



Mexico City, February 19, 2026 – Grupo Hotelero Santa Fe S.A.B. de C.V. (BMV: HOTEL) (“HOTEL” or the “Company”), announced its consolidated results for the fourth quarter (“4Q25”) and full year ended December 31, 2025. Figures are expressed in Mexican pesos, unaudited, and in accordance with International Financial Reporting Standards (“IFRS”). Numbers may vary due to rounding.

## Highlights

- 2025 EBITDA<sup>1</sup> was Ps. 902.3 million compared to Ps. 809.7 million in 2024, an 11.4% increase due to higher revenues.
- 2025 Total Revenue was Ps. 3,395.3 million, a 13.8% increase compared to 2024, due to increases in Room Revenue, Food and Beverage Revenue, Other Revenue from Hotels, Third-Party Hotel Management Fees and Vacation Club Revenue.
- 4Q25 EBITDA<sup>1</sup> was Ps. 232.7 million, a 12.6% decrease compared to Ps. 266.2 million in 4Q24, reflecting higher costs and expenses driven by inflation.
- 4Q25 Total Revenue was Ps. 880.2 million, 1.4% higher than in 4Q24 mainly due to a 2.6% increase in Room Revenue, a 1.1% increase in Food and Beverage Revenue and a 3.0% growth in Revenue from Third Party Hotel Management Fees. These increases were partially offset by a 2.0% decrease in Other Revenue from Hotels combined with a 13.7% decrease in Vacation Club Revenue.
- In 4Q25, HOTEL recorded a Net Loss of Ps. 122.0 million, compared to a Net Income of Ps. 17.2 million in 4Q24, mainly due to other non-recurring expenses.
- 4Q25 Net Operating Cash Flow was Ps. 199.1 million, a 17.0% increase compared to Ps. 170.2 million reported in 4Q24.
- Net Debt/EBITDA (LTM) ratio was 1.8x at the end of 4Q25.
- HOTEL’s total portfolio at the end of 4Q25 was 5,995 rooms in operation, a 4.2% decrease compared to 4Q24.
- RevPAR<sup>2</sup> for Company-owned hotels increased 4.5% from Ps. 1,232 in 4Q24 to Ps. 1,287 in 4Q25, driven by a 3.0 percentage point increase in Occupancy.

<i>Figures in thousands of Mexican pesos</i>	Fourth Quarter				12 months ended December 31			
	2025	2024	Var.	% Var.	2025	2024	Var.	% Var.
Total Revenue	880,217	868,389	11,829	1.4	3,395,266	2,984,782	410,484	13.8
EBITDA	232,717	266,246	(33,529)	(12.6)	902,322	809,700	92,622	11.4
EBITDA Margin	26.4%	30.7%	(4.2 pt)	(4.2 pt)	26.6%	27.1%	(0.6 pt)	(0.6 pt)
Operating Income	(147,528)	197,816	(345,344)	NA	210,152	529,383	(319,231)	(60.3)
Net Income	(122,005)	17,156	(139,162)	NA	285,986	(103,517)	389,504	NA
Net Income Margin	(13.9%)	2.0%	(15.8 pt)	(15.8 pt)	8.4%	(3.5%)	11.9 pt	11.9 pt
Operating Cash Flow	199,064	170,207	28,857	17.0	812,676	738,153	74,523	10.1
Occupancy	69.6%	66.6%	3.0 pt	3.0 pt	66.4%	65.2%	1.2 pt	1.2 pt
ADR	1,850	1,850	0	0.0	1,830	1,726	104	6.0
RevPAR	1,287	1,232	55	4.5	1,216	1,125	91	8.1

Note: operating figures include hotels with 50%+ ownership.

<sup>1</sup>EBITDA is calculated by adding Operating Income, Depreciation & Amortization and Total Non-Recurring Expenses.

<sup>2</sup>Revenue Per Available Room (“RevPAR”) and Average Daily Rate (“ADR”).

## Comments from the Executive Vice President

Mr. Francisco Zinser, stated:

2025 began with strong momentum that decreased as the year went by. Nonetheless, we closed the year with a record in terms of both sales and EBITDA.

Regarding operating indicators for total hotels, in 2025 we increased our RevPAR by 5.1%, driven by a 4.6% increase in ADR combined with a 0.3 percentage point expansion in occupancy compared to 2024. Revenue totaled Ps. 3,395.3 million for 2025, up 13.8% compared to 2024. EBITDA was Ps. 902.3 million for the year, increasing 11.4% compared to 2024.

I would also like to mention that, at the end of January 2026, we announced the conclusion of negotiations for the acquisition of a resort hotel located in Ixtapa-Zihuatanejo whose capacity is expected to reach 70 rooms. The closing of this acquisition is subject to the fulfillment of certain conditions and the obtaining of the respective corporate and governmental authorizations, as is customary in this type of transaction. The addition of this new property to HOTEL's portfolio is another step in the pursuit of profitable growth by continuing to increase value for our shareholders.

Also, I would like to mention that none of our achievements would be possible without the support of our dedicated employees, experienced management team, and the confidence that you, our investors, have placed in us.

## Portfolio of Properties

No.	Property	Total Rooms	Ownership	Type	Category	City	State
1	Krystal Urban Monterrey	150	100%	Urban	4 stars	Monterrey	Nuevo Leon
2	Krystal Urban Cd. Juarez	120	100%	Urban	4 stars	Ciudad Juarez	Chihuahua
3	Krystal Urban Cancun & Beach Club	246	100%	Urban	4 stars	Cancun	Quintana Roo
4	Krystal Satellite Maria Barbara	215	100%	Urban	5 stars	State of Mexico	State of Mexico
5	Hilton Garden Inn Monterrey Aeropuerto	134	15%	Urban	4 stars	Monterrey	Nuevo Leon
6	Krystal Urban Aeropuerto Mexico City	96	-	Urban	4 stars	Mexico City	Mexico City
7	Krystal Urban Guadalajara	140	100%	Urban	4 stars	Guadalajara	Jalisco
8	Krystal Monterrey	207	-	Urban	5 stars	Monterrey	Nuevo Leon
9	Ibis Irapuato	140	-	Urban	3 stars	Irapuato	Guanajuato
10	Krystal Grand Suites Insurgentes	150	50%	Urban	Grand Tourism	Mexico City	Mexico City
11	Hyatt Place Aguascalientes	144	-	Urban	4 stars	Aguascalientes	Aguascalientes
12	Hyatt Centric Campestre Leon	140	50%	Urban	Grand Tourism	Leon	Guanajuato
13	Hyatt Regency Mexico City Insurgentes & Residences	201	50%	Urban	Grand Tourism	Mexico City	Mexico City
14	Krystal Grand San Miguel de Allende	48	100%	Urban	Grand Tourism	San Miguel de Allende	Guanajuato
<b>Subtotal Urban</b>		<b>2,131</b>					
15	Krystal Resort Cancun	502	-	Resort	5 stars	Cancun	Quintana Roo
16	Krystal Resort Ixtapa	255	-	Resort	5 stars	Ixtapa	Guerrero
17	Krystal Resort Puerto Vallarta	530	-	Resort	5 stars	Puerto Vallarta	Jalisco
18	Krystal Grand Puerto Vallarta	451	100%	Resort	Grand Tourism	Puerto Vallarta	Jalisco
19	Krystal Beach Acapulco	400	100%	Resort	4 stars	Acapulco	Guerrero
20	Krystal Grand Cancun	398	100%	Resort	Grand Tourism	Cancun	Quintana Roo
21	Krystal Grand Los Cabos	327	50%	Resort	Grand Tourism	Los Cabos	Baja California Sur
22	Krystal Grand Nuevo Vallarta	480	50%	Resort	Grand Tourism	Nuevo Vallarta	Nayarit
23	Mahekal Beach Resort	195	50%	Resort	4 stars	Playa del Carmen	Quintana Roo
24	Secrets Tulum Resort & Spa	326	25%	Resort	Grand Tourism	Tulum	Quintana Roo
<b>Subtotal Resort</b>		<b>3,864</b>					
<b>Total</b>		<b>5,995</b>					

