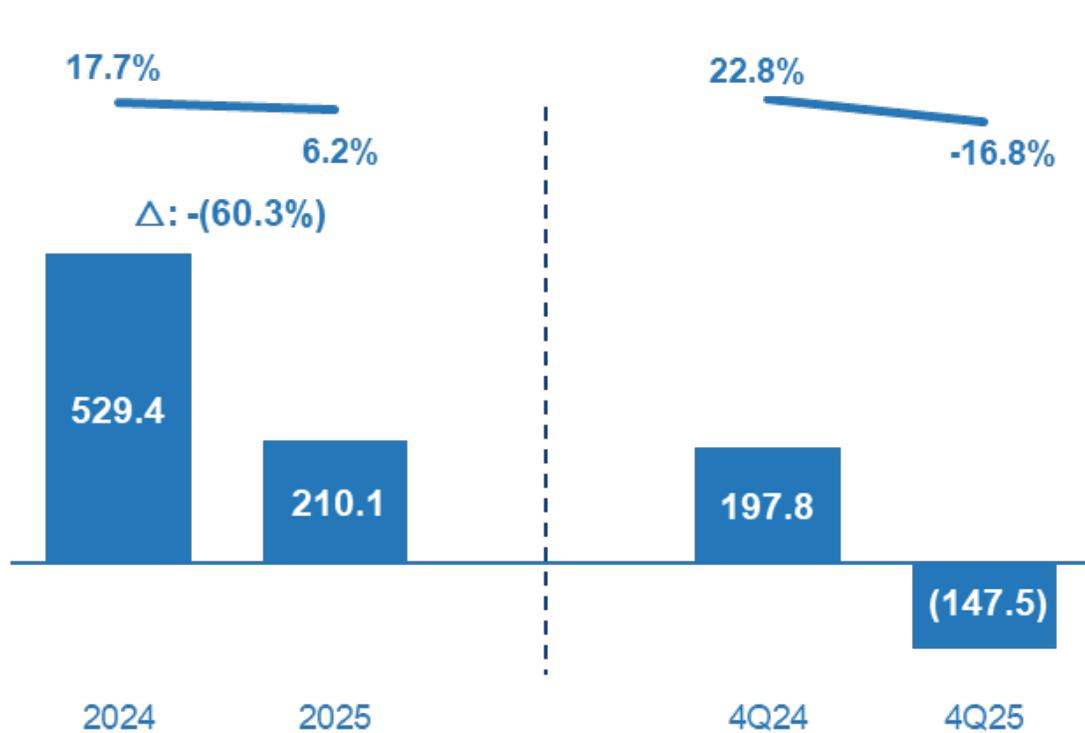


RevPAR (\$)

