Promotora de Hoteles Norte 19 Announces First Quarter 2026 Results

Mexico City, April 29, 2026 – Promotora de Hoteles Norte 19 S.A.B. de C.V. (BMV: HCITY) ("Norte 19" or "the Company"), releases its results for the first quarter of 2026 ("1Q26"). Accounting figures have been prepared in accordance with International Financial Reporting Standards ("*IFRS*") and are presented in Mexican Pesos ("$").

Financial and Operating Highlights (1Q26)

- At the portfolio level, the Average Daily Rate ("ADR") decreased by 1.5% and the Revenue Per Available Room ("RevPAR") increased by 0.8%, compared to 1Q25, reaching $1,390 and $739 pesos, respectively. The occupancy rate was 53.2%.

- Total revenue reached $993.7 million, a 0.1% increase compared to the same quarter of 2025.

- Operating Income reached $94.8 million in 1Q26, a 3.3% increase compared to the $91.7 million reported in the same quarter of last year.

- EBITDA and Adjusted EBITDA were $191.8 million and $191.9 million, respectively, in comparison to $198.7 million and $201.5 million registered in 1Q25. This variation represented a decrease of 3.5% in the EBITDA, and 4.8% in Adjusted EBITDA, with margins of 19.3% for both metrics, compared to 20.0% and 20.3% margins, respectively, in the same quarter from last year. Adjusted EBITDA excludes the impact of the extraordinary expenses to provide a more meaningful comparison of operating performance.

- During the quarter, Norte 19 registered a Net Loss of $27.6 million compared to a loss of $68.6 million in the same quarter of the previous year.

- At the end of the quarter, the portfolio operated 141 hotels, with the change reflecting the Company's strategy to optimize its current hotel units and the integration of seven City Express Suites by Marriott properties. The number of rooms in operation as of 1Q26 totaled 17,027, representing a decrease of 1,265 rooms compared to the end of 1Q25.

INVESTOR RELATIONS CONTACT DETAIL:

Tito Mendoza
Director of Investor Relations
Phone: +52 55-5249-8050
E-mail: tmendoza@norte19.com

Ana Lucía Sors
Miranda IR
Phone: +52 833 293-4232
E-mail: ana.sors@miranda-partners.com

Operations Summary	1Q26	1Q25	1Q26 vs 1Q25 %
Operating Statistics for the Chain			
Number of Hotels at the End of the Period	141	157	(10.2%)
Number of Rooms at the End of the Period	17,027	18,292	(6.9%)
Number of Installed Room Nights	1,532,430	1,638,849	(6.5%)
Number of Occupied Room Nights	814,514	850,927	(4.3%)
Average Occupancy Rate (%)	53.2%	51.9%	1.2 pps
ADR($)	1,390	1,412	(1.55%)
RevPAR($)	739	733	0.8%
Consolidated Financial Information (Thousands of Pesos)			
Total Revenues	993,669	992,982	0.1%
Operating Income	94,752	91,704	3.3%
Operating Income Margin	*9.5%*	*9.2%*	0.3 pps
Adjusted EBITDA	191,853	201,475	(4.8%)
Adjusted EBITDA Margin (%)	*19.3%*	*20.3%*	(1.0 pps)
EBITDA	191,789	198,729	(3.5%)
EBITDA Margin (%)	*19.3%*	*20.0%*	(0.7 pps)
Net Income	(27,575)	(68,599)	(.6x)
Net Income Margin (%)	*(2.8%)*	*(6.9%)*	4.0 pps

Adjusted EBITDA = operating profit + depreciation + amortization + non-recurring expenses (pre-opening expenses for new hotels).

Comments from Mr. Eduardo Ymay Seeman, CEO of Promotora de Hoteles Norte 19:

The first quarter of 2026 marked a promising start to the year for Norte 19. In an environment that remains challenging due to external factors affecting economic activity and operations, the Company was able to sustain its revenues, improve its operating income, and significantly reduce its net loss. The performance reflects improved operational discipline and a more focused management approach.

While we continue to see pressures from factors outside Norte 19's own operations, particularly related to security and economic conditions, our strategy is clear. We are managing the business with stronger discipline, better insight into gaps, and a sharper focus on allocating resources to what truly drives performance.

The impact of the planning and execution measures previously implemented confirms that we are moving in the right direction.

Demand trends remain uneven across markets, which requires more precise management of the portfolio. In response, we have strengthened commercial and operational oversight at each hotel to make more timely decisions, correct gaps, and allocate resources where they generate the greatest impact. This work allows us to better protect revenue and sustain a more disciplined operation.

At the same time, we continue to concentrate our efforts on the core of the business. The priority is to grow with quality, discipline, and profitability, maintaining a more focused structure and decisions that are better aligned with the operational performance of the hotels. This also implies being selective in the allocation of resources and maintaining a clear focus on productivity, efficiency, and return.

In line with the Board's mandate regarding asset optimization, and after the closing of this reporting period, Norte 19 completed the sale of the Durango hotel. This transaction confirms progress in our strategy to divest lower-efficiency assets, with the objective of freeing up resources, improving portfolio quality, and contributing to a gradual reduction of debt.

Looking ahead, we will maintain the same course. We will continue strengthening hotel operations, commercial discipline, and cost control, while continuing to evaluate growth opportunities under strict criteria of feasibility, quality of execution, and value creation.

We understand that sustainable results are not built from one quarter to another, but through consistency, focus, and the ability to make the right decisions even in challenging environments. Therefore, although there are external pressures, we are looking ahead with confidence: a more organized operation, more precise execution, and an organization increasingly aligned with what the business requires.

We are convinced that the path we have set is the right one. The decisions taken, the adjustments made, and the discipline with which we are operating are reflected not only in the results of the quarter but also in the way Norte 19 is strengthening its ability to compete, grow, and generate value in the long term.

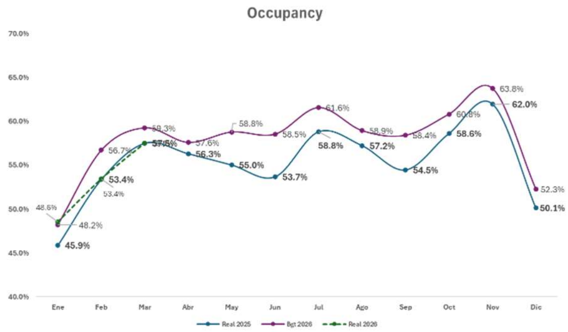
What we are building does not respond to an isolated situation. It responds to a long-term vision: a more focused, more agile, and stronger company, capable of facing external challenges with greater strength and capitalizing more clearly on the opportunities ahead. That is the work we are doing today, and that is the foundation on which we want to continue building the future of Norte 19.