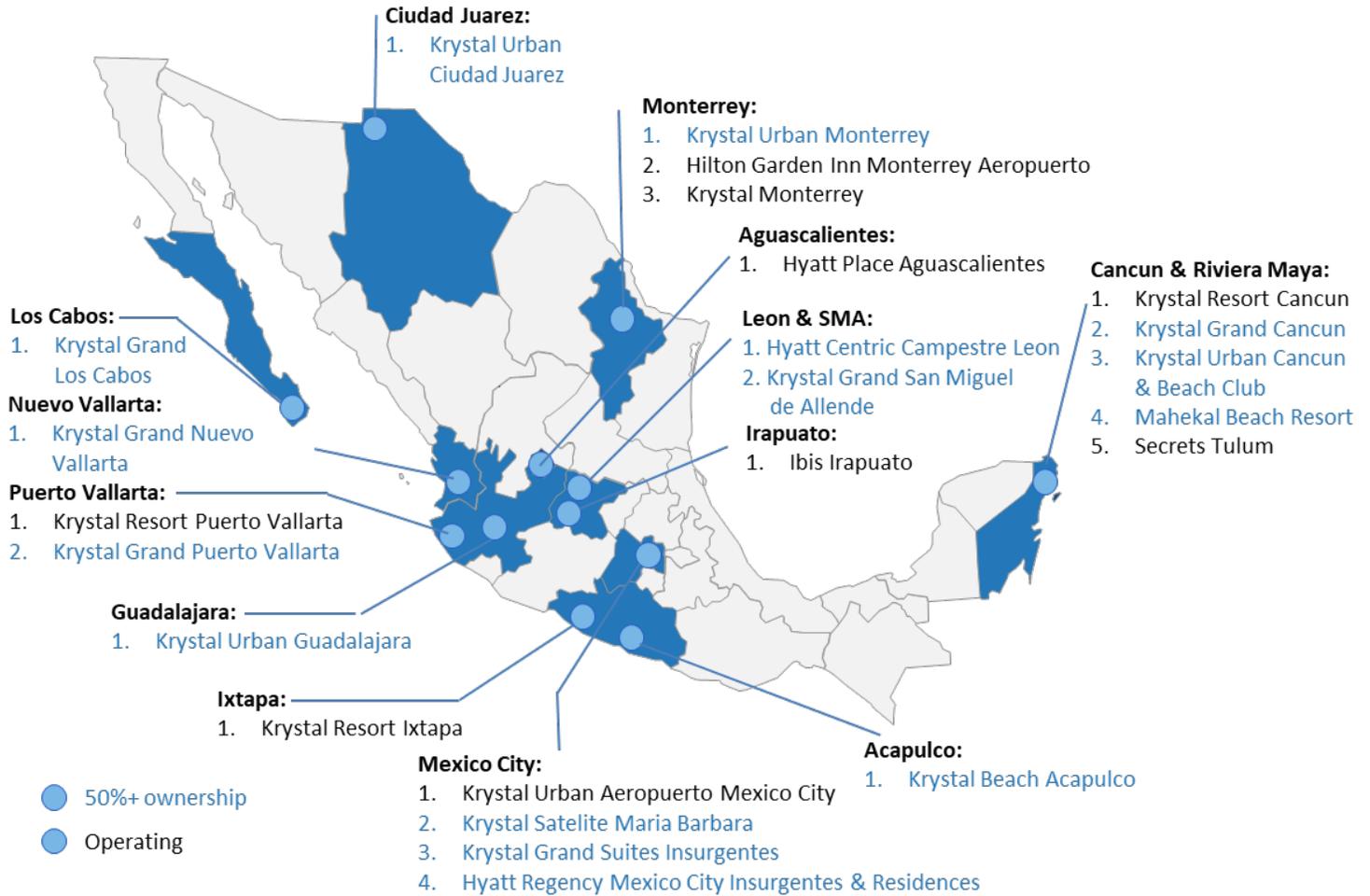
At the end of 4Q25, HOTEL recorded a total of 24 properties in operation, of which 15 are Company-owned<sup>3</sup> and the remaining 9 are third-party owned<sup>4</sup>.

The total number of rooms in operation at the end of 4Q25 was 5,995, 4.2% lower than the same period of last year.

<sup>3</sup>The Company operates Hyatt Regency Mexico City Insurgentes & Residences, Krystal Grand Los Cabos, Krystal Grand Nuevo Vallarta, Krystal Grand Suites Insurgentes, Mahekal Beach Resort and Hyatt Centric Campestre Leon, in which it also has a 50% ownership position. As per IFRS, the results of these properties are consolidated in the Company's financial statements.

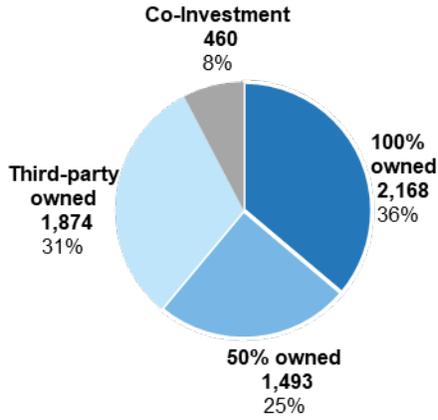
<sup>4</sup>The Company operates Hilton Garden Inn Monterrey Aeropuerto hotel, in which it also has a 15% ownership position and operates Secrets Tulum Resort & Spa in which it also has a 25% ownership position. As per IFRS, although the results of this property are not consolidated in the Company's financial statements, third-party hotel management fees are included as "Other Revenues," given that the property is considered a third-party hotel under management.

The hotel portfolio is geographically distributed as follows:

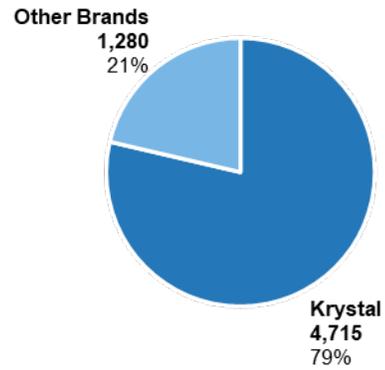


The following charts show a summary of the composition of the hotel portfolio at the end of 4Q25:

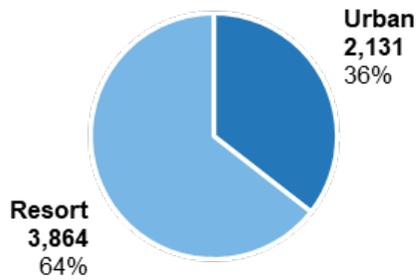
**Ownership (number of rooms)**



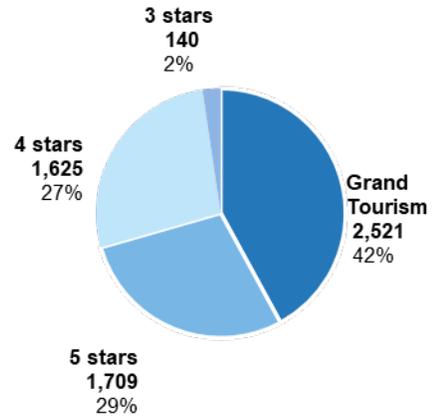
**Brand (number of rooms)**



**Segment (number of rooms)**



**Category (number of rooms)**



## Hotel Classification

For comparison purposes, the hotel portfolio is classified into: (i) Company-owned hotels, and (ii) those owned by third parties that are managed by HOTEL. The rationale for this classification is that Company-owned hotels form the basis of the majority of revenues. While commercially important and relevant for the hotel platform, hotels under management only generate management fees for the Company, which are shown in the profit and loss statement under Third-Party Hotel Management Fees. At the end of 4Q25, HOTEL had 15 Company-owned hotels and 9 third-party owned hotels under management.

