3Q25

EARNINGS

CONFERENCE CALL
10/23/2025

POSADAS®

Devossion By Live Aqua Playa del Carmen

Live Aqua Punta Cana

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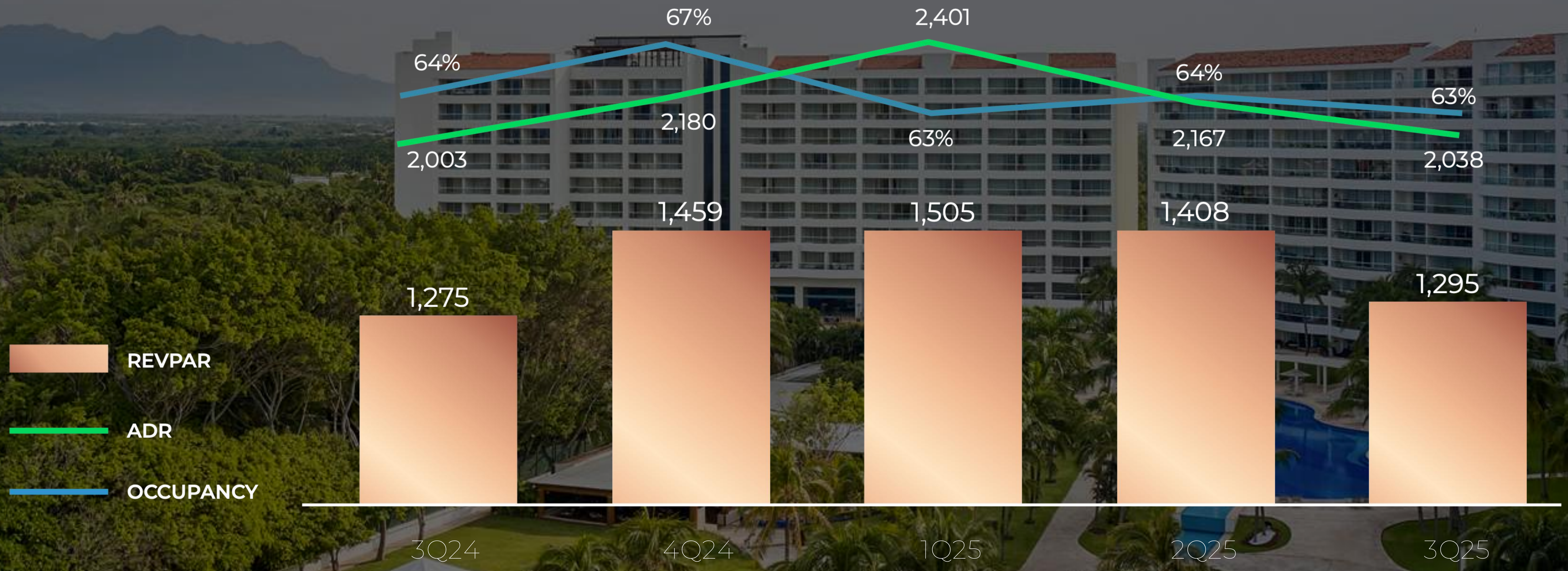
POSADAS

Grand Fiesta Americana Los Cabos All Inclusive Golf & Spa

KPI'S POSADAS (MXN)