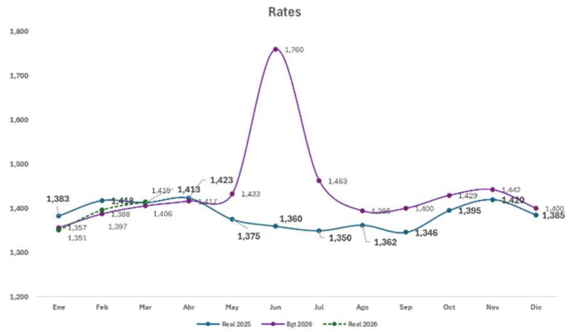
I reiterate my appreciation for the trust that our investors, partners, and employees place in Norte 19.

Operating Statistics: Hotel Portfolio

During the quarter, the portfolio recorded a 1.2% increase in occupancy, accompanied by a 1.5% decrease in average rate and a 0.8% increase in RevPAR, compared to the same quarter of the previous year.

Monthly Indicators and Occupancy and Rate Recovery





*Occupancy rates are based on the total number of hotels open at the end of each period.

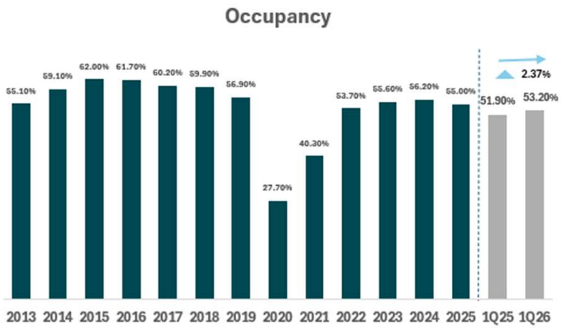
During the first quarter of 2026, operations reflected stable revenue levels and a dynamic mix in the principal commercial indicators. Occupancy was above the prior year, while the average rate experienced slight pressure, resulting in a more moderate evolution in revenue per room. Portfolio performance remains uneven across markets, leading management to focus on more precise market-by-market monitoring, as well as targeted operational and commercial adjustments aimed at sustaining overall business performance.

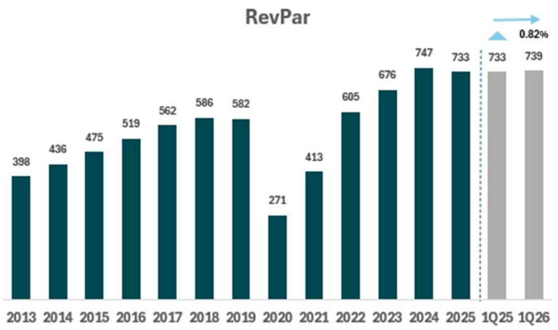
During the quarter, the Company continued to focus its efforts on the operational execution of the portfolio, with greater discipline in monitoring gaps and in the allocation of resources toward the units with the highest value generation capacity. This approach allowed progress toward a more organized operation with greater visibility over the factors that impact the performance of each market.

On the cost side, the main pressure continued to be concentrated in payroll, in addition to external factors outside Norte 19's own operations, particularly related to security and certain conditions in the economic environment. In this context, the Company maintained its productivity initiatives, cost control, and operational efficiency at the hotel level, with the objective of protecting profitability and strengthening the business's execution capabilities as a priority.

Looking ahead to the coming quarters, Norte 19 will maintain its focus on operational execution, commercial discipline, productivity, and cost control, while continuing to evaluate growth opportunities and portfolio optimization actions under criteria of feasibility, profitability, and value generation.

Comparative Operating Statistics





Results by Business Segment (Non-IFRS figures)

Norte 19 reports under IFRS. Certain revenues and inter-company expenses are therefore eliminated during the consolidation process, primarily for owned, co-owned, and leased hotels.

Revenues by Business Unit	1Q26	1Q25	1Q26 vs 1Q25
			%
Hotels	965,182	957,511	0.8%
Operation & Management	150,365	149,977	0.3%
Development	8,107	7,809	3.8%
Altabix	0	31,727	(100.0%)
Total	**1,123,654**	**1,147,024**	**(2.0%)**

In 1Q26, revenues by business unit showed a mixed performance, with a 2.0% decrease in the consolidated total compared to 1Q25.

The Hotels business was the main driver of the quarter, with revenues of $965.2 million, representing a 0.8% increase, confirming that the core operation continues to support the Company's performance.

The Operator segment recorded a 0.3% increase, rising from $150.0 million to $150.4 million, reflecting a higher contribution compared to the same period of the previous year.

The Development unit showed a moderate increase of 3.8%, with revenues of $8.1 million, although its contribution remains marginal within the total.

Finally, Altabix no longer contributed revenues during the quarter, in line with the discontinuation of this unit. As a result, the consolidated variation reflects both the lower contribution from non-strategic businesses and greater concentration in the hotel operation.

Below is a breakdown of the results, starting from the aggregated figures (Non-IFRS) and transitioning to the IFRS figures, categorized by business segment:

Metrics	Hotels	Operation & Management	Development	Non IFRS Total	IFRS Eliminations	IFRS Total
Ingresos Totales	965,182	150,365	8,107	1,123,654	(129,985)	993,669
Costos y gastos generales	786,431	135,341	10,029	931,801	129,985	801,816
EBITDA Ajustado	**178,751**	**15,024**	**(1,922)**	**191,853**	**0**	**191,853**
Margen	*18.5%*	*10.0%*	*(23.7%)*	*17.1%*		*19.3%*
Otros costos y gastos no recurrentes	64		0	64	0	64
EBITDA	**178,687**	**15,024**	**(1,922)**	**191,789**	**0**	**191,789**
Margen	*18.5%*	*10.0%*	*(23.7%)*	*17.1%*		*19.3%*
Depreciación	(89,451)	(7,545)	(41)	(97,037)	0	(97,037)
Utilidad de operación	**89,236**	**7,479**	**(1,963)**	**94,752**	**0**	**94,752**
Margen	*9.2%*	*5.0%*	*(24.2%)*	*8.4%*		*9.5%*

Revenue by Business Unit and % of Total Revenue (Non-IFRS)

Revenues for Promotora Hotelera Norte 19 during 1Q26 were primarily concentrated in the Hotels segment, which contributed $965.2 million, equivalent to 86% of the total. The Operator segment contributed $127.1 million, representing 13%, while the Development segment recorded $8.1 million, with a 1% share. Together, these units accounted for $1,123.7 million in revenues before eliminations.