Of a total of 5,995 hotel rooms in operation, the operating indicators for 4Q25 include 5,701 rooms; 294 rooms (263 corresponding to Vacation Club, and 31 unavailable rooms) are excluded from the present analysis and are detailed at the end of this report in Appendix 1. The following table is a summary of the main 4Q25 operating indicators compared to the same period of last year, based on hotel classification. The methodology used to determine the number of rooms divides the total number of available rooms by the corresponding number of days in each period.

*Figures in Mexican pesos*

Hotel Classification	Fourth Quarter				12 months ended December 31			
	2025	2024	Var.	% Var.	2025	2024	Var.	% Var.
<b>Total Hotels in Operation</b>	<b>24</b>	<b>25</b>	<b>(1)</b>	<b>(4.0)</b>	<b>25</b>	<b>25</b>	<b>-</b>	<b>-</b>
Number of rooms	5,701	5,895	(194)	(3.3)	5,871	5,712	159	2.8
Occupancy	69.9%	67.8%	2.1 pt	2.1 pt	67.2%	66.9%	0.3 pt	0.3 pt
ADR	1,973	1,992	(19)	(0.9)	1,982	1,894	88	4.6
RevPAR	1,379	1,350	29	2.1	1,331	1,267	64	5.1
<b>1 Total Owned Hotels (50%+ ownership)<sup>(1)</sup></b>	<b>15</b>	<b>15</b>	<b>-</b>	<b>-</b>	<b>15</b>	<b>15</b>	<b>-</b>	<b>-</b>
Number of rooms	3,586	3,657	(71)	(1.9)	3,678	3,482	196	5.6
Occupancy	69.6%	66.6%	3.0 pt	3.0 pt	66.4%	65.2%	1.2 pt	1.2 pt
ADR	1,850	1,850	-	-	1,830	1,726	104	6.0
RevPAR	1,287	1,232	55	4.5	1,216	1,125	91	8.1
<b>2 Third-party Hotels Under Management<sup>(2)</sup></b>	<b>9</b>	<b>10</b>	<b>(1)</b>	<b>(10)</b>	<b>10</b>	<b>10</b>	<b>-</b>	<b>-</b>
Number of rooms	2,115	2,238	(123)	(5.5)	2,193	2,230	(37)	(1.7)
Occupancy	70.4%	69.7%	0.7 pt	0.7 pt	68.5%	69.6%	(1.1 pt)	(1.1 pt)
ADR	2,181	2,214	(33)	(1.5)	2,228	2,141	87	4.1
RevPAR	1,536	1,543	(7)	(0.5)	1,525	1,490	35	2.4

Note: The variation in number of rooms in the portfolio is due to renovations, acquisitions or recent openings in each period.

(1) The decrease in number of rooms is due to the exit of certain rooms in the Krystal Grand Los Cabos and the entry of certain rooms in the Krystal Grand San Miguel de Allende.

(2) The change in number of hotels and rooms is due to the exit of the Hampton Inn Paraiso Tabasco.

## Consolidated Financial Results

Figures in thousands of Mexican pesos

Income Statement	Fourth Quarter				12 months ended December 31			
	2025	2024	Var.	% Var.	2025	2024	Var.	% Var.
Room Revenue	425,541	414,599	10,942	2.6	1,634,193	1,433,492	200,701	14.0
Food and Beverage Revenue	363,100	359,301	3,799	1.1	1,422,927	1,239,220	183,707	14.8
Other Revenue from Hotels	48,918	49,913	(995)	(2.0)	178,036	160,877	17,160	10.7
Vacation Club Revenue	16,785	19,451	(2,666)	(13.7)	56,278	49,279	6,999	14.2
Third-Party Hotels' Management Fees	25,873	25,124	749	3.0	103,832	101,914	1,918	1.9
<b>Total Revenue</b>	<b>880,217</b>	<b>868,389</b>	<b>11,829</b>	<b>1.4</b>	<b>3,395,266</b>	<b>2,984,782</b>	<b>410,484</b>	<b>13.8</b>
Cost and Operating Expenses	599,817	433,746	166,071	38.3	1,859,081	1,470,695	388,386	26.4
Sales and Administrative	22,282	142,839	(120,557)	(84.4)	540,786	624,726	(83,941)	(13.4)
Other Expenses	16,010	14,374	1,637	11.4	60,597	51,500	9,097	17.7
Vacation Club Cost	9,391	11,184	(1,793)	(16.0)	32,481	28,161	4,320	15.3
Depreciation	88,254	85,583	2,671	3.1	351,172	330,002	21,170	6.4
<b>Total Costs and Expenses</b>	<b>735,755</b>	<b>687,726</b>	<b>48,029</b>	<b>7.0</b>	<b>2,844,116</b>	<b>2,505,084</b>	<b>339,032</b>	<b>13.5</b>
<b>Total Non Recurring Expenses</b>	<b>291,990</b>	<b>(17,153)</b>	<b>309,144</b>	<b>NA</b>	<b>340,998</b>	<b>(49,685)</b>	<b>390,683</b>	<b>NA</b>
<b>EBITDA</b>	<b>232,717</b>	<b>266,246</b>	<b>(33,529)</b>	<b>(12.6)</b>	<b>902,322</b>	<b>809,700</b>	<b>92,622</b>	<b>11.4</b>
EBITDA Margin(%)	26.4%	30.7%	(4.2 pt)	(4.2 pt)	26.6%	27.1%	(0.6 pt)	(0.6 pt)
<b>Operating Income</b>	<b>(147,528)</b>	<b>197,816</b>	<b>(345,344)</b>	<b>NA</b>	<b>210,152</b>	<b>529,383</b>	<b>(319,231)</b>	<b>(60.3)</b>
Operating Income Margin (%)	(16.8%)	22.8%	(39.5 pt)	(39.5 pt)	6.2%	17.7%	(11.5 pt)	(11.5 pt)
Net interest expenses	(39,456)	(48,807)	9,351	(19.2)	(179,431)	(216,367)	36,935	(17.1)
Net foreign currency exchange loss	39,243	(139,344)	178,587	NA	276,159	(416,862)	693,021	NA
Other financial costs	(1,537)	(2,184)	647	(29.6)	(6,650)	(12,932)	6,283	(48.6)
<b>Net Financing Result</b>	<b>(1,750)</b>	<b>(190,335)</b>	<b>188,585</b>	<b>(99.1)</b>	<b>90,078</b>	<b>(646,161)</b>	<b>736,239</b>	<b>NA</b>
Total income taxes	(26,294)	(8,480)	(17,814)	NA	19,064	(8,480)	27,544	NA
<b>Net Income</b>	<b>(122,005)</b>	<b>17,156</b>	<b>(139,162)</b>	<b>NA</b>	<b>285,986</b>	<b>(103,517)</b>	<b>389,504</b>	<b>NA</b>
Net Income Margin (%)	(13.9%)	2.0%	(15.8 pt)	(15.8 pt)	8.4%	(3.5%)	11.9 pt	11.9 pt
<b>Income attributable to:</b>								
Controlling Interest	(61,506)	31,788	(93,294)	NA	200,462	80,839	119,623	NA
Non-controlling Interest	(60,500)	(14,632)	(45,867)	NA	85,525	(184,356)	269,880	NA

## Total Revenue

Total Revenue increased 1.4% from Ps. 868.4 million in 4Q24 to Ps. 880.2 million in 4Q25, due to increases in Room Revenue, Food and Beverage Revenue and Third-Party Hotel Management Fees. These increases were partially offset by a decrease in Other Revenue from Hotels combined with a decrease in Vacation Club Revenue.