	3Q24	4Q24	1Q25	2Q25	3Q25
RevPAR variation YoY	6%	7%	11%	8%	2%

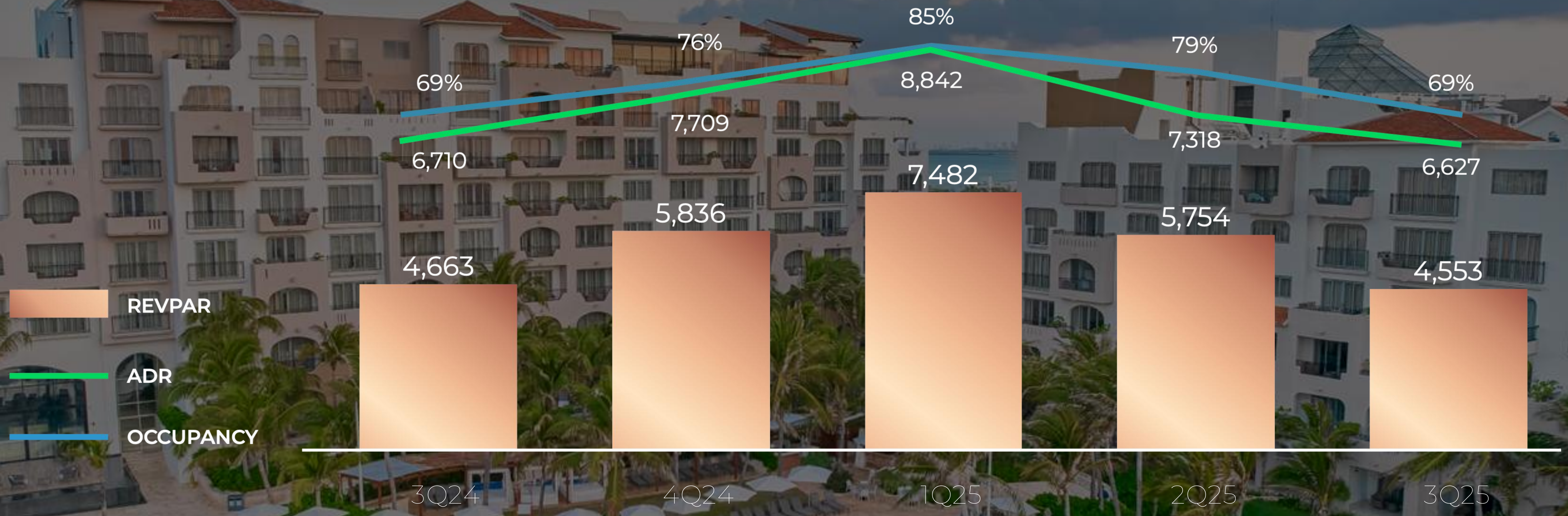
No incluye Aperturas

Fiesta Americana Riviera Nayarit Resort & Spa

RESORTS

Devossion By Live Aqua Playa del Carmen

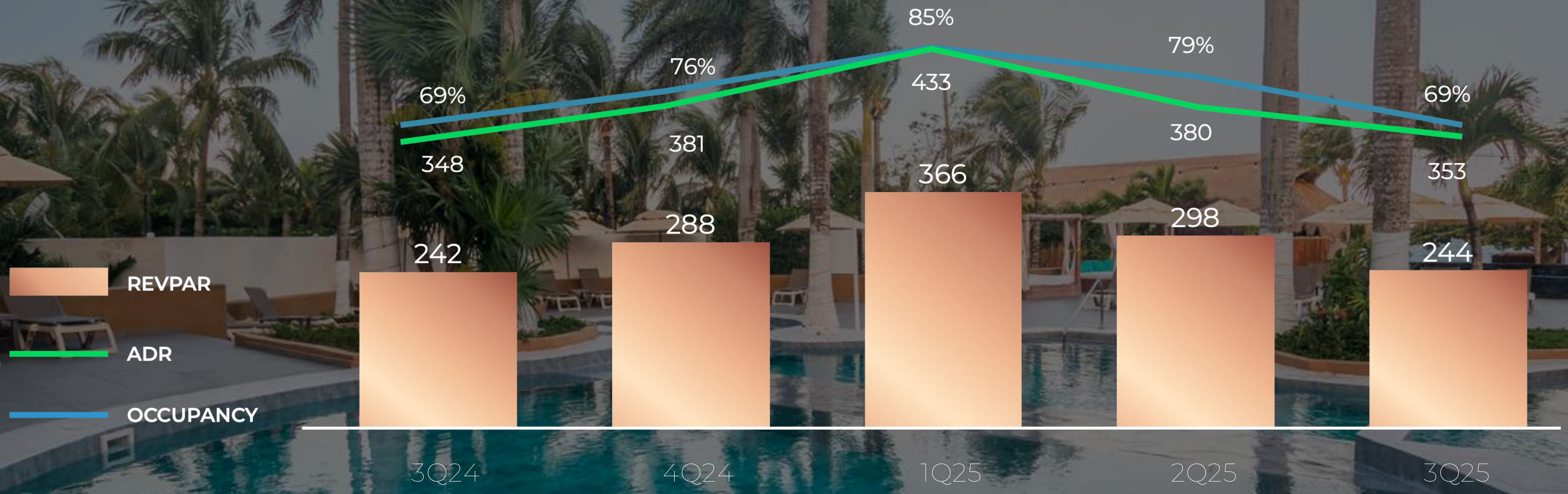
KPI'S RESORTS (MXN)



RevPAR variation YoY	6%	11%	16%	12%	-2%

Fiesta Americana Condesa Cancún All Inclusive

KPI'S RESORTS (USD)



	3Q24	4Q24	1Q25	2Q25	3Q25
RevPAR variation YoY	-7%	-6%	-4%	2%	0%

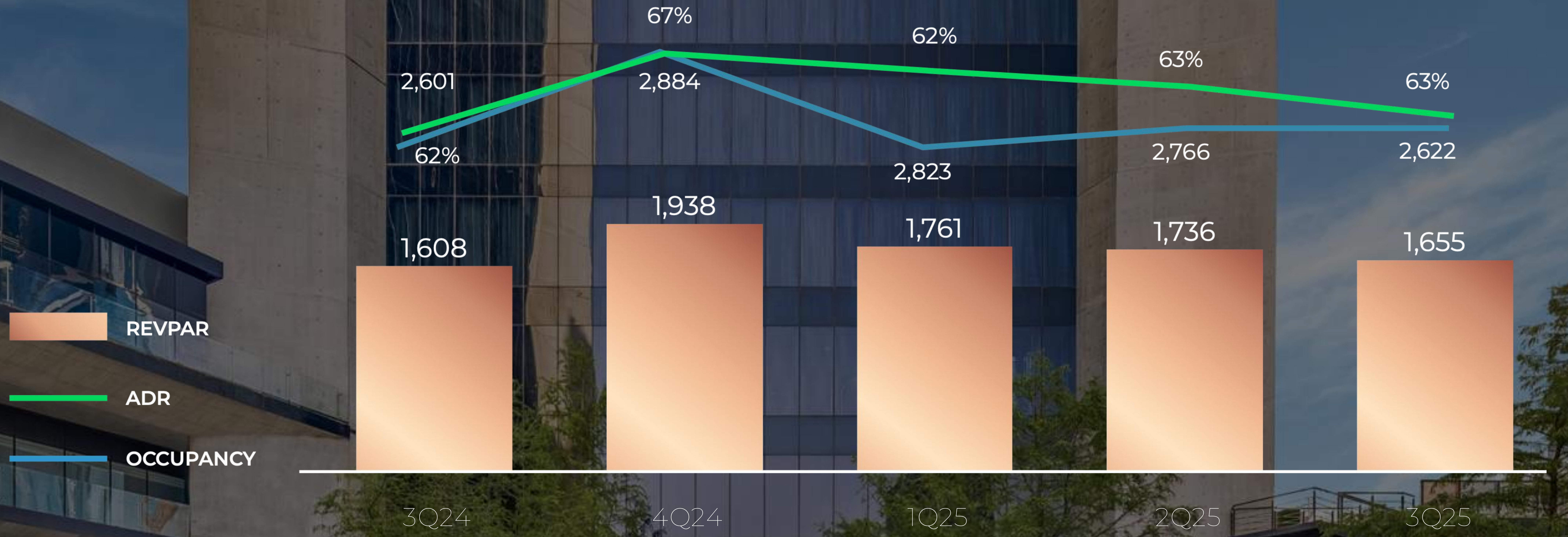
Fiesta Americana Cozumel All Inclusive

UPSCALE & LUXURY CIUDAD

LIVE AQUA RESORTS & RESIDENCES | Grand Fiesta Americana HOTELS & RESORTS | CURAMORIA COLLECTION | Fiesta Americana HOTELS & RESORTS

Fiesta Americana Monterrey Pabellón M

KPI'S URBAN (MXN)