The composition of the quarter confirms a greater concentration in the hotel business, which continues to be the Company's main revenue generator. The Operator segment showed a positive contribution compared to the same period of the previous year, while the Development segment maintained a marginal share of the total. This mix reflects a revenue structure more focused on the core operations of the business. The main activities of each business unit are described below.

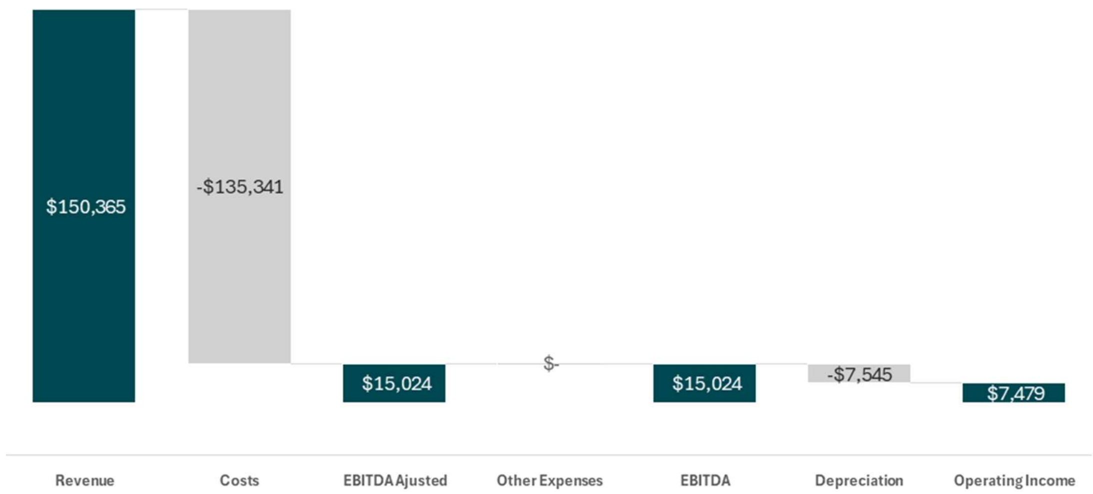
Hotels (Owned, Co-invested, and Leased): The Company has full or partial ownership of various hotels within its portfolio. As of the end of 1Q26, the Company has 68 owned hotels, 25 co-invested hotels, and 14 leased hotels operating under five brands that are part of the Marriott International chain. The Company receives revenues from the hotel operations of these properties, which represent approximately 87.9% of its revenues (before intercompany eliminations). The consolidated portfolio has a presence in 30 of the 32 states in Mexico and in three countries in Latin America. In collaboration with its Hotel Operator, the Company has acted as an Asset Manager to maximize the performance of its properties.

Breakdown of Revenues and Costs for the Hotels unit (Non-IFRS)

Hotel Operations (Operation & Management): At the end of 1Q26, the Company's Hotel Operator managed 141 hotels with a total of 17,027 rooms. This business unit has played a pivotal role in the Company's growth, developing management strategies for the five City Express brands and expanding its market by obtaining certifications to operate third-party brands, including hotels from chains such as IHG, Choice, Wyndham, Hilton[1], Marriott, Hyatt[1], and Accor. Additionally, the Hotel Operator was recognized by Marriott International as a preferred operator for City Express hotels and similar brands in Mexico and Latin America. This segment generates revenue through hotel management fees, including base and incentive fees, among others, and represents approximately 13.0% of the Company's total revenue (before intercompany eliminations). Starting in 4Q24, the Operator began charging other business units for corporate services such as accounting, legal, and financial services. These expenses generate revenue for the Operator but are not considered in the IFRS adjustment, as they are intercompany transactions.

[1] The agreements with these hotel chains will be established on a per-project basis.

Breakdown of Revenues and Costs for the Hotel Operating Unit (Non-IFRS)



Hotel Development (Development): This business unit has served as a service provider for the hotels, overseeing the design, management, supervision, and development of City Express hotels, as well as other brands, categories, and segments. With a proven capacity to develop over 1,500 rooms per year, this unit offers services such as supervision, conceptual design, interior design, and consulting for third-party projects. At the end of 1Q26, the Development unit represented 1% of the Company's total revenue. The revenue from this unit primarily comes from fees charged for development, supervision, management, construction, and project management for both the Company's hotels and third-party projects.

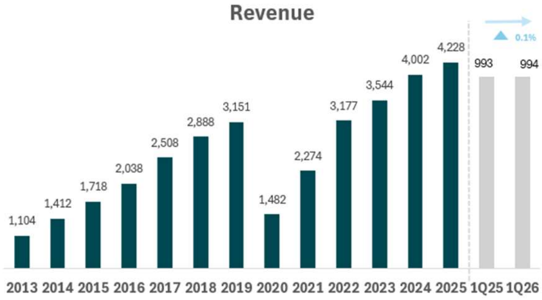
Breakdown of Revenues and Costs for the Hotel Development unit (Non-IFRS)

Consolidated Financial Results (IFRS Figures)

Income Statement Highlights	1Q26	1Q25	1Q26 vs 1Q25 %
Rooms in Operation	17,027	18,292	(6.9%)
Number of Installed Room Nights	1,532,430	1,638,849	(6.5%)
Number of Occupied Room Nights	814,514	850,927	(4.3%)
Revenues from Hotel Operation	965,182	957,511	0.8%
Revenues from Hotel Management	28,487	35,471	(19.7%)
Total Revenues	**993,669**	**992,982**	**0.1%**
Operating Income	94,752	91,704	3.3%
Operating Income Margin	*9.5%*	*9.2%*	0.3 pps
Adjusted EBITDA	191,853	201,475	(4.8%)
Adjusted EBITDA Margin	*19.3%*	*20.3%*	(1.0 pps)
EBITDA	191,789	198,729	(3.5%)
EBITDA Margin	*19.3%*	*20.0%*	(0.7 pps)
Net Income	(27,575)	(68,599)	59.8%
Net Margin	*(2.8%)*	*(6.9%)*	4.1 pps

Revenues

During 1Q26, total revenues remained stable at $993.7 million compared to $993.0 million in 1Q25, representing a 0.1% increase. This performance reflects the strength of the hotel operation, whose higher revenues offset the decrease in management revenues.



