

INCREASED INVESTMENT IN OPERADORA PORTUARIA S.A.

July 2, 2026 — *Panama City, Panama.* Mobiliare Latam, S.A., a *sociedad anónima* organized under the laws of Panama (the “**Panamanian Co-Issuer**”), Mobiliare Latam México, S.A. de C.V., a *sociedad anónima de capital variable* organized under the laws of Mexico (the “**Mexican Co-Issuer**”), Mobiliare Real Estate Solutions Peru S.A.C. a *Sociedad anónima cerrada* organized under the laws of Perú (the “**Peruvian Co-Issuer**” and, together with the Company and the Mexican Co-Issuer, the “**Co-Issuers**”), announced today that the Peruvian Co-Issuer has increased its stake in Operadora Portuaria S.A. (“**OPORSA**”) by 12%, amounting to a total of 50% interest in OPORSA.

On December 31, 2025, the Peruvian Co-Issuer acquired 38% of OPORSA’s share capital from Andino Capital Holding S.A. and Almacenes Financieros S.A.; both subsidiaries of Andino Investment Holding S.A.A. On June 30, 2026, the Peruvian Co-Issuer increased its stake in OPORSA to 50% through the payment of a capital contribution destined to invest in new projects on OPORSA’s properties. The capital contribution will be finalized in the coming weeks once OPORSA’s authorized capital is increased in the applicable public registries.

This transaction is an important milestone on Mobiliare’s growth roadmap as OPORSA’s accession to Mobiliare supports its ongoing efforts in expanding its presence in Perú.

About Mobiliare

Mobiliare is a Latin American real estate operating company, focused on owning, developing and managing real estate assets and currently operating in nine countries—Guatemala, Peru, Mexico, Costa Rica, El Salvador, Colombia, Ecuador, Honduras and Nicaragua—offering a one-stop solution that serves top multinational and regional tenants in their local distribution, manufacturing, supply chain and service delivery operations.

Investor Relations Contacts

Name: Daiann Irigoyen / David Perez

Email: di@mobiliare.la / david.perez@mobiliare.la