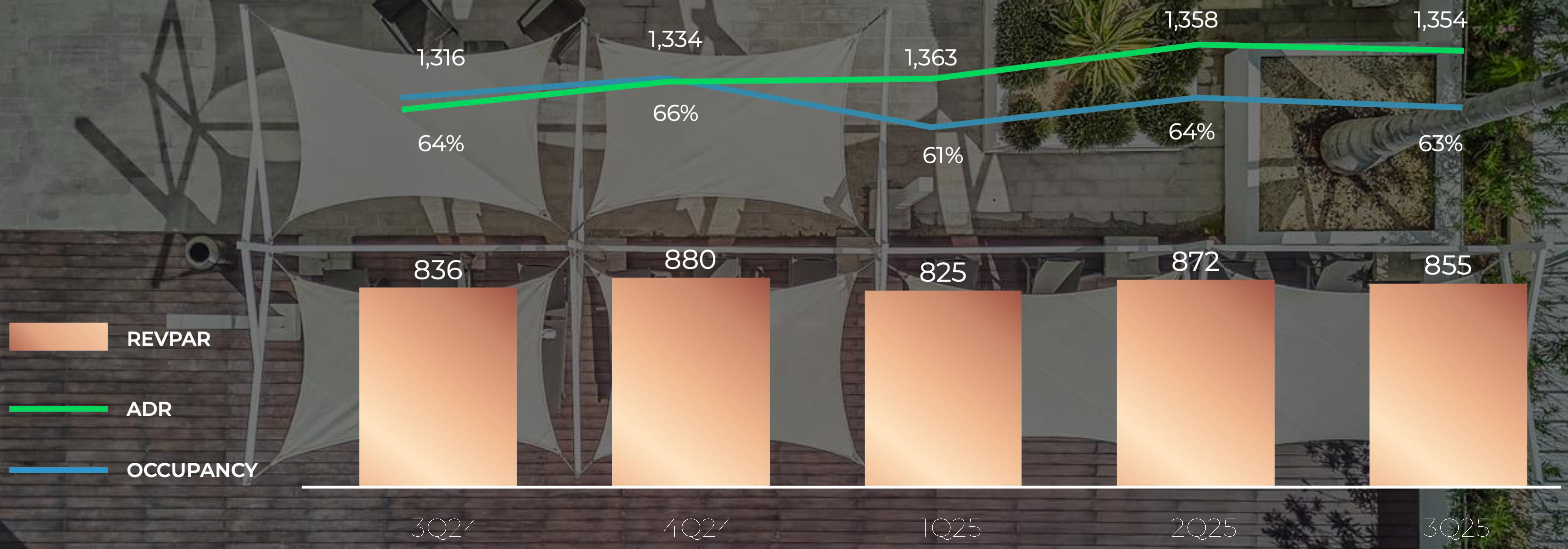
RevPAR variation YoY	10%	12%	15%	11%	3%

Grand Fiesta Americana Monterrey Valle

MIDSCALE & ECONOMY

one Mazatlán

KPI'S MIDSCALE (MXN)