Costs and Expenses

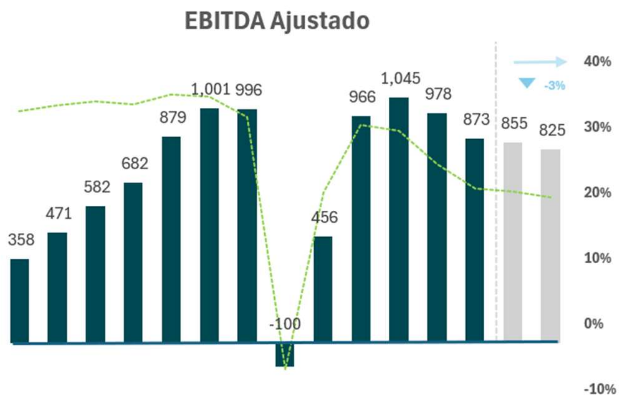
During 1Q26, total costs and expenses remained practically stable compared to 1Q25, at $898.9 million versus $898.5 million. This performance reflects, on one hand, an increase in hotel operating costs and in administrative and selling expenses, mainly associated with the level of operational activity, the strengthening of commercial execution, and higher operational requirements; and on the other hand, a decrease in depreciation and amortization. Additionally, expenses related to new hotel openings and impairment charges declined significantly compared to the same period of the previous year, helping to contain pressure on the overall cost structure and maintain stability in consolidated expenses.

Operating Income

Operating Income for the first quarter of 2026 amounted to $94.8 million, compared to $91.7 million in 1Q25, representing an increase of 3.3%. The operating margin increased from 9.2% to 9.5%, equivalent to an improvement of 0.3 percentage points.

EBITDA and Adjusted EBITDA

EBITDA from 1Q26 was $191.8 million, while Adjusted EBITDA reached $191.9 million, representing a 3.5% decline in EBITDA and a 4.4% decrease in Adjusted EBITDA, compared to the same quarter of 2025, with margins of 19.3% for both metrics. On the other hand, in 1Q25, EBITDA was $198.7 million, with a margin of 20.0%, while Adjusted EBITDA amounted to $201.5 million, with a margin of 20.3%. The variation reflects slight pressure on operating profitability during the quarter, while non-recurring effects were not significant.



Since adopting the IFRS 16 accounting rules in 1Q19, the Company's EBITDA and Adjusted EBITDA reflect the effect of capitalizing a portion of income as a cost-benefit and its corresponding depreciation increase. These effects are consolidated in the Hotel Operating Costs and Expense lines, and the Depreciation line, respectively. Norte 19 calculates Adjusted EBITDA by adding depreciation expenses and non-recurring expenses related to hotel openings to Operating Income. Adjusted EBITDA is a useful measure that Norte 19 uses to compare its performance against other companies. This facilitates analysis of its consolidated performance during different periods by eliminating the impact of non-recurring expenses related to hotel openings from its operating results.

Comprehensive Financing Result

The Comprehensive Financing Result decreased from $152.1 million in 1Q25 to $119.7 million in 1Q26, representing a reduction of 21.3%. This variation is mainly explained by a decrease in interest paid, which went from $133.9 million to $122.0 million, as well as by lower effects from the net foreign exchange result, which stood at $2.0 million compared to $4.8 million in the same period of the previous year. Likewise, the valuation effect of financial instruments was significantly lower, decreasing from $22.7 million in 1Q25 to $0.2 million in 1Q26, reducing its impact on the financial result of the quarter.

On the other hand, interest income amounted to $4.4 million, compared to $9.3 million in 1Q25.

In this context, it is relevant to note that a significant portion of the Company's bank liabilities correspond to the syndicated loan, which continues to be the main component of consolidated financial expenses. Overall, these movements reflect lower financial pressure during the quarter, contributing to an improvement in the result before taxes and a more favorable performance compared to the same period of the previous year.

Since 1Q19, and due to the adoption of the accounting rules under IFRS 16, Comprehensive Financing Result recognizes the proportional effect of capitalizing lease liabilities as an incremental cost in interest paid. This effect is recognized under the Interest Paid line of the income statement.

Net Loss

Net Loss for 1Q26 was a loss of $27.6 million, compared to a loss of $68.6 million in 1Q25. This variation reflects a relevant improvement between periods, mainly driven by lower pressure in the comprehensive financing result, as well as by a better operating performance, which contributed to reducing the net loss of the quarter compared to the previous year.

Financial Position and Leverage

	As of March 2026	As of December 2025	As of March 2026 vs As of December 2025
			% Variación
Cash and Equivalents	439,346	538,252	(18.4%)
Financial Debt[1]	3,984,770	4,031,629	(1.2%)
Net Debt	**3,545,424**	**3,493,377**	**1.5%**

1. *Does not include payable interest for $40.7 million as of December 31st, 2025, and for $29.1 million as of December 31st, 2024.*

At the end of 1Q26, the Company held $439.3 million in Cash and Cash Equivalents, in comparison with $538.3 million at the end of December 31, 2025, which represents a decrease of 18.4%. This variation reflects a lower liquidity position compared to the same period of the previous year, although the Company maintained a level of cash that allowed it to meet its operational and financial needs during the quarter.

Debt with financial institutions and interest payable stood at $3,984.8 million as of the end of 1Q26, compared to $4,031.6 million at the end of the previous year, representing a decrease of 1.2%. Of this amount, $299.7 million corresponds to current liabilities, while $3,722.4 million is presented in the long term. In this context, the syndicated loan remained the main component of the Company's financial debt and, therefore, a relevant element within its funding structure and maturity profile.

Net debt stood at $3,545.4 million as of March 31, 2026, compared to $3,493.4 million as of December 31, 2025. Although total financial debt showed a reduction, the lower cash position at the end of the quarter resulted in a largely stable level of net debt between periods, with a slight increase of 1.5%.

Finally, total liabilities amounted to $5,482.6 million at the end of 1Q26, compared to $5,541.9 million in 4Q25, while total equity stood at $7,940.3 million. As a result, the Total Liabilities to Total Assets ratio was 40.9% at the end of the quarter, reflecting a financial structure that continues to rely on the orderly management of its financial obligations and a solid equity base.

Breakdown of Productive Fixed Assets

As part of the process of managing and planning its growth for the coming years, the Company includes within its Total Assets different layers of assets, reflecting both its current operations and its long-term structure.

As of March 31, 2026, productive assets, or net fixed assets corresponding to property, plant, and equipment, reached $11,168.8 million, compared to $11,190.3 million as of December 31, 2025. This variation reflects the behavior of the Company's operating asset base within its strategy of management, monetization, and utilization of its hotel portfolio.

Cash Flow Generation and the Share Repurchase Program

In 1Q26, Norte 19 registered $115.4 million in Positive Net Cash Flow from Operating activities, compared to the $283.6 million generated in 1Q25. This variation mainly reflects movements in working capital, particularly in prepayments, accounts receivable, accounts payable to suppliers, and taxes paid during the quarter.

