Fideicomiso Irrevocable No. 2401 (Banco Actinver, S.A., Institución de Banca Múltiple, Grupo Financiero Actinver) and Subsidiaries

Interim Consolidated Condensed Financial Statements as of June 30, 2026, and December 31, 2025, and for the six and three-months periods ended June 30, 2026, and 2025

NEXT
NEARSHORING EXPERTS AND TECHNOLOGY

Fideicomiso Irrevocable No. 2401 (Banco Actinver, S.A., Institución de Banca Múltiple, Grupo Financiero Actinver) and Subsidiaries
Interim Consolidated Condensed Statement of Financial Position
As of June 30, 2026 (Unaudited) and December 31, 2025
(In thousands of Mexican pesos)

Assets	30/06/2026	31/12/2025
Currents assets:		
Cash and cash equivalents	$ 5,392,364	$ 170,943
Lease receivables, net	340,861	52,707
Other accounts receivable	204,202	-
Receivables due from related parties	4,069,659	14,739,686
Recoverable taxes, mainly Value-Added Tax	436,361	-
Prepaid expenses	371,733	158,062
Total current assets	**10,815,180**	**15,121,398**
Non-current assets:		
Restricted deposits	81,130	91,554
Receivables due from related parties	234,389	155,927
Investment properties	159,129,858	152,789,436
Prepaid expenses	473	41,866
Total non-current assets	**159,445,850**	**153,078,783**
Total assets	$ **170,261,030**	$ **168,200,181**

Liabilities and Trustors´/ Beneficiaries' Capital	30/06/2026	31/12/2025
Short-term liabilities:		
Current portion of loans	$ 4,025,495	$ 4,112,642
Accrued interest	959,176	188,754
Accrued liabilities and other payables	292,597	364,795
Deposits from tenants	15,714	97,240
Rents collected in advance	98,748	12,480
Payables due to related parties	280,793	249,944
Total short-term liabilities	**5,672,523**	**5,025,855**
Long-term liabilities:		
Loans	50,163,062	51,628,639
Deposits from tenants	353,243	201,298
Derivative financial instruments	59,775	205,584
Total long-term liabilities	**50,576,080**	**52,035,521**
Total liabilities	**56,248,603**	**57,061,376**
Trustors´/ Beneficiaries' Capital		
Trustor's contributions	102,320,201	103,613,920
Accumulated earnings	8,457,349	4,447,989
Valuation of derivative financial instruments in cash flow hedges	(54,326)	(201,072)
Total controlling interest	**110,723,224**	**107,860,837**
Non-controlling interest	3,289,203	3,277,968
Total Trustors´/ Beneficiaries' capital	**114,012,427**	**111,138,805**
Total liabilities and Trustors´/ Beneficiaries' capital	$ **170,261,030**	$ **168,200,181**

Carlos Mariano Pantoja Flores
Director de Finanzas

L.C. María Delia Silva Torres
Dirección de contabilidad

Fideicomiso Irrevocable No. 2401 (Banco Actinver, S.A., Institución de Banca Múltiple, Grupo Financiero Actinver) and Subsidiaries
Interim Consolidated Condensed Statement of Operations and Other Comprehensive Income
For the six and three-months period ended June 30, 2026 and 2025
(Unaudited figures) (In thousands of Mexican pesos)

Revenues from:	6 months as of 30/06/2026	Second-quarter 2026 transactions	3 months as of 31/03/2026	6 months as of 30/06/2025	Second-quarter 2025 transactions	3 months as of 31/03/2025
Leases	$ 5,338,914	$ 2,703,629	$ 2,635,285	$ -	$ -	$ -
Maintenance	319,349	169,821	149,528	-	-	-
	5,658,263	2,873,450	2,784,813	-	-	-
Property operating expenses:						
Management fees	(106,773)	(54,067)	(52,706)	-	-	-
Maintenance expenses	(306,574)	(145,314)	(161,260)	-	-	-
Property tax	(99,788)	(50,018)	(49,772)	-	-	-
Insurance	(81,554)	(40,776)	(40,778)	-	-	-
	(594,689)	(290,173)	(304,516)	-	-	-
Operating income derived from leasing activities	5,063,574	2,583,277	2,480,297	-	-	-
General and administrative expenses						
Corporate expenses	(228,468)	(115,749)	(112,719)	(215)	-	(215)
Operating income	4,835,106	2,467,528	2,367,578	(215)	-	(215)
Foreign exchange (loss) gain, net	1,368,245	1,643,685	(275,440)	-	-	-
Interest expense	(1,920,818)	(958,173)	(962,645)	-	-	-
Interest income	277,301	155,197	122,104	-	-	-
Other income (expenses)	-	2,407	(2,407)	-	-	-
Consolidated net income (loss) for the period	$ 4,559,834	$ 3,310,644	$ 1,249,190	$ (215)	$ -	$ (215)
Other comprehensive results:						
Items that will be subsequently reclassified to results - gain (loss) on valuation of derivative financial instruments	146,036	64,649	81,387	-	-	-
Consolidated comprehensive income for the period	$ 4,705,870	$ 3,375,293	$ 1,330,577	$ (215)	$ -	$ (215)
Consolidated net income for the period:						
Controlling interest	4,462,388	3,261,420	1,200,968	(215)	-	(215)
Non-controlling interest	97,446	49,224	48,222	-	-	-
	$ 4,559,834	$ 3,310,644	$ 1,249,190	$ (215)	$ -	$ (215)
Consolidated comprehensive income for the period:						
Controlling interest	4,609,134	3,330,455	1,278,679	(215)	-	(215)
Non-controlling interest	96,736	44,838	51,898	-	-	-
	$ 4,705,870	$ 3,375,293	$ 1,330,577	$ (215)	$ -	$ (215)

