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

Condensed Consolidated Interim Financial Statements
for the three-months ended March 31, 2026, and 2025
(unaudited) and as of December 31, 2025 (audited)

Fideicomiso Irrevocable No. 2401 (Banco Actinver, S.A., Institución de Banca Múltiple, Grupo Financiero Actinver) and Subsidiaries
Condensed Consolidated Interim Statements of Financial Position
As of March 31, 2026, and December 31, 2025
(2026 Figures non-audited, in thousand pesos)

Assets	31-MAR-2026	31-DEC-2025
Currents assets:		
Cash and cash equivalents	$ 9,888,476	$ 170,943
Lease receivables, net	587,004	52,707
Other accounts receivable	204,325	-
Receivables due from related parties	4,905,725	14,739,686
Prepaid expenses	305,101	158,062
Total current assets	**15,890,631**	**15,121,398**
Non-current assets:		
Restricted deposits	92,353	91,554
Receivables due from related parties	237,953	155,927
Investment properties	153,594,106	152,789,436
Prepaid expenses	1,179	41,866
Total non-current assets	**153,925,591**	**153,078,783**
Total assets	$ **169,816,222**	$ **168,200,181**
Liabilities and Trustors´/ Beneficiaries' Capital		
Short-term liabilities:		
Current portion of loans	$ 4,132,968	$ 4,112,642
Accrued interest	435,017	188,754
Accrued liabilities and other payables	448,474	364,795
Deposits from tenants	15,714	97,240
Rents collected in advance	30,506	12,480
Payables due to related parties	262,459	249,944
Total short-term liabilities	**5,325,138**	**5,025,855**
Long-term liabilities:		
Loans	51,824,209	51,628,639
Deposits from tenants	316,565	201,298
Derivative financial instruments	123,928	205,584
Total long-term liabilities	**52,264,702**	**52,035,521**
Total liabilities	**57,589,840**	**57,061,376**
Trustors´/ Beneficiaries' Capital		
Trustor's contributions	103,370,920	103,613,920
Retained earnings	5,648,957	4,447,989
Valuation of derivative financial instruments in cash flow hedges	(123,361)	(201,072)
Total controlling interest	**108,896,516**	**107,860,837**
Non-controlling interest	3,329,866	3,277,968
Total Trustors´/ Beneficiaries' capital	**112,226,382**	**111,138,805**
Total liabilities and Trustors´/ Beneficiaries' capital	$ **169,816,222**	$ **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
Condensed Consolidated Interim Statements of Operations and Other Comprehensive Income
For the three-months ended March 31, 2026, and 2025
(Figures non-audited, in thousand pesos)

	31-MAR-2026	31-MAR-2025
Revenues from:		
Leases	$ 2,635,285	$ -
Maintenance	149,528	-
	2,784,813	-
Property operating expenses		
Management fees	(52,706)	-
Maintenance expenses	(161,260)	-
Property tax	(49,772)	-
Insurance	(40,778)	-
	(304,516)	-
Operating income derived from leasing activities	**2,480,297**	-
General and admistrative expenses		
Corporate expenses	(112,719)	(215)
Operating income (loss)	**2,367,578**	**(215)**
Foreign exchange loss, net	(275,440)	-
Interest expense	(962,645)	-
Interest income	122,104	-
Other income (expenses)	(2,407)	-
Consolidated net income (loss) for the period	$ **1,249,190**	$ **(215)**
Other comprehensive results:		
Items that will be subsequently reclassified to results - gain (loss) on valuation of derivative financial instruments	81,387	-
Consolidated comprehensive income (loss) for the period	$ **1,330,577**	$ **(215)**
Consolidated net income for the period:		
Controlling interest	1,200,968	(215)
Non-controlling interest	48,222	-
	$ **1,249,190**	$ **(215)**
Consolidated comprehensive income for the period:		
Controlling interest	1,278,679	(215)
Non-controlling interest	51,898	-
	$ **1,330,577**	$ **(215)**

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Fideicomiso Irrevocable No. 2401 (Banco Actinver, S.A., Institución de Banca Múltiple, Grupo Financiero Actinver) and Subsidiaries
Condensed Consolidated Interim Statements of Changes in Trustors' / Beneficiaries' capital
For the three-months ended March 31, 2026, and 2025
(Figures non-audited, in thousand pesos)

	Contribution from the trustors	Retained Earnings	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	(243,000)	-	-	(243,000)	-	(243,000)
Consolidated comprehensive income	-	1,200,968	77,711	1,278,679	51,898	1,330,577
Balance as of March 31, 2026	$ 103,370,920	$ 5,648,957	$ (123,361)	$ 108,896,516	$ 3,329,866	$ 112,226,382
Balance as of December 31, 2024	$ 1	$ (49,255)	$ -	$ (49,254)	$ -	$ (49,254)
Distributions to Beneficiaries	-	-	-	-	-	-
Consolidated comprehensive loss	-	(215)	-	(215)	-	(215)
Balance as of March 31, 2025	$ 1	$ (49,470)	$ -	$ (49,469)	$ -	$ (49,469)

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

Condensed Consolidated Interim Statements of Cash Flow
For the three-months ended March 31, 2026, and 2025
(Figures non-audited, in thousands of pesos)

	31-MAR-2026	31-MAR-2025
Operating activities:		
Net Consolidated income (loss) of the period	$ **1,249,190**	$ **(215)**
Adjustments to non-cash items:		
Unrealized exchange effects	279,134	-
Interest income	(122,104)	-
Interest expense	962,645	-
Other non-cash transactions	2,407	-
Total	2,371,272	(215)
Changes in working capital:		
(Increase) decrease in:		
Lease receivables	(534,297)	-
Other accounts receivable	(1,868)	-
Accounts receivable – related parties	9,751,935	-
Prepaid expenses and other assets	(106,352)	-
Increase (decrease) in:		
Trade accounts payable and accrued expenses	(51,003)	1,031
Rents collected in advance	18,026	-
Deposits from tenants	33,741	-
Due from related parties	12,515	215
Net cash flow provided by operating activities	11,493,969	1,031
Investment Activities:		
Investments in project development	(203,798)	-
Advances and Acquisitions of investment properties	(741,867)	-
Cost of loans capitalized on investment properties	(329)	-
Interest charged	122,104	-
Net cash flow used in investing activities	(823,890)	-
Financing Activities:		
Payments on borrowings	(29,744)	-
Derivative financial instruments	(15,673)	-
Distributions to Trustors / Beneficiaries	(243,000)	-
Restricted Cash	(799)	-
Interest paid	(663,330)	-
Net cash flow used in financing activities	(952,546)	-
Cash and cash equivalents:		
Net (decrease) increase in cash and cash equivalents	9,717,533	1,031
Cash and Cash equivalents at the beginning of the period	170,943	78
Cash and cash equivalents at the end of the period	$ **9,888,476**	$ **1,109**

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