Additionally, $38.9 million related to the acquisition of real estate, furniture, equipment, and property improvements, resulting in net cash flows from investing activities of negative $34.5 million, compared to an outflow of $59.8 million recorded in the same period of the previous year.

On the other hand, net cash flows from financing activities were negative at $182.8 million, compared to $233.7 million in 1Q25. This behavior was mainly explained by interest payments of $110.7 million, prepayments and amortizations of bank loans of $46.8 million, as well as payments of lease liabilities related to right-of-use assets of $23.5 million. The Company will continue to prioritize an orderly management of its financial structure, including debt prepayments when cash flow conditions allow, with the objective of reducing financial costs.

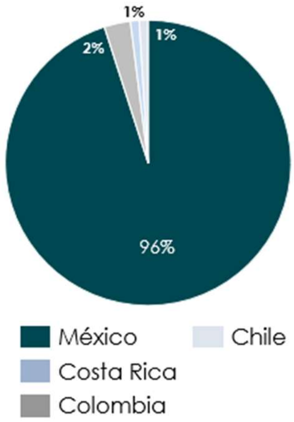
As a result of the above, cash and cash equivalents decreased by $109.1 million during the quarter, closing at $439.3 million as of March 31, 2026, compared to $548.4 million as of March 31, 2025.

Portfolio of Hotel Assets

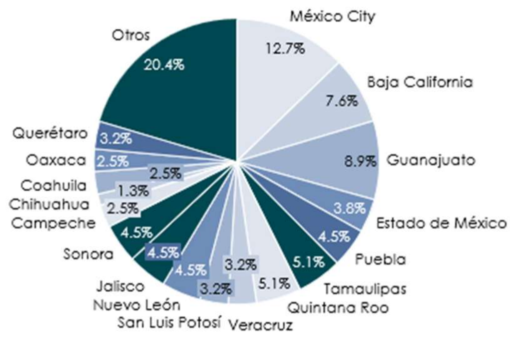
Norte 19 currently has an inventory of 141 hotels, of which 135 are in Mexico with a presence in 30 states and over 68 cities, as well as four hotels in Colombia, one in Costa Rica, and one in Chile. The composition of the hotel portfolio is presented below:

Hotels by Geographic Region

By Country

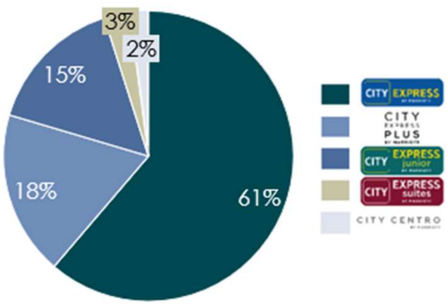


México

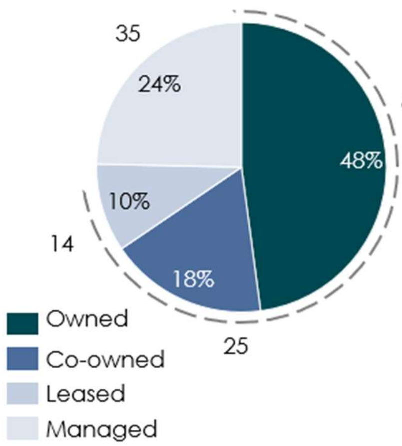


(1) Otros: Sinaloa, Michoacán, Tabasco, Baja California Sur, Chiapas, Yucatán, Aguascalientes, Colima, Zacatecas, Hidalgo, Durango, Nayarit y Tlaxcala

Hotels by Brand



Kind of Property



Environmental, Social, and Economic Sustainability

Promotora de Hoteles Norte 19 has the following Sustainability Policy:

> *"To be a catalyst for positive economic, social, and environmental impacts in each of the communities where we operate, incorporating innovation and comprehensive development through long-term value creation."*

All the Company's hotels have been built and managed using environmental, social welfare, and occupational security standards at a local and international level. The following are some of the most important sustainability and social responsibility certifications that have been awarded to Promotora de Hoteles Norte 19:

- *Socially Responsible Company Award*: An award granted by the Mexican Center for Philanthropy, recognizing the Company for twelve consecutive years, as one of the best companies for corporate governance, quality of work life, environmental commitment, and social engagement in Mexico.
- *Adherence to the UN Global Compact*: For eleven consecutive years, the Company has joined a global effort committed to ten universally accepted principles in the areas of human rights, labor standards, environmental protection, and anti-corruption.
- *Adherence to the National Code of Conduct for the Protection of Children and Adolescents in the Travel and Tourism Sector*: Currently, Promotora de Hoteles 19 has 140 properties that have signed and implemented this code of conduct, committing to measures that prevent sexual and labor exploitation of children and adolescents in the tourism sector.
- The Company participates in the CDP (Carbon Disclosure Project) – Climate Change questionnaire, achieving a "C" level, resuming its management and awareness-raising process on climate change impacts. It also participates in the Water Security response with a rating of "B-," achieving above-average performance for the sector.
- In addition, the Company is part of a group of pioneering Mexican companies that signed the Glasgow Declaration on Climate Action in Tourism, a global initiative committed to cutting emissions in half by 2030 and achieving net-zero emissions before 2050.
- Norte 19 also has a dedicated platform that brings together the Company's sustainability programs and initiatives aimed at protecting the environment, creating social value, and enhancing the economic well-being of the communities where it operates.
- Regarding social initiatives, Promotora de Hoteles Norte 19 focuses on those with the highest impact, concentrating its efforts on supporting projects related to entrepreneurship and social engagement that generate sustainable long-term benefits. One initiative in this regard is the employment inclusion program for hiring

individuals with hearing disabilities through the *Aliados* program, which began in the northern region of the country and is intended to reach all the properties in the portfolio

- In 2026, Promotora de Hoteles Norte 19 allocated $10 million pesos to various initiatives aligned with the 17 Sustainable Development Goals (SDGs) of the 2030 Agenda. This investment also enabled the creation of strategic partnerships with organizations that support various communities and contribute to a global effort to combat poverty, protect the planet, and promote peace and prosperity for all.
- During 1Q26, the Company, in partnership with CEMEFI (Mexican Center for Philanthropy), launched the "Huéspedes del Mundo 2026" initiative, with the objective of establishing 20 strategic alliances with civil society organizations to carry out environmental and social projects and benefit more than 150,000 people.
- Additionally, as part of our environmental pillar, the properties operated by Promotora de Hoteles Norte 19 participate in the "Earth Hour" initiative, implementing various actions to raise awareness about climate change, including a voluntary one-hour blackout.