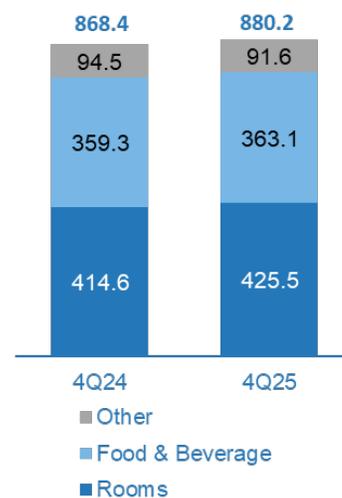
Room Revenue increased 2.6% from Ps. 414.6 million in 4Q24 to Ps. 425.5 million in 4Q25 due to higher tourism activity in Mexico. RevPAR from owned hotels increased 4.5% comprised of a 3.0 percentage point increase in Occupancy combined with a flat ADR.

Food and Beverage Revenue increased 1.1% from Ps. 359.3 million in 4Q24 to Ps. 363.1 million in 4Q25.

Other Income, which includes, among other items, event room rentals, parking, laundry, telephone, and leasing of commercial spaces, decreased 2.0% from Ps. 49.9 million in 4Q24 to Ps. 48.9 million in 4Q25.

## Total Revenue

Millions of Mexican Pesos  
Δ: 1.4%



Vacation Club Revenue decreased 13.7% from Ps. 19.5 million in 4Q24 to Ps. 16.8 million in 4Q25.

Management Fees related to third-party owned hotels increased 3.0% from Ps. 25.1 million in 4Q24 to Ps. 25.9 million in 4Q25. This segment posted a 0.5% RevPAR decrease driven by a 1.5% decrease in ADR which was partially compensated with a 0.7 percentage point increase in Occupancy. The Company sees an opportunity to continue its expansion plans by means of third-party operating contracts, mainly with the Krystal® brand, without significantly impacting on its operating structure.

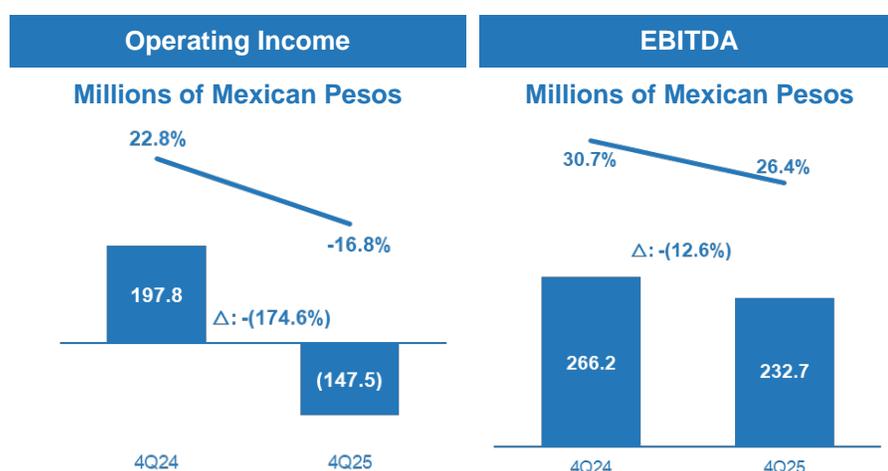
### Costs and Expenses

Operating Costs and Operating Expenses increased 38.3% from Ps. 433.7 million in 4Q24 to Ps. 599.8 million in 4Q25.

Administrative and Sales Expenses decreased 84.4% from Ps. 142.8 million in 4Q24 to Ps. 22.3 million in 4Q25.

### Operating Income

In 4Q25, the Company recorded an Operating Loss of Ps. 147.5 million compared to an Operating Income of Ps. 197.8 million in 4Q24. This result was a consequence of higher Non Recurring Expenses.



### EBITDA

EBITDA decreased 12.6% from Ps. 266.2 million in 4Q24 to Ps. 232.7 million in 4Q25, reflecting the already-mentioned effects.

(Figures in thousands of Mexican pesos)	4Q25	4Q24	% Var.	2025	2024	% Var.
Operating Income	(147,528)	197,816	NA	210,152	529,383	(60.3)
(+) Depreciation	88,254	85,583	3.1	351,172	330,002	6.4
(+) Development and hotel opening expenses <sup>5</sup>	2,777	2,213	25.5	10,966	11,685	(6.2)
(+) Other non-recurring expenses <sup>6</sup>	289,214	(19,366)	NA	330,031	(61,371)	NA
<b>EBITDA</b>	<b>232,717</b>	<b>266,246</b>	<b>(12.6)</b>	<b>902,322</b>	<b>809,700</b>	<b>11.4</b>
<b>EBITDA Margin</b>	<b>26.4%</b>	<b>30.7%</b>	<b>(4.2 pt)</b>	<b>26.6%</b>	<b>27.1%</b>	<b>(0.6 pt)</b>

### Net Financing Result

In 4Q25, the Net Financing Result was a Ps. 1.8 million loss, compared to a Ps. 190.3 million loss in 4Q24. This result derived from a net foreign currency exchange gain driven by the appreciation of the Mexican peso compared to the end of 2024.

### Net Income

<sup>5</sup> Expenses incurred in hotel expansions and openings, including new developments, which are related to researching and acquiring investment opportunities.

<sup>6</sup> Other non-recurring expenses, including settlement expenses and consulting fees related to the takeover of hotels acquired.

For 4Q25, we posted a Net Loss of Ps. 122.0 million compared to a Net Income of Ps. 17.2 million in 4Q24 mainly due to other non-recurring expenses.