RevPAR variation YoY	4%	3%	4%	4%	2%

Fiesta Inn Mérida

LOYALTY

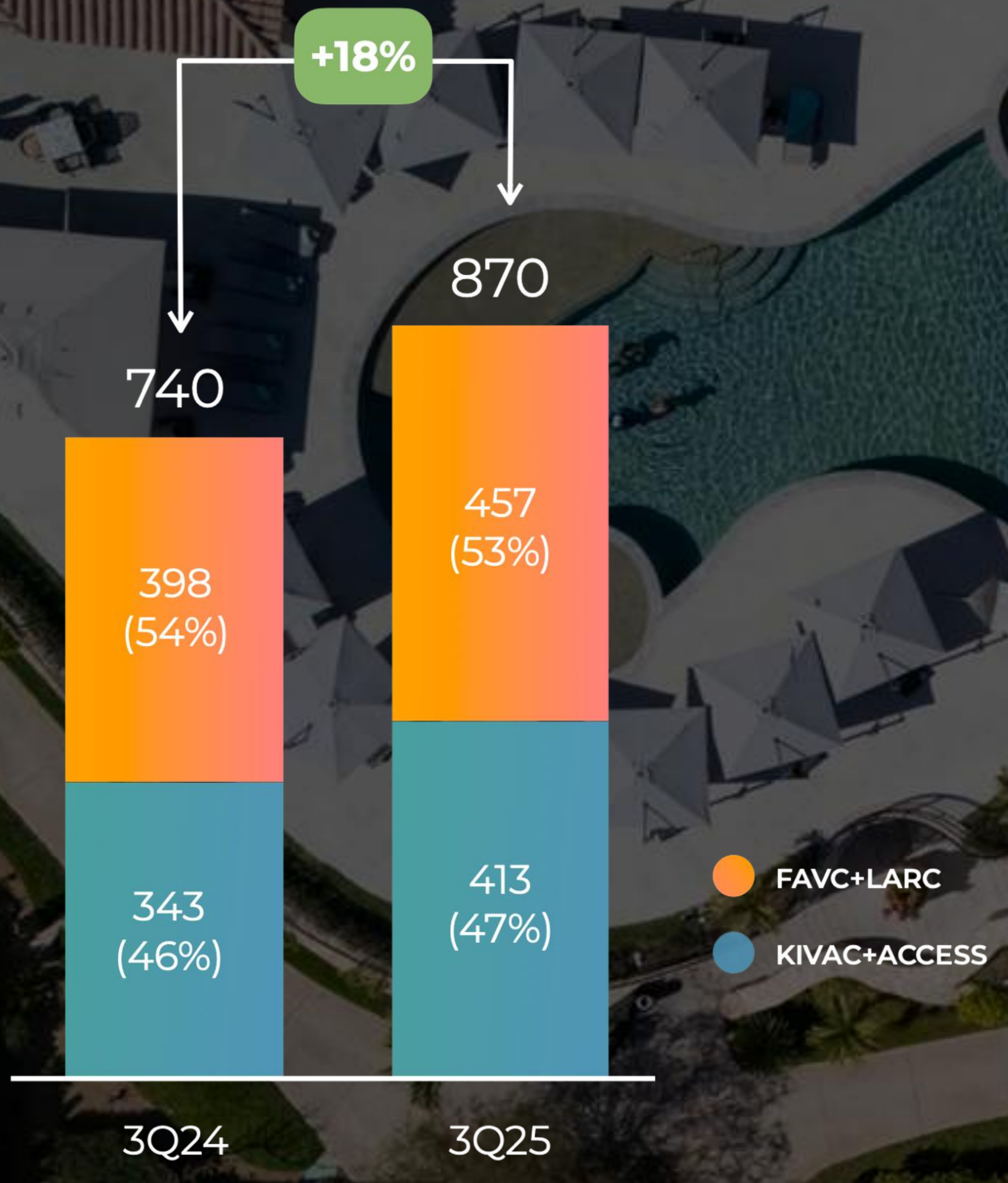
Live Aqua Private Residences La Paz

LOYALTY NET SALES

MEMBERSHIP NET SALES +18% YEAR OVER YEAR

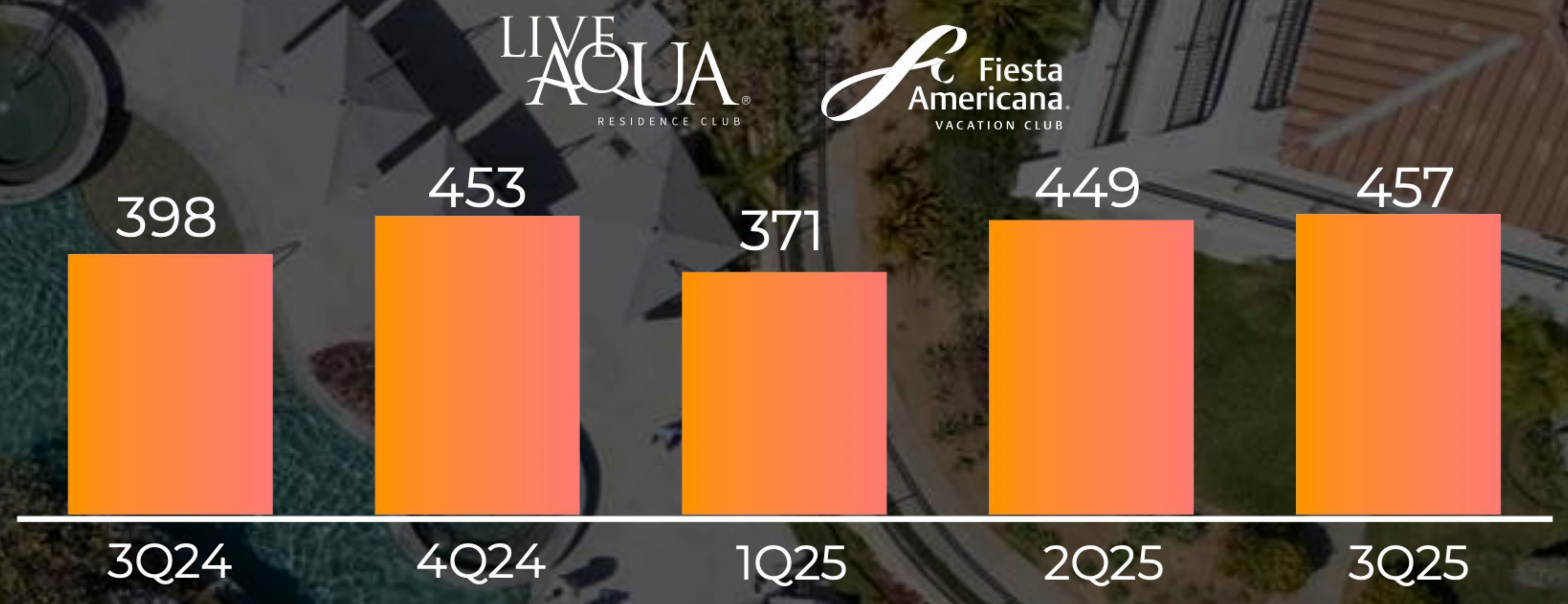
TOTAL NET SALES

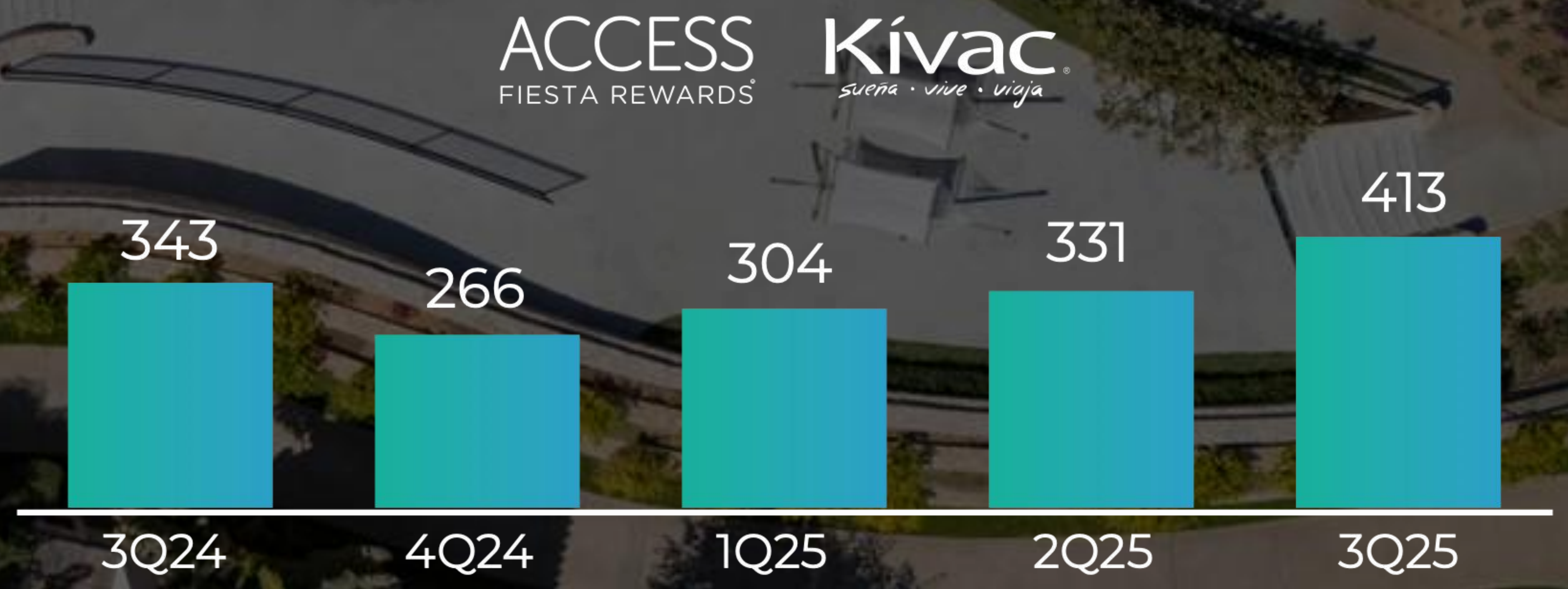
($MXN MILLIONS)