For more information about the Impacto City initiatives – the sustainable strategy of Promotora de Hoteles Norte 19, please visit the following address:

https://norte19.com/investors

Conference Call Details:

Promotora de Hoteles Norte 19 cordially invites you to join its

1Q26 Earnings Conference Call

Earnings Conference Call Details:
Thursday, April 30th, 2026
1:00 PM ET
11:00 AM Mexico City
The call will be held in Spanish, with live English translation available on Zoom

To join the webinar by phone:
1. Dial one of the domestic or international numbers listed below.
2. Enter the webinar ID **(950 5106 4241)** followed by **#**.
3. If the meeting has not yet started, press **#** to wait.
4. You will be asked to enter the unique participant ID. Press **#** to skip.

To join online, please register in advance for this webinar at the following link:

https://zoom.us/webinar/register/WN_Rb0aPORlSYeVodlCo5khbA

Mexico
+52 558 659 6002
+52 554 161 4288
+52 554 169 6926

United States
+1 312 626 6799 (Chicago)
+1 346 248 7799 (Houston)
+1 646 558 8656 (New York)

Other international dial-in numbers available:
https://us02web.zoom.us/zoomconference

Financial Tables Below-

Consolidated Income Statement

ɔolidated Income Statement ɹsands of Pesos)	1Q26	1Q26	1Q26 vs 1Q26 % Change
Total Revenues			
Revenues from Hotel Operation	965,182	957,511	0.8%
Revenues from Hotel Management	28,487	35,471	(19.7%)
Total Revenues	**993,669**	**992,982**	**0.1%**
Costs and expenses			
l operating costs and expenses[1]	657,319	652,247	0.8%
Selling and administrative expenses	156,189	151,194	3.3%
eciation and amortization [2]	85,345	95,091	(10.2%)
Total Costs and Expenses	**898,852**	**898,531**	**0.0%**
Expenses assoc. with new hotel openings	64	1,896	(96.6%)
Other (income) / Non-recurring expenses	0	850	(100.0%)
Total	**64**	**2,746**	**(97.7%)**
Operating Income	**94,752**	**91,704**	**3.3%**
Operating Income Margin (%)	*9.5%*	*9.2%*	0.3 pps
Adjusted EBITDA	**191,853**	**201,475**	**(4.8%)**
Adjusted EBITDA Margin (%)	*19.3%*	*20.3%*	(1.0 pps)
EBITDA	**191,789**	**198,729**	**(3.5%)**
EBITDA Margin (%)	*19.3%*	*20.0%*	(0.7 pps)
ıce income	(4,431)	(9,302)	(52.4%)
ıce costs[3]	121,982	133,875	(8.9%)
Effects of valuation of financial instruments	192	22,717	(1.0x)
Exchange result, net	1,971	4,812	(59.0%)
Comprehensive Financing Result	**119,715**	**152,101**	**(21.3%)**
Profit before income tax	(24,963)	(60,397)	58.7%
Income tax expense	2,612	8,202	68.2%
Net Income for the Period	**(27,575)**	**(68,599)**	59.8%
Net Majority Income			

Consolidated Balance Sheet

Balance Sheet *(000) Pesos*	As of March 2026	As of December 2025	As of March 2026 vs As of December 2025 %}
Cash and equivalents	439,346	538,252	(18.4%)
Trade receivables, net	243,484	223,846	8.8%
Recoverable taxes	172,334	167,235	3.0%
Prepaid expenses	146,527	110,383	32.7%
Derivative financial instruments	105	262	(60.0%)
Total Current Assets	**1,001,795**	**1,039,978**	**(3.7%)**
Property, equipment and leasehold improvements	11,168,834	11,190,349	(0.2%)
Right of Use (net of amortization)	247,372	259,064	(4.5%)
Other assets	68,232	68,234	(0.0%)
Derivative financial instruments	936,729	911,809	2.7%
Deferred income tax	0	0	NM
Total Long Term Assets	**12,421,166**	**12,429,455**	**(0.1%)**
Total Assets	**13,422,961**	**13,469,433**	**(0.3%)**
Liabilities			
Current Liabilities:			
Bank loans and accrued interests	299,707	273,973	9.4%
Trade accounts payable	220,557	245,881	(10.3%)
Other taxes and accrued expenses	432,720	392,380	10.3%
Income tax payable	21,962	31,896	(31.1%)
Direct employee benefits	42,900	45,119	(4.9%)
Current Liabilities from Lease Capitalizations	37,556	49,633	(24.3%)
Total Current Liabilities	**1,055,402**	**1,038,883**	**1.6%**
Long-term debt	3,722,365	3,798,413	(2.0%)
Other Liabilities	13,552	13,552	0.0%
Employee benefits	53,187	53,915	(1.3%)
Derivative financial instruments	24,254	39,568	(38.7%)
Deferred income tax	348,171	331,913	4.9%
Liabilities from Lease Capitalizations	265,704	265,704	0.0%
Total Long Term Liabilities	**4,427,234**	**4,503,065**	**(1.7%)**
Total Liabilities	**5,482,636**	**5,541,947**	**(1.1%)**
Equity			
Equity Attributable to the Owners of the Entity			
Issued capital	5,955,892	5,953,051	0.0%
Retained earnings	1,148,850	1,178,159	(2.5%)
Other Comprehensive Income	(252,237)	(294,559)	(14.4%)
Total Equity Attributable to the Owners of the Entity	**6,852,505**	**6,836,649**	**0.2%**
Non-controlling interests	1,087,820	1,090,836	(0.3%)
Total Equity	**7,940,326**	**7,927,485**	**0.2%**
Total Liabilities + Equity	**13,422,961**	**13,469,433**	**(0.3%)**