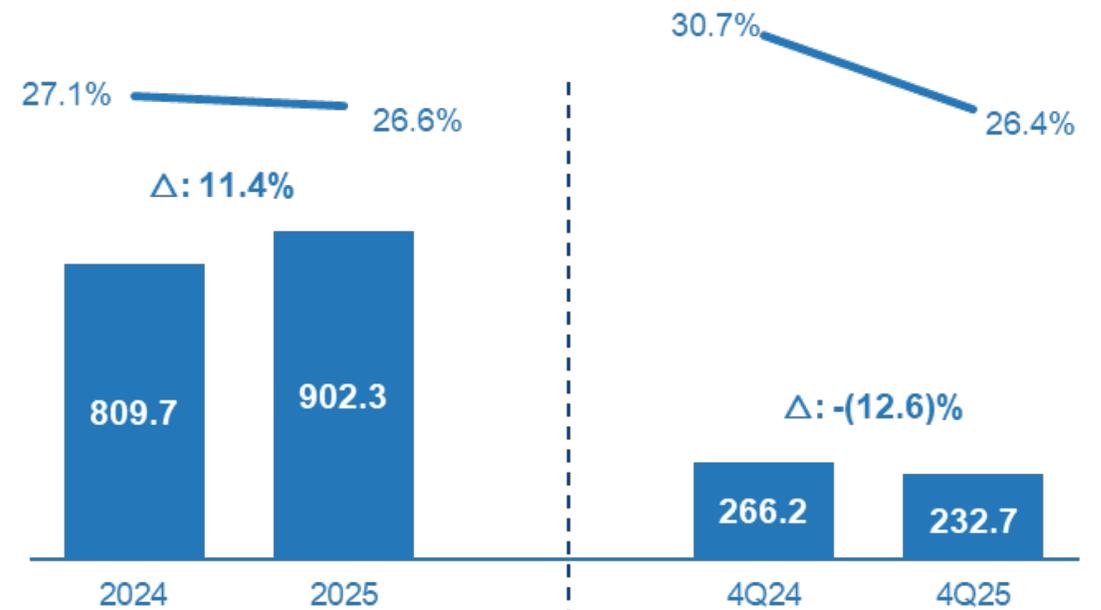


Bottom Line Performance

Operating Income(\$) Millions of Mexican pesos



EBITDA (\$) Millions of Mexican pesos



Financial Debt

Figures in thousands of Mexican pesos	Denominated in (currency):		
	Pesos	Dollars	Total
Debt*			
Short Term	-	281,011	281,011
Long Term	-	2,116,951	2,116,951
Total	-	2,397,962	2,397,962
% Total	0.0%	100.0%	100.0%
<i>Average rate of financial liabilities</i>		<i>7.06%</i>	<i>7.06%</i>
Cash and cash equivalents	322,582	295,608	618,191
Restricted cash	54	113,987	114,041
Cash and cash equivalents**	322,636	409,595	732,232
Net Debt	(322,636)	1,988,367	1,665,730

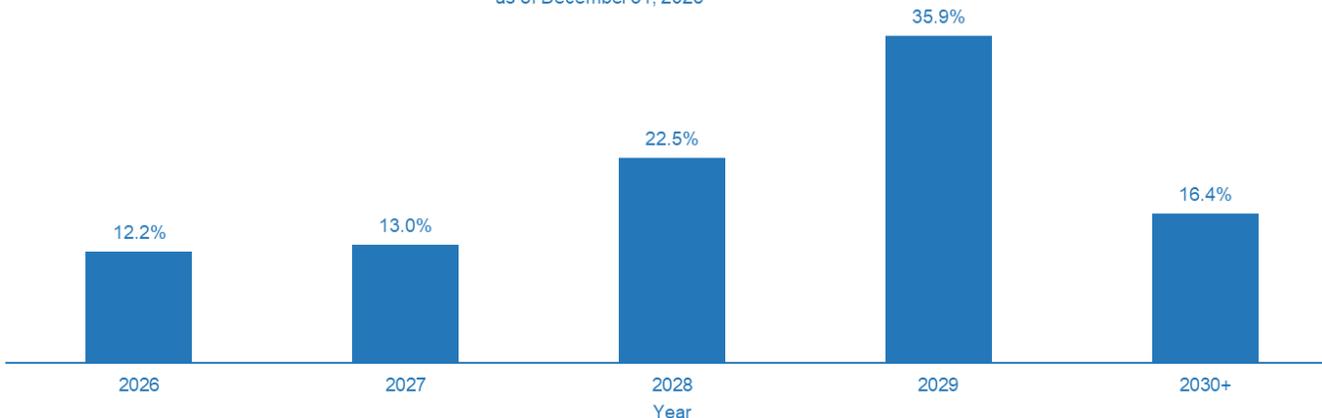
Net Debt / LTM EBITDA (as of December 31, 2025) **1.8x**

*Includes accrued interest and effect of financial instruments related to financial debt.

**Includes restricted cash related to bank debt.

Debt Maturity Profile of Grupo Hotelero Santa Fe
as of December 31, 2025

% Total Debt



- During 4Q25, the Mexican peso appreciated 2.2% against the U.S. dollar, from Ps. 18.3507 on September 30, 2025, to Ps. 17.9528 on December 31, 2025, positively impacting the Company's financial costs. The Company's short U.S. dollar position by the end of 4Q25 was US\$110.8 million, equal to Ps. 1,988.4 million.
- Net Debt for 4Q23 was Ps. **2,398** million, which represents Net Debt/ LTM EBITDA of **1.8x**.

Enrique Martínez Guerrero
CFO
emartinez@gsf-hotels.com

Maximilian Zimmermann
Investor Relations & Sustainability Director
mzimmermann@gsf-hotels.com
+52 (55) 5261-0800

Visit our website:
www.gsf-hotels.com



Secrets Tulum Resort



Secrets Tulum Beach Club