NET SALES BY PRODUCT

($MXN MILLIONS)





Live Aqua Private Residences Los Cabos

DEVELOPMENT

Sunvivia by Fiesta Americana Resort & Spa

DEVELOPMENT

PIPELINE - 3Q 2025

OPENING OF 2 HOTELS – A TOTAL OF 434 ROOMS.

2024	1Q	2Q	3Q	4Q	Exits	2025
201	-	2	2	3	6	202
		FA HACIENDA IXTAPAN DE LA SAL	DEVOSSION BY LIVE AQUA PLAYA DEL CARMEN	SUNVIVIA THE INN MAZATLÁN	NÁAY TULÚM	
		FA NUEVO VALLARTA	ONE CIUDAD JUAREZ ALAMEDA	FIESTA INN MÉRIDA ALTABRISA	LOS CABOS	
				FIESTA INN EXPRESS CANCÚN CUMBRES	CASONA 142	
					TRES 79	
					CAMPECHE MALECÓN	
					GUAYMAS ARMIDA	
ROOMS 30,011	2	418	434	444	312	30,997

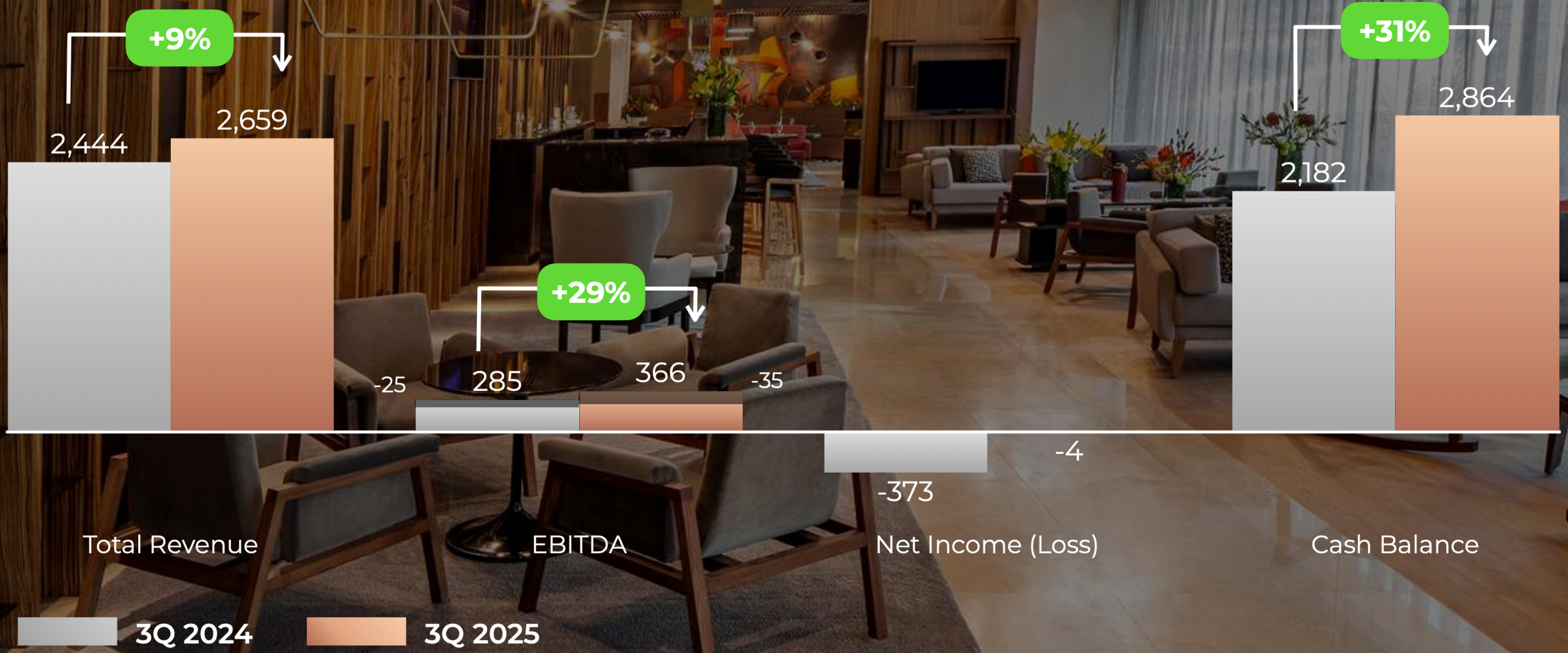
INCREMENTAL ROOMS IN FA VILLAS LOS CABOS

FINANCIAL PERFORMANCE

Grand Fiesta Americana Puebla Angelópolis

P&L- (QoQ)