Consolidated Cash Flow Statement

Cash Flow Statement	3M26
Profit before income tax	(24,963)
Operating Activities	
Depreciation	97,038
Loss on disposal of equipment	(922)
Finance income	(4,431)
Finance costs	121,982
(Gain) Loss on Valuation of Financial Instruments	157
Expenses Related to Payments Based on Stocks	0
Unrealized foreign currency fluctuations	(63)
	188,798
Changes in Working Capital:	
Trade receivables	(19,638)
Recoverable taxes	(5,099)
Prepaid expenses, net	(36,144)
Trade and other payables	(25,324)
Accrued Expenses, others and taxes to be paid	30,566
Employee benefits	(2,946)
Corporate restructuring costs	
Income tax and business flat tax paid	(14,842)
Net Cash Flows from Operating Activities	**115,371**
Investing Activities:	
Payments for property, equipment and leasehold improvements	(38,910)
Other assets	0
Finance income received	4,431
Net Cash Flows used in Investing Activities	**(34,478)**
Financing Activities:	
Proceeds from the issuance of equity instruments	2,842
Proceeds from contributions rec. from non-controlling interests	(4,750)
Repurchase of shares	0
Finance cost paid	(110,652)
Proceeds from short- and long-term borrowings	0
Repayment of borrowings	(46,796)
Net obtaining (repayment) of loans from partners	0
Payment of leasehold right-of-use liabilities	(23,454)
Sale of Minority Interest	0
Net Cash Flows used in Financing Activities	**(182,810)**
Net increase (decrease) in cash and equivalents	(101,917)
Cash at the beginning of the period	538,252
Effects of exchange rate changes on the balance of cash held in foreign currencies and effects of balances of foreign	3,011
Cash at the End of the Period	**439,346**

Hotel Inventory

No.	Plaza / Hotel	Marca			Número de Habitaciones	Ubicación
1	Saltillo	City Express	Owned	May-03	120	Coahuila
2	San Luis	City Express	Owned	Jul-03	120	San Luis Potosí
3	Monterrey Santa Catarina	City Express	Owned	Oct-03	105	Nuevo León
4	Querétaro	City Express	Owned	Nov-03	121	Querétaro
5	León	City Express	Owned	Dec-03	120	Guanajuato
	2003				586	
6	Anzures	City Express Suites	Leased	Apr-04	26	Ciudad de México
7	Puebla	City Express	Owned	May-04	124	Puebla
8	Nuevo Laredo	City Express	Managed	Aug-04	107	Tamaulipas
9	Ciudad Juárez	City Express	Owned	Oct-04	114	Chihuahua
10	Irapuato	City Express	Owned	Nov-04	104	Guanajuato
	2004				1,061	
11	Reynosa	City Express	Owned	Feb-05	104	Tamaulipas
12	Cancun	City Express	Leased	Mar-05	128	Quintana Roo
13	Tuxtla Gutiérrez	City Express	Managed	Dec-05	124	Chiapas
14	Querétaro*	City Express Suites	Owned	Dec-05	89	Querétaro
	2005				1,506	
15	Chihuahua	City Express	Managed	Mar-06	104	Chihuahua
16	Guadalajara	City Express Plus	Owned	Jul-06	145	Jalisco
17	Tampico	City Express	Co-Owned	Nov-06	124	Tamaulipas
18	Mexicali	City Express	Owned	Dec-06	117	Baja California
19	Toluca*	City Express	Owned	Dec-06	232	Estado de México
	2006				2,228	
20	EBC Reforma	City Express	Owned	Jan-07	70	Ciudad de México
21	Hermosillo	City Express	Co-Owned	Apr-07	120	Sonora
22	Celaya	City Express	Leased	May-07	104	Guanajuato
23	Insurgentes Sur	City Express Plus	Owned	Jul-07	159	Ciudad de México
24	Tepozotlán	City Express	Leased	Dec-07	109	Estado de México
	2007				2,790	
25	Toluca	City Express Junior	Leased	Feb-08	106	Estado de México
26	Lázaro Cárdenas	City Express	Owned	Nov-08	119	Michoacán
27	Puebla Angelópolis	City Express	Owned	Nov-08	117	Puebla
28	Tijuana Río	City Express	Managed	Dec-08	131	Baja California
29	Silao*	City Express	Owned	Dec-08	179	Guanajuato
30	Monterrey Aeropuerto	City Express	Owned	Dec-08	166	Nuevo León
	2008				3,608	
31	El Angel	City Express Plus	Owned	Jan-09	137	Ciudad de México
32	Mexicali	City Express Junior	Owned	Feb-09	104	Baja California
33	Tula	City Express	Managed	Mar-09	103	Hidalgo
34	Los Mochis	City Express	Owned	Jun-09	124	Sinaloa
35	Zacatecas	City Express	Managed	Jun-09	109	Zacatecas
36	Tijuana Otay	City Express Junior	Managed	Jun-09	134	Baja California
37	Veracruz	City Express	Leased	Sep-09	124	Veracruz
38	Saltillo Sur	City Express	Owned	Dec-09	107	Coahuila
39	Cancun	City Express Junior	Leased	Nov-09	106	Quintana Roo
	2009				4,656	
40	Guadalajara Periférico Sur	City Express Junior	Leased	Feb-10	107	Jalisco
41	Ciudad Juárez	City Express Junior	Owned	Mar-10	128	Chihuahua
42	Nogales	City Express	Owned	Nov-10	109	Sonora
43	San Luis Univ.	City Express	Owned	Dec-10	109	San Luis Potosí
	2010				5,109	