## Cash Flow Summary

*Figures in thousands of Mexican pesos*

Cash Flow Statement	Fourth Quarter				12 months ended December 31			
	2025	2024	Var.	%Var.	2025	2024	Var.	%Var.
<b>Cash flow from operating activities</b>								
Net income	(122,005)	17,156	(139,162)	NA	285,986	(103,517)	389,504	NA
Depreciation and amortization	88,254	85,583	2,671	3.1	351,172	330,002	21,170	6.4
Income taxes	(26,294)	(8,480)	(17,814)	NA	19,064	(8,480)	27,544	NA
Unrealized loss (gain) in foreign currency exchange	(53,715)	96,622	(150,337)	NA	(363,773)	460,012	(823,785)	NA
Net interest expense	39,456	48,807	(9,351)	(19.2)	179,431	216,367	(36,935)	(17.1)
Other financial costs	1,537	2,184	(647)	(29.6)	6,650	12,932	(6,283)	(48.6)
Insurance recovery	(135)	(61,113)	60,978	(99.8)	(7,444)	(111,436)	103,991	(93.3)
Minority interest	(978)	(1,195)	217	(18.2)	(4,820)	(4,780)	(40)	0.8
Income from Dividends of Subsidiary	(4,140)	-	(4,140)	NA	(4,140)	(5,100)	960	(18.8)
Net effect in sale of Residences building	60,252	-	60,252	NA	60,252	-	60,252	NA
<b>Cash flow before working capital variations</b>	<b>(17,769)</b>	<b>179,565</b>	<b>(197,333)</b>	<b>NA</b>	<b>522,378</b>	<b>786,000</b>	<b>(263,621)</b>	<b>(33.5)</b>
Working Capital	216,833	(9,357)	226,190	NA	290,297	(47,847)	338,144	NA
<b>Net operating cash flow</b>	<b>199,064</b>	<b>170,207</b>	<b>28,857</b>	<b>17.0</b>	<b>812,676</b>	<b>738,153</b>	<b>74,523</b>	<b>10.1</b>
Non-recurring items	(77,000)	3,505	(80,505)	NA	(104,582)	9,949	(114,531)	NA
<b>Cash flow net from non-recurring items</b>	<b>122,064</b>	<b>173,713</b>	<b>(51,648)</b>	<b>(29.7)</b>	<b>708,093</b>	<b>748,102</b>	<b>(40,008)</b>	<b>(5.3)</b>
Investment activities	176,838	(32,224)	209,062	NA	77,704	(266,207)	343,910	NA
Financing activities	(114,529)	(44,624)	(69,905)	NA	(447,022)	(404,222)	(42,800)	10.6
<b>Net (decrease) increase in cash and cash equivalents</b>	<b>184,374</b>	<b>96,865</b>	<b>87,509</b>	<b>90.3</b>	<b>338,775</b>	<b>77,673</b>	<b>261,102</b>	<b>NA</b>
Cash and cash equivalents at the beginning of the period	433,817	182,551	251,265	NA	279,416	201,743	77,672	38.5
<b>Cash and cash equivalents at the end of the period</b>	<b>618,191</b>	<b>279,416</b>	<b>338,774</b>	<b>NA</b>	<b>618,191</b>	<b>279,416</b>	<b>338,774</b>	<b>NA</b>
<b>Total Cash at the end of the period</b>	<b>618,191</b>	<b>279,416</b>	<b>338,774</b>	<b>NA</b>	<b>618,191</b>	<b>279,416</b>	<b>338,774</b>	<b>NA</b>

By the end of 4Q25, operating cash flow increased 17.0% to Ps. 199.1 million, compared to Ps. 170.2 million reported in 4Q24. The difference is mainly attributed to higher working capital in 4Q25.

## Balance Sheet Summary

Figures in thousands of Mexican pesos

Balance Sheet Summary	Dec-25	Dec-24	Var.	Var %
Cash and cash equivalents	618,191	279,416	338,775	NA
Accounts receivables and other current assets	257,533	268,254	(10,721)	(4.0%)
Creditable taxes	263,228	350,990	(87,761)	(25.0%)
Accounts receivables and Deferred cost Vacation Club ST	33,733	35,548	(1,815)	(5.1%)
Apartment Inventory	412,786	490,836	(78,050)	(15.9%)
<b>Total current assets</b>	<b>1,585,471</b>	<b>1,425,043</b>	<b>160,428</b>	<b>11.3%</b>
Restricted cash	114,041	145,307	(31,266)	(21.5%)
Property, furniture and equipment	8,149,992	8,569,803	(419,811)	(4.9%)
Accounts receivables and Deferred cost Vacation Club LT	410,591	351,905	58,686	16.7%
Other fixed assets	1,194,750	1,137,585	57,165	5.0%
<b>Total non-current assets</b>	<b>9,869,373</b>	<b>10,204,599</b>	<b>(335,226)</b>	<b>(3.3%)</b>
<b>Total Assets</b>	<b>11,454,845</b>	<b>11,629,642</b>	<b>(174,798)</b>	<b>(1.5%)</b>
Current installments of long-term debt	281,011	338,730	(57,719)	(17.0%)
Deferred Income Vacation Club ST	40,856	35,366	5,490	15.5%
Other current liabilities	763,859	577,457	186,402	32.3%
<b>Total current liabilities</b>	<b>1,085,725</b>	<b>951,553</b>	<b>134,172</b>	<b>14.1%</b>
Long-term debt	2,116,951	2,635,969	(519,018)	(19.7%)
Other non-current liabilities	1,099,251	1,145,867	(46,616)	(4.1%)
<b>Total non-current liabilities</b>	<b>3,216,203</b>	<b>3,781,836</b>	<b>(565,633)</b>	<b>(15.0%)</b>
<b>Total Equity</b>	<b>7,152,917</b>	<b>6,896,253</b>	<b>256,664</b>	<b>3.7%</b>
<b>Total Liabilities and Equity</b>	<b>11,454,845</b>	<b>11,629,642</b>	<b>(174,797)</b>	<b>(1.5%)</b>

### Cash and Cash Equivalents

By the end of 4Q25, the Company's cash and cash equivalents were Ps. 618.2 million. Of this figure, Ps. 322.6 million is peso-denominated, and Ps. 295.6 million is U.S. dollar-denominated.

### Accounts Receivable and Other Current Assets

This line item decreased 4.0%, from Ps. 268.3 million in 4Q24 to Ps. 257.5 million in 4Q25.

### Property, Furniture & Equipment

This line item was equal to Ps. 8,150.0 million at the end of 4Q25, a 4.9% decrease compared to Ps. 8,569.8 million at the end of 4Q24. CAPEX in 4Q25 was Ps. (1.7) million, compared to Ps. 55.4 million in 4Q24.

Figures in thousand Mexican Pesos

CAPEX for the period	4Q25		Full Year 2025	
		% Total		% Total
Improvements in owned hotels	- (2,183)	125.1%	33,393	23.5%
Ordinary CAPEX	438	-25.1%	108,774	76.5%
<b>Total CAPEX</b>	<b>- (1,746)</b>	<b>100.0%</b>	<b>142,167</b>	<b>100.0%</b>

## Net Debt and Maturity

Total Debt was Ps. 2,398.0 million at the end of 4Q25, which represented a Net Debt / LTM EBITDA ratio equal to 1.8x. Of Total Debt, 100% is U.S. dollar-denominated and has an average cost of 7.06%. In addition, over 87% of debt maturities are long term.

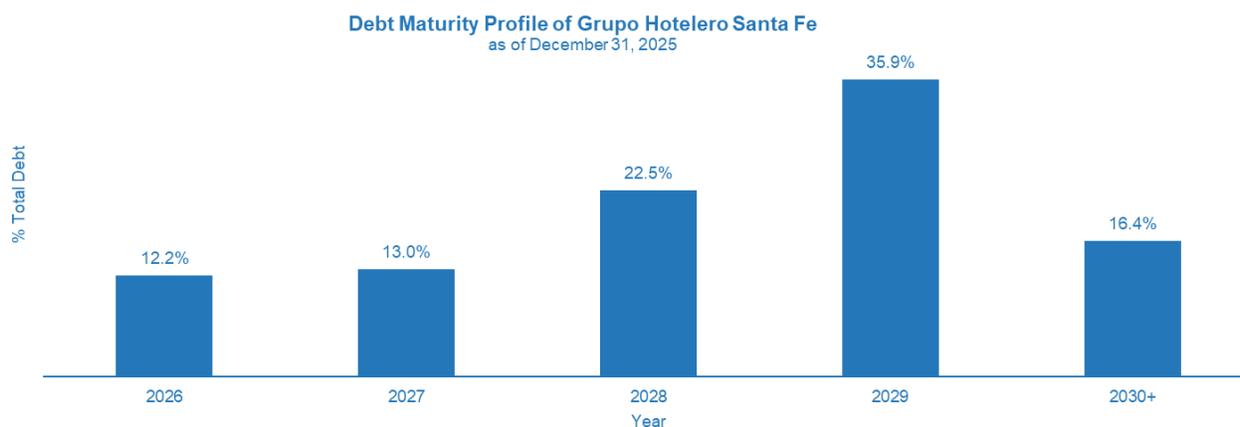
During 4Q25, the Mexican peso appreciated 2.2% against the U.S. dollar, from Ps. 18.3507 on September 30, 2025, to Ps. 17.9528 on December 31, 2025, positively impacting the Company's financial costs. The Company's short U.S. dollar position by the end of 4Q25 was US\$110.8 million, equal to Ps. 1,988.4 million.