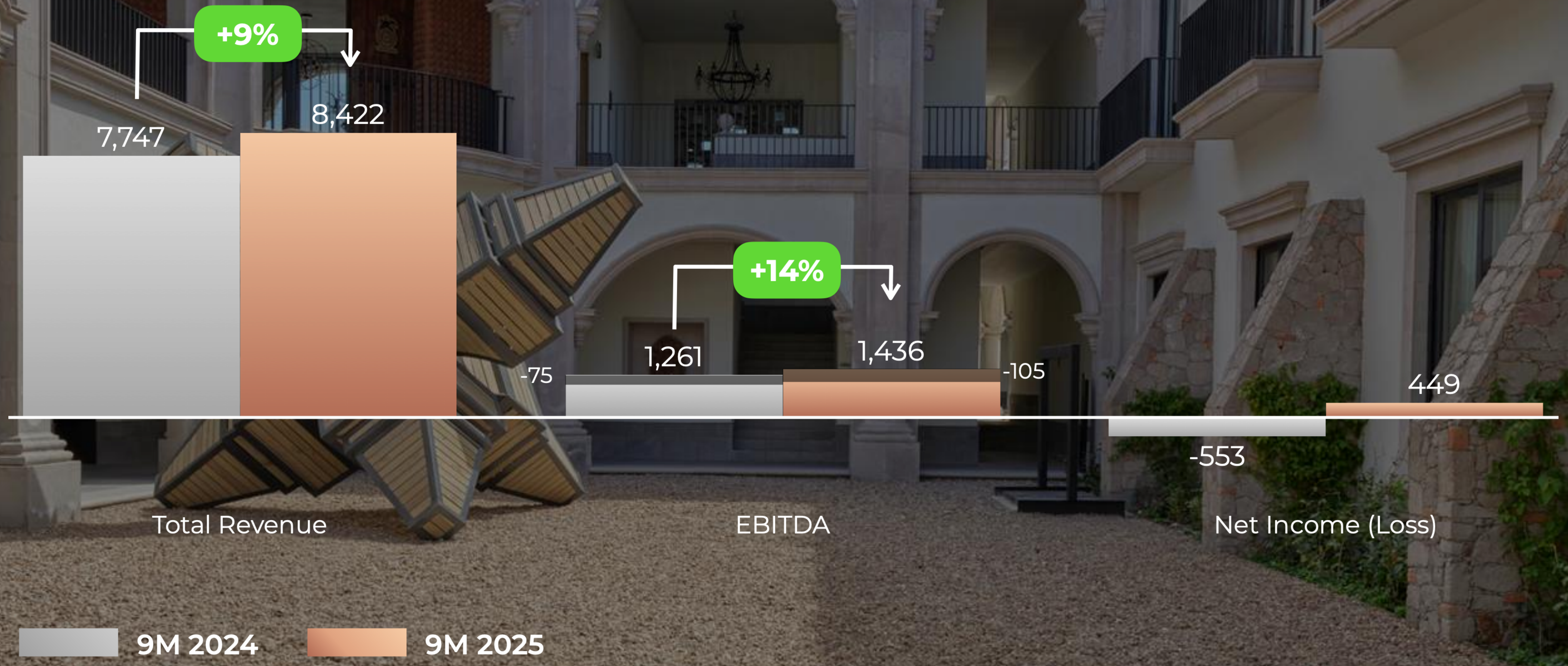
$MXN MILLIONS



Fiesta Americana México Toreo

P&L- (YoY)

$MXN MILLIONS



Live Aqua San Miguel de Allende

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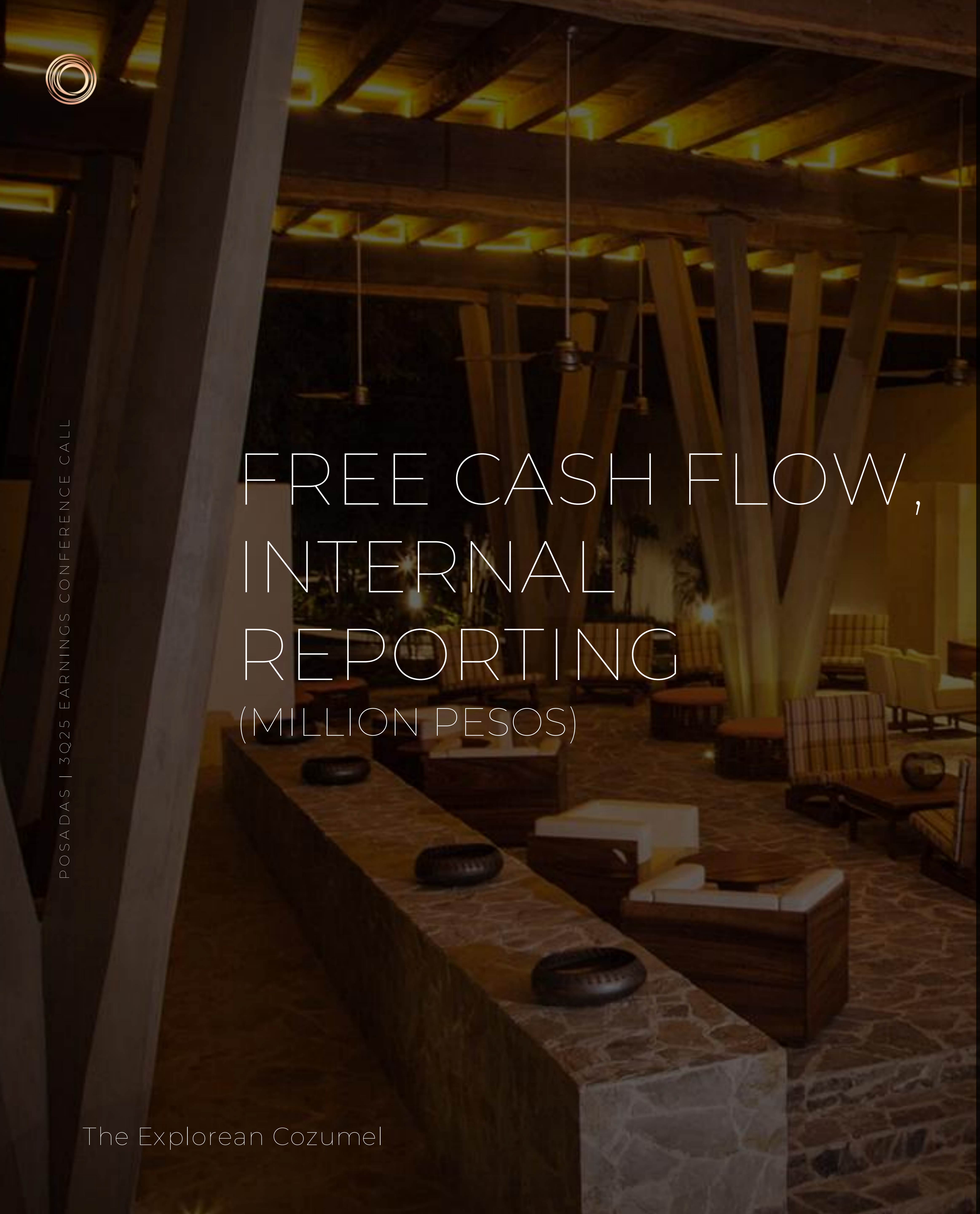