No.	Plaza / Hotel	Marca			Número de Habitaciones	Ubicación	
44	Minatitlán	City Express	Co-Owned	Mar-11	109	Veracruz	Select Service
45	Mérida	City Express	Co-Owned	Apr-11	124	Yucatán	Select Service
46	Culiacan	City Express	Co-Owned	Jun-11	133	Sinaloa	Select Service
47	Veracruz	City Express Junior	Leased	Jul-11	104	Veracruz	Select Service
48	Aguascalientes	City Express	Owned	Aug-11	123	Aguascalientes	Select Service
49	Playa del Carmen*	City Express	Owned	Sep-11	191	Quintana Roo	Select Service
50	Puebla Autopista	City Express	Co-Owned	Oct-11	108	Puebla	Select Service
51	Tuxtla Gutierrez	City Express Junior	Leased	Oct-11	106	Chiapas	Select Service
52	Manzanillo	City Express	Owned	Nov-11	116	Colima	Select Service
53	Ciudad del Carmen	City Express	Co-Owned	Dec-11	129	Campeche	Select Service
	2011				6,352		
54	Ciudad Obregon	City Express	Owned	Jan-12	120	Sonora	Select Service
55	Campeche	City Express	Owned	Apr-12	110	Campeche	Select Service
56	Villahermosa	City Express	Owned	Jul-12	155	Tabasco	Select Service
57	Queretaro Jurica	City Express	Co-Owned	Sep-12	135	Querétaro	Select Service
58	Durango	City Express	Co-Owned	Oct-12	120	Durango	Select Service
59	San José	City Express	Owned	Nov-12	134	Costa Rica	Select Service
60	Xalapa	City Express	Managed	Dec-12	126	Veracruz	Select Service
61	Tijuana Insurgentes	City Express	Owned	Dec-12	127	Baja California	Select Service
	2012				7,379		
62	Chetumal	City Express	Leased	Mar-13	109	Quintana Roo	Select Service
63	Santa fe*	City Express Plus	Co-Owned	Jun-13	198	Ciudad de México	Select Service
64	Oaxaca	City Express	Managed	Oct-13	103	Oaxaca	Select Service
65	Salina Cruz	City Express	Managed	Oct-13	116	Oaxaca	Select Service
66	Patio Universidad	City Express Plus	Owned	Dec-13	124	Ciudad de México	Select Service
67	La Paz	City Express	Owned	Dec-13	124	Baja California Sur	Select Service
68	Puebla Autopista	City Express Junior	Co-Owned	Dec-13	113	Puebla	Select Service
69	Cali	City Express Plus	Owned	Dec-13	127	Colombia	Select Service
70	Cananea	City Express	Co-Owned	Dec-13	98	Sonora	Select Service
71	Irapuato Norte	City Express	Co-Owned	Dec-13	122	Guanajuato	Select Service
	2013				8,613		
72	Cd. Del Carmen Isla de Tris	City Express Junior	Managed	Feb-14	109	Campeche	Select Service
73	Cd. Del Carmen Aeropuerto	City Express Junior	Co-Owned	Feb-14	124	Campeche	Select Service
74	Tehuacan	City Express	Managed	Mar-14	108	Puebla	Select Service
75	Paraíso	City Express	Co-Owned	May-14	108	Tabasco	Select Service
76	Plaza Central	City Express	Leased	Sep-14	135	Ciudad de México	Select Service
77	Puebla Autopista	City Express Suites	Owned	Sep-14	72	Puebla	Select Service
78	Apizaco	City Express	Managed	Sep-14	104	Tlaxcala	Select Service
79	Cd Victoria	City Express	Managed	Oct-14	108	Tamaulipas	Select Service
80	Monterrey Nuevo Sur	City Express Plus	Owned	Dec-14	138	Nuevo León	Select Service
81	Matamoros	City Express	Owned	Dec-14	113	Tamaulipas	Select Service
82	Salamanca	City Express	Owned	Dec-14	113	Guanajuato	Select Service
83	Villahermosa	City Express Junior	Owned	Dec-14	136	Tabasco	Select Service
	2014				9,981		
84	Los Cabos*	City Express Plus	Owned	Apr-15	163	Baja California Sur	Select Service
85	Tuxpan	City Express	Managed	Jul-15	108	Veracruz	Select Service
86	Guadalajara Palomar	City Express Plus	Owned	Jul-15	113	Jalisco	Select Service
87	Guadalajara Aeropuerto	City Express	Managed	Nov-15	118	Jalisco	Select Service
88	Piedras Negras	City Express	Owned	Dec-15	113	Coahuila	Select Service
89	Periférico Sur Tlalpan	City Express Plus	Owned	Dec-15	137	Ciudad de México	Select Service
90	Monterrey San Jerónimo	City Express Plus	Owned	Dec-15	149	Nuevo León	Select Service
	2015				10,882		

No.	Plaza / Hotel	Marca	Número de Habitaciones	Ubicación
91	Aguascalientes Centro	City Express Junior	66	Aguascalientes
92	CD MX Aeropuerto	City Express	98	Ciudad de México
93	San Luis Potosí Centro	City Express Junior	128	San Luis Potosí
94	CDMX Alameda	City Express	112	Ciudad de México
95	Reynosa Aeropuerto	City Express	113	Tamaulipas
96	Tijuana	City Express Suites	79	Baja California
97	Santiago Aeropuerto	City Express	142	Santiago, Chile
98	Toluca Zona Industrial	City Express Junior	92	Estado de México
99	Rosarito	City Express	113	Baja California
100	Mundo E	City Express Plus	144	Estado de México
101	Bogotá Aeropuerto	City Express Plus	120	Bogotá, Colombia
102	Bogotá Aeropuerto	City Express Junior	116	Bogotá, Colombia
103	CDMX La Raza	City Express	127	Ciudad de México
104	Mérida Altabrisa	City Express Junior	106	Yucatán
105	CDMX	City Centro	44	Ciudad de México
	2016		12,482	
106	Celaya Galerías	City Express	127	Guanajuato
107	San Luis Potosí Zona Industrial	City Express Junior	122	San Luis Potosí
108	Puebla Angelópolis	City Express junior	122	Puebla
109	Altamira	City Express	127	Tamaulipas
	Mérida (Ampliación)	City Express	42	Yucatán
110	Puerto Vallarta	City Express Plus	126	Jalisco
111	Medellín	City Express Plus	141	Medellín, Colombia
112	Tuxtepec	City Express junior	105	Oaxaca
113	Tijuana Otay	City Express	120	Baja California
114	León Centro de Convenciones	City Express junior	137	Guanajuato
115	Oaxaca	City Centro	103	Oaxaca
116	León Centro de Convenciones	City Express Plus	132	Guanajuato
	2017		13,886	
117	Tepic	City Express	125	Nayarit
118	Comitán	City Express	105	Chiapas
119	Gustavo Baz	City Express	125	Ciudad de México
120	Cancun Aeropuerto*	City Express Plus	183	Quintana Roo
121	Interlomas	City Express Plus	141	Estado de México
122	Tampico	City Express Plus	122	Tamaulipas
123	CDMX Sullivan	City Express Junior	96	CDMX
124	Mérida	City Express Plus	135	Yucatán
125	Ensenada	City Express	127	Baja California
126	Ensenada	City Express Plus	134	Baja California
127	Tijuana	City Express Plus	156	Baja California
	2018		15,335	
128	CDMX Tlalpan	City Express	96	CDMX
129	Tapachula	City Express	117	Chiapas
130	CDMX La Villa	City Express	106	CDMX
131	San Luis Potosí	City Centro	70	San Luis Potosí
	2019		15,724	
132	Ce Guaymas	City Express	114	Sonora
133	Mexicali	City Express Plus	146	Baja California
134	Hermosillo Expo	City Express	124	Sonora
135	Caborca	City Express	101	Sonora
	2020		16,209	
136	Lagos de Moreno	City Express	121	Jalisco
	2021		16,330	
137	Monterrey Universidad	City Express	147	Nuevo León
	2022		16,477	
138	Guadalajara Providencia	City Express Plus	150	Jalisco
139	Cancún Aeropuerto	City Express	137	Quintana Roo
140	Monterrey Centro	City Express Plus	140	Nuevo León
141	Tijuana el Florido	City Express	123	Baja California
			17,027	