The following graphs show the Company's debt and cash position, as well as debt maturity.

Figures in thousands of Mexican pesos	Denominated in (currency):		
	Pesos	Dollars	Total
<b>Debt*</b>			
Short Term	-	281,011	281,011
Long Term	-	2,116,951	2,116,951
<b>Total</b>	-	<b>2,397,962</b>	<b>2,397,962</b>
<b>% Total</b>	<b>0.0%</b>	<b>100.0%</b>	<b>100.0%</b>
<i>Average rate of financial liabilities</i>		7.06%	7.06%
Cash and cash equivalents	322,582	295,608	618,191
Restricted cash	54	113,987	114,041
<b>Cash and cash equivalents**</b>	<b>322,636</b>	<b>409,595</b>	<b>732,232</b>
<b>Net Debt</b>	<b>(322,636)</b>	<b>1,988,367</b>	<b>1,665,730</b>
<b>Net Debt / LTM EBITDA (as of December 31, 2025)</b>			<b>1.8x</b>

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

\*\*Includes restricted cash related to bank debt.



As it pursues its growth plans, the Company will continue to balance its debt between pesos and dollars. Our dollar-denominated debt is hedged over reference rates (SOFR), with a strike price at 4.5%.

According to IFRS, the exchange rate used was USD/MXN 17.9528 on December 31, 2025, as published in Mexico's *Official Federal Gazette*.

## Currency Hedging Analysis

Currency Hedging Analysis	Fourth Quarter 2025			Full Year 2025		
	Denominated in Pesos	Denominated in USD	Total in Pesos	Denominated in Pesos	Denominated in USD	Total in Pesos
Total Revenue	647,414	232,803	<b>880,217</b>	2,336,946	1,058,320	<b>3,395,266</b>
% of Total Revenue	73.6%	26.4%	<b>100.0%</b>	68.8%	31.2%	<b>100.0%</b>
(-) Total Costs and Expenses	656,723	79,032	<b>735,755</b>	2,527,572	316,544	<b>2,844,116</b>
(-) Non-recurring Expenses	0	-	<b>0</b>	49,007	-	<b>49,007</b>
<b>Operating Income</b>	<b>(9,309)</b>	<b>153,771</b>	<b>144,463</b>	<b>(239,633)</b>	<b>741,776</b>	<b>502,143</b>
(+) Depreciation	88,254	-	<b>88,254</b>	351,172	-	<b>351,172</b>
<b>Operating Cash Flow</b>	<b>78,945</b>	<b>153,771</b>	<b>232,717</b>	<b>111,539</b>	<b>741,776</b>	<b>853,315</b>
% of Operating Cash Flow	33.9%	66.1%	<b>100.0%</b>	13.1%	86.9%	<b>100.0%</b>
Interest	-	51,399	<b>51,399</b>	-	208,734	<b>208,734</b>
Principal	-	70,113	<b>70,113</b>	-	305,059	<b>305,059</b>
<b>Total Debt Service</b>	-	<b>121,512</b>	<b>121,512</b>	-	<b>513,793</b>	<b>513,793</b>
Interest Coverage Ratio 1	-	3.0x	<b>4.5x</b>	-	3.6x	<b>4.1x</b>
Debt Service Coverage Ratio 2	-	1.3x	<b>1.9x</b>	-	1.4x	<b>1.7x</b>

1) Operating Cash Flow / Interest; 2) Operating Cash Flow / Total Debt Service

3) Does not include Non-recurring Expenses related with investments made in the quarter

In 2025, approximately 31.2% of revenue and 86.9% of cash flow was denominated in U.S. dollars.

At the end of 2025, the Company's debt coverage ratio was 1.7x. In addition, HOTEL had a U.S. dollar-denominated cash balance of Ps. 409.6 million at the end of 4Q25, decreasing its total exposure to currency risks.

## Recent Events

- In October 2025, the Company completed the divestment of a certain non-strategic asset located in the Krystal Grand Los Cabos hotel complex for an amount of Ps. 186 million, that strengthened the Company's balance sheet.
- In November 2025, the Company announced that Mr. Gonzalo del Peón Suárez joins the Board of Directors of HOTEL as an independent director, an incorporation that will be approved at the next Ordinary General Shareholders Meeting to be held at the end of April 2026. In the meantime, he will participate as a guest in the Board sessions. Gonzalo's participation will strengthen the Company's strategy and commercial capacity, especially considering his extensive and very successful track record in the global hotel and tourism sector.
- In January 2026, the Company announced that it concluded negotiations for the acquisition of a resort hotel located in Ixtapa-Zihuatanejo whose capacity is expected to reach 70 rooms. The closing of this acquisition is subject to the fulfillment of certain conditions and the obtaining of the respective corporate and governmental authorizations, as is customary in this type of transaction.

### 4Q25 Conference Call Details:

HOTEL will host its earnings webcast (audio + presentation) to discuss results:

**Date:** Friday, February 20, 2026

**Time:** 12:00 p.m. Mexico City Time  
1:00 p.m. New York Time

To participate in the Zoom conference call and Q&A please use the following link:

<https://webcast.investorcloud.net/hotel/index.html>

Or please dial:

**Telephone:** US: +1 929 205 6099

Mexico: +52 558 659 6002

**Other numbers:** <https://us02web.zoom.us/j/kc8tRcQr3B>

**Zoom Webinar ID:** 897 0675 7961

### About Grupo Hotelero Santa Fe

HOTEL is a leading company in the Mexican hotel industry, focused on acquiring, converting, developing and operating its own hotels as well as third-party owned hotels. The Company focuses on strategic hotel location and quality, a unique hotel management model, strict expense control and the proprietary Krystal® brand, as well as other international brands. As of year-end 2025, the Company employed over 4,600 people and generated revenues of Ps. 3,395 million. For more information, please visit [www.gsf-hotels.com](http://www.gsf-hotels.com)

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### Legal Note on Forward-Looking Statements:

The information provided in this report contains certain forward-looking statements and information related to Grupo Hotelero Santa Fe, S.A.B. de C.V. and its subsidiaries (jointly “Grupo Hotelero Santa Fe”, “HOTEL”, or the “Company”) which are based in the understanding of its managers, as well as in assumptions and information currently available for the Company. Such statements reflect the current view of Grupo Hotelero Santa Fe in regard to future events subject to a number of risks, uncertainties and assumptions. Several features may cause that the results, performance or current achievements of the Company may differ materially with respect to future results, performance or attainments of Grupo Hotelero Santa Fe that may be included, expressly or implied within such statements in regard to the future, including among others, alterations in the economic general conditions and/or politics, governmental and commercial changes globally or within the countries in which the Company has any business interests, changes in the interests rates and inflation, exchange rates volatility, changes in the demand and regulations of the products marketed by the Company, changes in the price of raw materials and other goods, changes in the business strategies and several other features. If one or more of these risks or uncertainties are materialized, or if the assumptions used result to be incorrect, the real results may materially differ from those described herein as anticipated, believed, expected or envisioned. Grupo Hotelero Santa Fe undertakes no obligation to update or revise any forward-looking statements.