FREE CASH FLOW, INTERNAL REPORTING
(MILLION PESOS)

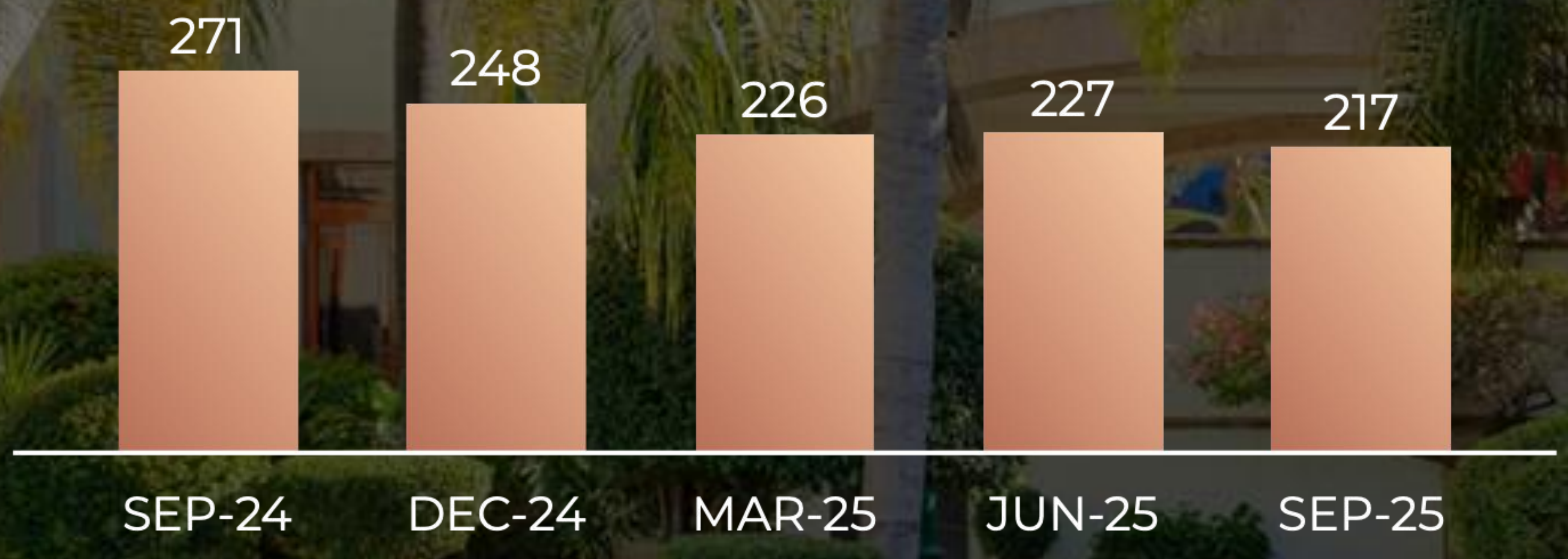
ACCUM. 2025

Cash 2024	2,602
EBITDA IFRS	1,436
Leases	-595
EBITDA BAU	841
Special operations	105
Working capital & Other	21
Profit Sharing	-83
Interests, net	-147
Taxes	0
Cash flow before Capex	736
CAPEX BAU	-203
Cash BAU	533
Hurricane OTIS advance payment	293
OTIS CAPEX	-184
Open market repurchase	-198
Exchange rate fluctuation	-183
Extraordinary Cash	-272
Cash	262
Cash 2025	2,864