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Fideicomiso Irrevocable No. 2401 (Banco Actinver, S.A., Institución de Banca Múltiple, Grupo Financiero Actinver) and Subsidiaries
Interim Consolidated Condensed Statement of Changes in Trustors'/ Beneficiaries' Capital
For the six-months period ended June 30, 2026 and 2025
(Unaudited figures) (In thousands of Mexican pesos)

	Trustors' Capital	Accumulated earning (Loss)	OCI / Cash Flow Hedge Financial Instruments	Total Controlling interest	Total non-controlling interest	Total Trustors' / Beneficiaries' Equity
Balance as of December 31, 2025	$ 103,613,920	$ 4,447,989	$ (201,072)	$ 107,860,837	$ 3,277,968	$ 111,138,805
Distributions to Beneficiaries	(1,293,719)	(453,028)	-	(1,746,747)	(85,501)	(1,832,248)
Consolidated comprehensive income	-	4,462,388	146,746	4,609,134	96,736	4,705,870
Balance as of June 30, 2026	$ 102,320,201	$ 8,457,349	$ (54,326)	$ 110,723,224	$ 3,289,203	$ 114,012,427
Balance as of December 31, 2024	$ 1	$ (49,255)	$ -	$ (49,254)	$ -	$ (49,254)
Effect of corporate restructuring	-	49,253	-	49,253	-	49,253
Consolidated comprehensive income	-	(215)	-	(215)	-	(215)
Balance as of June 30, 2025	$ 1	$ (217)	$ -	$ (216)	$ -	$ (216)

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Fideicomiso Irrevocable No. 2401 (Banco Actinver, S.A., Institución de Banca Múltiple, Grupo Financiero Actinver) and Subsidiaries
Interim Consolidated Condensed Statement of Cash Flow
For the six months periods ended June 30, 2026 and 2025
(Unaudited figures) (In thousands of Mexican pesos)

	As of 30/06/2026	As of 30/06/2025
Operating activities:		
Net Consolidated income of the period	$ **4,559,834**	$ **(215)**
Adjustments to non-cash items:		
Unrealized exchange effects	(1,386,799)	-
Interest income	(277,301)	-
Interest expense	1,920,818	-
Total	4,816,552	(215)
Changes in working capital:		
(Increase) decrease in:		
Lease receivables	(288,154)	-
Other accounts receivable	(1,747)	-
Accounts receivable – related parties	10,591,565	-
Recoverable taxes, manily VAT	(436,361)	-
Prepaid expenses and other assets	(172,278)	-
Increase (decrease) in:		
Trade accounts payable and accrued expenses	(297,625)	215
Rents collected in advance	86,268	-
Deposits from tenants	70,418	-
Due from related parties	30,849	1,024
Net cash flow provided by operating activities	14,399,487	1,024
Investment Activities:		
Investments in project development	(3,168,315)	-
Advances and Acquisitions of investment properties	(3,212,471)	-
Insurance recovery	2,576	-
Cost of loans capitalized on investment properties	(7,098)	-
Interest charged	277,301	-
Net cash flow used in investing activities	(6,108,007)	-
Financing Activities:		
Payments on borrowings	(63,038)	-
Structuring costs	(131,342)	-
Derivative financial instruments	(34,565)	-
Distributions to Trustors / Beneficiaries	(1,832,248)	-
Restricted Cash	10,424	-
Interest paid	(1,019,290)	-
Net cash flow used in financing activities	(3,070,059)	-
Cash and cash equivalents:		
Net (decrease) increase in cash and cash equivalents	5,221,421	1,024
Cash and Cash equivalents at the beginning of the period	170,943	85
Cash and cash equivalents at the end of the period	$ **5,392,364**	$ **1,109**

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