## Income Statement

### GRUPO HOTELERO SANTA FE, S.A.B. de C.V.

Consolidated Income Statement

For the three and twelve -month periods ended December 31, 2025 and 2024

(Figures in thousands of Mexican pesos)

	Fourth Quarter				12 months ended December 31			
	2025	2024	Var.	% Var.	2025	2024	Var.	% Var.
<b>Revenue</b>								
Room Revenue	425,541	414,599	10,942	2.6	1,634,193	1,433,492	200,701	14.0
Food and Beverage Revenue	363,100	359,301	3,799	1.1	1,422,927	1,239,220	183,707	14.8
Other Revenue from Hotels	48,918	49,913	(995)	(2.0)	178,036	160,877	17,160	10.7
Vacation Club	16,785	19,451	(2,666)	(13.7)	56,278	49,279	6,999	14.2
Third-party Hotels' Management Fees	25,873	25,124	749	3.0	103,832	101,914	1,918	1.9
<b>TOTAL REVENUE</b>	<b>880,217</b>	<b>868,389</b>	<b>11,829</b>	<b>1.4</b>	<b>3,395,266</b>	<b>2,984,782</b>	<b>410,484</b>	<b>13.8</b>
<b>COSTS AND EXPENSES</b>								
Operating Costs and Expenses	599,817	433,746	166,071	38.3	1,859,081	1,470,695	388,386	26.4
Sales and Administration	22,282	142,839	(120,557)	(84.4)	540,786	624,726	(83,941)	(13.4)
Property Expenses	16,010	14,374	1,637	11.4	60,597	51,500	9,097	17.7
Vacation Club Cost	9,391	11,184	(1,793)	(16.0)	32,481	28,161	4,320	15.3
Depreciation and Amortization	88,254	85,583	2,671	3.1	351,172	330,002	21,170	6.4
<b>TOTAL COSTS AND EXPENSES</b>	<b>735,755</b>	<b>687,726</b>	<b>48,029</b>	<b>7.0</b>	<b>2,844,116</b>	<b>2,505,084</b>	<b>339,032</b>	<b>13.5</b>
Development and hotel opening expenses	2,777	2,213	564	25.5	10,966	11,685	(719)	(6.2)
Other non-recurring expenses	289,214	(19,366)	308,580	NA	330,031	(61,371)	391,402	NA
<b>TOTAL</b>	<b>291,990</b>	<b>(17,153)</b>	<b>309,144</b>	<b>NA</b>	<b>340,998</b>	<b>(49,685)</b>	<b>390,683</b>	<b>NA</b>
<b>ADJUSTED EBITDA</b>	<b>232,717</b>	<b>266,246</b>	<b>(33,529)</b>	<b>(12.6)</b>	<b>902,322</b>	<b>809,700</b>	<b>92,622</b>	<b>11.4</b>
ADJUSTED EBITDA Margin (%)	26.4%	30.7%	(4.2 pt)	(4.2 pt)	26.6%	27.1%	(0.6 pt)	(0.6 pt)
<b>OPERATING INCOME</b>	<b>(147,528)</b>	<b>197,816</b>	<b>(345,344)</b>	<b>NA</b>	<b>210,152</b>	<b>529,383</b>	<b>(319,231)</b>	<b>(60.3)</b>
Operating Income Margin (%)	(16.8%)	22.8%	(39.5 pt)	(39.5 pt)	6.2%	17.7%	(11.5 pt)	(11.5 pt)
Net interest expenses	(39,456)	(48,807)	9,351	(19.2)	(179,431)	(216,367)	36,935	(17.1)
Net foreign currency exchange loss	39,243	(139,344)	178,587	NA	276,159	(416,862)	693,021	NA
Other financial costs	(1,537)	(2,184)	647	(29.6)	(6,650)	(12,932)	6,283	(48.6)
<b>Net Financing Result</b>	<b>(1,750)</b>	<b>(190,335)</b>	<b>188,585</b>	<b>(99.1)</b>	<b>90,078</b>	<b>(646,161)</b>	<b>736,239</b>	<b>NA</b>
Undistributed income from subsidiaries, net	978	1,195	(217)	(18.2)	4,820	4,780	40	0.8
Income before taxes	(148,299)	8,676	(156,975)	NA	305,050	(111,998)	417,048	NA
Total income taxes	(26,294)	(8,480)	(17,814)	NA	19,064	(8,480)	27,544	NA
<b>Net Income</b>	<b>(122,005)</b>	<b>17,156</b>	<b>(139,162)</b>	<b>NA</b>	<b>285,986</b>	<b>(103,517)</b>	<b>389,504</b>	<b>NA</b>
Net Income Margin (%)	(13.9%)	2.0%	(15.8 pt)	(15.8 pt)	8.4%	(3.5%)	11.9 pt	11.9 pt
<b>Income attributable to:</b>								
Controlling Interest	(61,506)	31,788	(93,294)	NA	200,462	80,839	119,623	NA
Non-controlling Interest	(60,500)	(14,632)	(45,867)	NA	85,525	(184,356)	269,880	NA

## Balance Sheet

Grupo Hotelero Santa Fe, S.A.B. de C.V.  
Consolidated Balance Sheet  
As of December 31, 2025 and 2024  
(Figures in thousands of Mexican pesos)

(Figures in thousands of Mexican pesos)	2025	2024	Var \$	Var %
<b>ASSETS</b>				
<b>Current Assets</b>				
Cash and cash equivalents	618,191	279,416	338,775	NA
Accounts receivables from clients	143,341	159,587	(16,246)	(10.2%)
Accounts receivables Vacation Club ST	8,938	16,389	(7,451)	(45.5%)
Accounts receivables from related parties	12,199	13,535	(1,336)	(9.9%)
Creditable taxes	263,228	350,990	(87,761)	(25.0%)
Other current assets	101,993	95,132	6,861	7.2%
Deferred cost Vacation Club ST	24,794	19,159	5,636	29.4%
Apartment Inventory	412,786	490,836	(78,050)	(15.9%)
<b>Total current assets</b>	<b>1,585,471</b>	<b>1,425,043</b>	<b>160,428</b>	<b>11.3%</b>
<b>Non-current Assets</b>				
Restricted cash	114,041	145,307	(31,266)	(21.5%)
Accounts receivables Vacation Club LT	214,397	187,923	26,474	14.1%
Property, furniture and equipment	8,149,992	8,569,803	(419,811)	(4.9%)
Other assets	122,686	137,613	(14,927)	(10.8%)
Investment in subsidiaries	421,498	384,069	37,429	9.7%
Investment in Real estate trust	42,263	-	42,263	NA
Deferred income taxes	262,687	270,286	(7,599)	(2.8%)
Deferred cost Vacation Club LT	196,193	163,982	32,212	19.6%
Goodwill	345,617	345,617	-	0.0%
<b>Total non-current assets</b>	<b>9,869,373</b>	<b>10,204,599</b>	<b>(335,226)</b>	<b>(3.3%)</b>
<b>Total assets</b>	<b>11,454,845</b>	<b>11,629,642</b>	<b>(174,798)</b>	<b>(1.5%)</b>
<b>LIABILITIES AND SHAREHOLDERS EQUITY</b>				
<b>Current liabilities</b>				
Current installments of long-term debt	281,011	338,730	(57,719)	(17.0%)
Suppliers	317,731	223,124	94,607	42.4%
Accrued liabilities	142,198	122,372	19,826	16.2%
Accounts payable to related parties	277	1,597	(1,320)	(82.7%)
Payable taxes	69,304	63,034	6,270	9.9%
Guarantee deposits	51,772	44,073	7,699	17.5%
Client advanced payments	182,577	123,257	59,320	48.1%
Deferral Income Vacation Club ST	40,856	35,366	5,490	15.5%
<b>Total current liabilities</b>	<b>1,085,725</b>	<b>951,553</b>	<b>134,172</b>	<b>14.1%</b>
<b>Non-current liabilities</b>				
Long-term debt	2,116,951	2,635,969	(519,018)	(19.7%)
Other non-current liabilities	380,457	342,442	38,015	11.1%
Employee Benefits	22,513	17,713	4,800	27.1%
Deferred income taxes	696,282	785,712	(89,430)	(11.4%)
<b>Total non-current liabilities</b>	<b>3,216,203</b>	<b>3,781,836</b>	<b>(565,633)</b>	<b>(15.0%)</b>
<b>Total liabilities</b>	<b>4,301,928</b>	<b>4,733,389</b>	<b>(431,461)</b>	<b>(9.1%)</b>
<b>Equity</b>				
Capital stock	3,620,184	3,619,856	328	0.0%
Legal reserve	190,493	190,493	-	0.0%
Premium on subscription of shares	80,000	80,000	-	0.0%
Net income	200,462	80,839	119,623	NA
Retained earnings	1,410,216	1,329,378	80,838	6.1%
<b>Shareholder's Equity</b>	<b>5,501,356</b>	<b>5,300,566</b>	<b>200,789</b>	<b>3.8%</b>
Non-controlling interest	1,651,561	1,595,687	55,874	3.5%
<b>Total Equity</b>	<b>7,152,917</b>	<b>6,896,253</b>	<b>256,664</b>	<b>3.7%</b>
<b>Total liabilities and equity</b>	<b>11,454,845</b>	<b>11,629,642</b>	<b>(174,797)</b>	<b>(1.5%)</b>