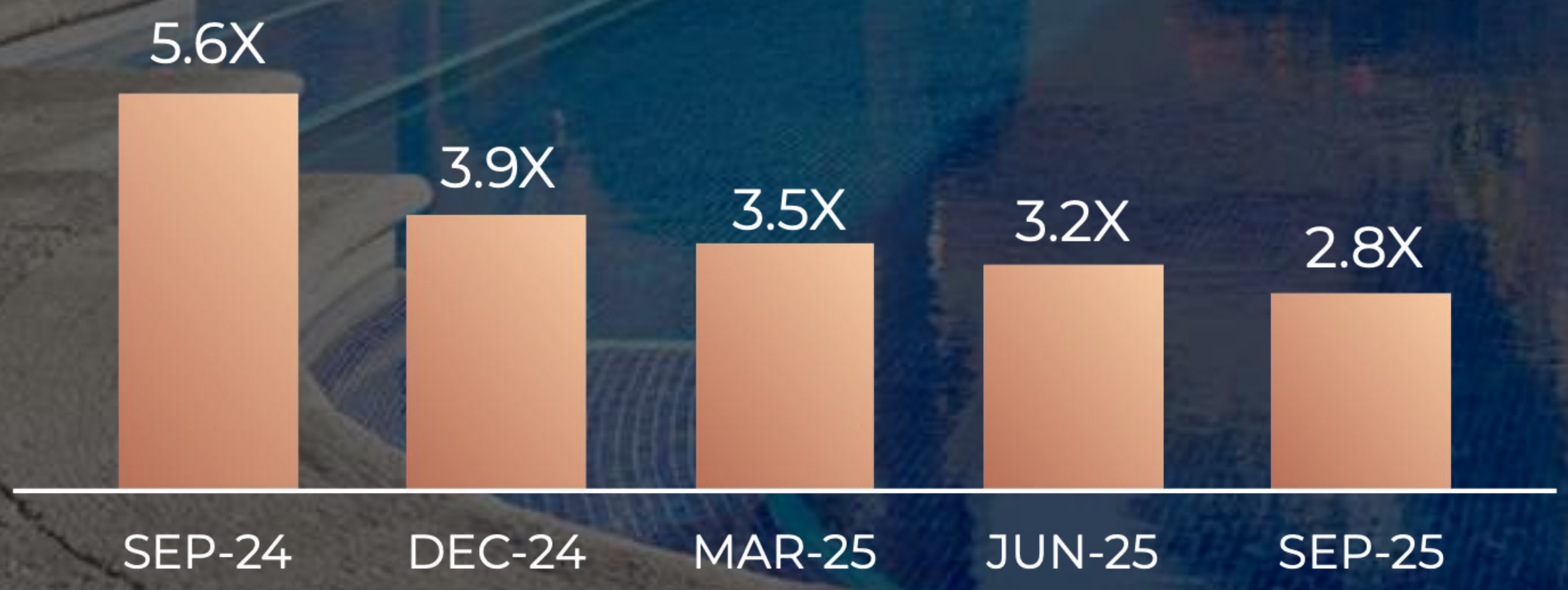
The Explorean Cozumel

FINANCIAL HEALTH-3Q25

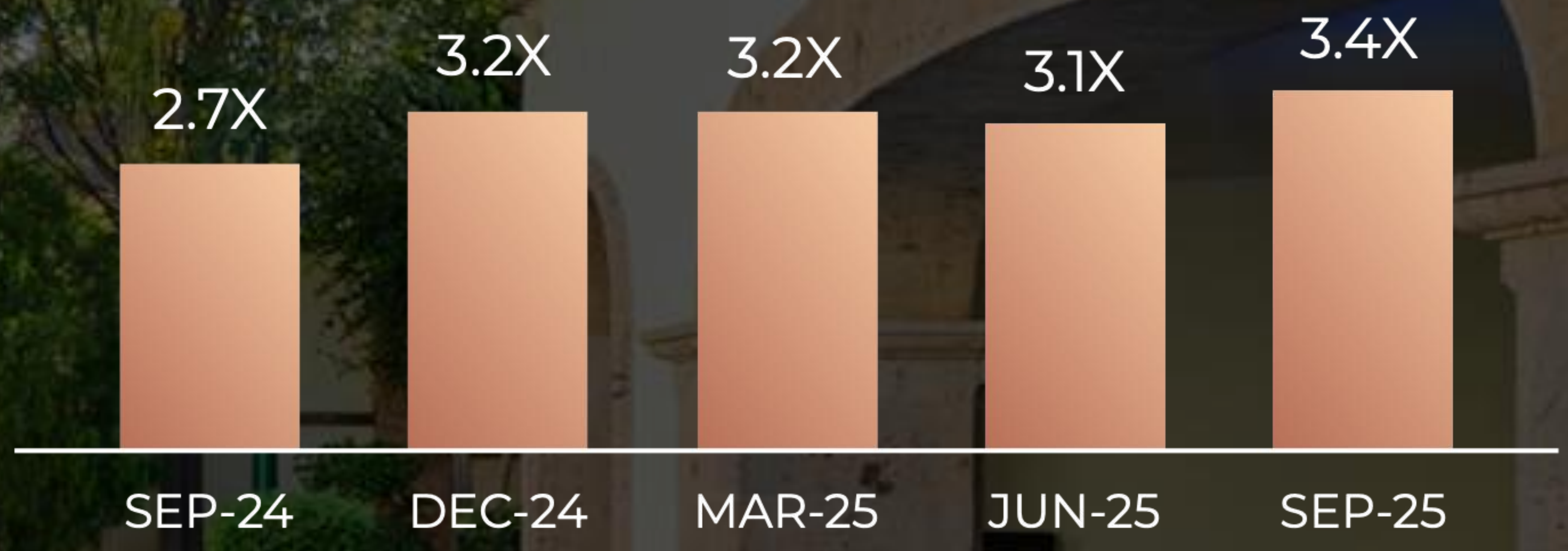
NET DEBT
(US$M)



NET DEBT / EBITDA



NET INTEREST COVERAGE



	Sep-24	Dec-24	Mar-25	Jun-25	Sep-25
Total Debt	7,371	7,620	7,648	6,913	6,733
Interest	138	0	143	0	125
Debt+Interest	7,509	7,620	7,790	6,913	6,858
Cash	2,182	2,602	3,207	2,623	2,864
Net Debt	5,327	5,018	4,583	4,290	3,994
EBITDA LTM	956	1,283	1,325	1,336	1,412
ND / EBITDA	5.6x	3.9x	3.5x	3.2x	2.8x
Exchange Rate	19.63	20.27	20.32	18.89	18.38
Leases Liabilities	3,321	3,274	3,272	3,033	2,894
Leases LTM	725	742	765	782	787
ND/ EBITDA IFRS16	5.1x	4.1x	3.8x	3.5x	3.1x

Fiesta Americana Aguascalientes

HIGHLIGHTS

Grand Fiesta Americana Veracruz

HIGHLIGHTS

- RevPAR (revenue per available room) increased by 2% with an occupancy rate of 64%.
- Q3 revenue was $2,659 million, 9% higher QoQ.
- 3Q EBITDA was $366 million, 29% higher QoQ.
- 9M25 net income was $449 million.
- Pipeline includes 31 new hotels with 4,507 rooms, 15% growth.
- Cash available as of September 30, 2025 was $2,864 million (80% denominated in USD), 31% higher QoQ.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LIVE AQUA
RESORTS & RESIDENCES
DEVOSSION
BY LIVE AQUA
CELEBRATION RESORT & SPA
Grand
Fiesta Americana
HOTELS & RESORTS
CURAMORIA
COLLECTION
Fiesta Americana
HOTELS & RESORTS
Fiesta Americana
Funeeq
RESORT & ENTERTAINMENT
THE EXPLOREAN
DISCOVERY RESORTS
FIESTA INN
HOTELES
GAMMA
HOTELES
one
hoteles
LIVE AQUA
RESIDENCE CLUB
Fiesta Americana
VACATION CLUB
ACCESS
FIESTA REWARDS
VIAJAPLUS
FR
FIESTAREWARDS
FR
FIESTAREWARDS
MOTIVA
FR
FIESTAREWARDS
APRECIARE