## Cash Flow Statement

### Grupo Hotelero Santa Fe, S.A.B. de C. V.

#### Consolidated Cash Flow

For the three and twelve-month period ended December 31, 2025 and 2024

<i>Figures in thousands of Mexican pesos</i>	Fourth Quarter		12 months ended December 31	
Cash Flow Statement	2025	2024	2025	2024
<b>Cash flow from operating activities</b>				
Net income	(122,005)	17,156	285,986	(103,517)
Depreciation and amortization	88,254	85,583	351,172	330,002
Income taxes	(26,294)	(8,480)	19,064	(8,480)
Unrealized loss (gain) in foreign currency exchange	(53,715)	96,622	(363,773)	460,012
Net interest expense	39,456	48,807	179,431	216,367
Other financial costs	1,537	2,184	6,650	12,932
Minority interest	(978)	(1,195)	(4,820)	(4,780)
Income from Dividends of Subsidiary	(4,140)	-	(4,140)	(5,100)
Insurance recovery	(135)	(61,113)	(7,444)	(111,436)
Net effect in sale of Residences building	60,252	-	60,252	-
<b>Cash flow before working capital variations</b>	<b>(17,769)</b>	<b>179,565</b>	<b>522,378</b>	<b>786,000</b>
Accounts receivable from clients	(61,478)	(64,063)	32,635	22,532
Accounts receivable from related parties	21,016	4,705	1,336	14,977
Other current assets	37,171	61,570	(21,435)	(15,649)
Creditable taxes	72,647	13,745	97,542	(53,104)
Suppliers	133,766	7,101	94,607	(11,051)
Accrued liabilities	(7,121)	(40,357)	19,991	14,776
Accounts payable to related parties	(855)	(8,284)	(1,320)	1,040
Downpayments from clients	(54,990)	(36,884)	22,243	(20,725)
Payable taxes	76,677	53,109	44,698	(642)
	<b>199,064</b>	<b>170,207</b>	<b>812,676</b>	<b>738,153</b>
<b>Non-recurring items</b>				
Accrued liabilities and others	(63,683)	52,789	(56,374)	111,436
Receivable and Payable taxes	(13,317)	(49,284)	(48,208)	(101,487)
<b>Non-recurring items</b>	<b>(77,000)</b>	<b>(4,495)</b>	<b>(104,642)</b>	<b>(90,051)</b>
<b>Investment activities</b>				
Change in restricted cash	(6,548)	2,109	31,266	(7,605)
Acquisition of property, furniture and equipment	1,745	(55,355)	(142,167)	(259,716)
Net effect on apartment inventory and deposits by sales	68,394	(2,436)	85,749	54,376
Revenue for Residences building sale	186,000	-	186,000	-
Building Sales commission	(9,300)	-	(9,300)	-
Investment in subsidiary	(32,375)	-	(32,609)	(65,600)
Investment in real estate trust	(42,263)	-	(42,263)	-
Other net assets and liabilities	(2,028)	9,776	(27,091)	(30,525)
Dividends earned	4,140	-	4,140	5,100
Interest gained	9,072	13,681	23,979	37,763
<b>Cash flow from investment activities</b>	<b>176,838</b>	<b>(32,224)</b>	<b>77,704</b>	<b>(266,207)</b>
<b>Financing activities</b>				
Net increase in paid-in capital from non-controlling company	-	151,450	(29,650)	248,905
Paid dividends	-	(81,132)	-	(81,132)
Repurchase of shares	2,795	1,463	328	10,397
Obtained loans	(1,136)	477,680	406,820	800,334
Loan to shareholder of non-controlling company	-	5,097	-	-
Payment of interest and loan amortization	(116,188)	(599,182)	(824,519)	(1,382,727)
<b>Cash flow from financing activities</b>	<b>(114,529)</b>	<b>(44,624)</b>	<b>(447,022)</b>	<b>(404,222)</b>
<b>Net (decrease) increase in cash and cash equivalents</b>	<b>184,374</b>	<b>96,865</b>	<b>338,775</b>	<b>77,673</b>
Cash and cash equivalents at the beginning of the period	433,817	182,551	279,416	201,743
<b>Cash and cash equivalents at the end of the period</b>	<b>618,191</b>	<b>279,416</b>	<b>618,191</b>	<b>279,416</b>
<b>Total Cash at the end of the period</b>	<b>618,191</b>	<b>279,416</b>	<b>618,191</b>	<b>279,416</b>

## Appendix 1: Integration of Rooms under Operation

Operating indicators for 4Q25 include 5,701 hotel rooms under operation out of 5,995. The integration of 294 excluded rooms is detailed as follows:

- i) 263 rooms that are part of the Vacation Club<sup>7</sup>.
- ii) 9 unavailable rooms from the *Krystal Puerto Vallarta*.
- iii) 22 unavailable rooms from the *Krystal Grand San Miguel de Allende*.

Operating indicators for full-year 2025 include 5,871 hotel rooms in operation out of 6,168. The integration of 297 excluded rooms is detailed below:

- i) 263 rooms that are part of the Vacation Club<sup>8</sup>.
- ii) 9 unavailable rooms from the *Krystal Puerto Vallarta*.
- iii) 25 unavailable rooms from the *Krystal Grand San Miguel de Allende*.

The following table summarizes the total number of rooms in the Company's portfolio:

Rooms 4Q25	Owned Hotels	Third-Party Owned Hotels	Total Rooms	Rooms 2025	Owned Hotels	Third-Party Owned Hotels	Total Rooms
In Operation	3,586	2,115	<b>5,701</b>	In Operation	3,678	2,193	<b>5,871</b>
Vacation Club	53	210	<b>263</b>	Vacation Club	53	210	<b>263</b>
In Renovation	-	-	-	In Renovation	-	-	-
Not Available	-	31	<b>31</b>	Not Available	-	34	<b>34</b>
<b>Total Rooms</b>	<b>3,639</b>	<b>2,356</b>	<b>5,995</b>	<b>Total Rooms</b>	<b>3,731</b>	<b>2,437</b>	<b>6,168</b>

<sup>7</sup>Two hundred and sixty-three rooms are part of Vacation Club, of which 53 rooms are Company-owned, and 210 rooms are third-party owned under the Company's management. Vacation Club revenue is included in the P&L under Other Income, and is, therefore, excluded from this analysis.

<sup>8</sup>Two hundred and sixty-three rooms are part of Vacation Club, of which 53 rooms are Company-owned, and 210 rooms are third-party owned under the Company's management. Vacation Club revenue is included in the P&L under Other Income, and is, therefore, excluded from this analysis.