

RLH Properties ("RLH A"), the first public company specializing in high-end hotels in Mexico and the Caribbean, announces its financial results for the first quarter of 2024.

Mexico City. - RLH Properties (BMV: RLH A), the first public company specializing in luxury and ultra-luxury hotels in Mexico, announces its financial results for the first quarter of 2024. Except where otherwise indicated, all figures in the report were prepared in accordance with International Financial Reporting Standards ("IFRS") and expressed in nominal Mexican pesos.

1Q 2024 Relevant Information.

During the first quarter, RLH Properties' results showed an increase in GOP and EBITDA, reflecting the superior performance of the group's hotel assets, particularly Fairmont at Mayakoba, which continues its positioning after the recent renovation, and One&Only Mandarin, which showed a recovery compared to the same quarter of the previous year.

Consolidated P&L

Figures in thousands MXN \$ except where otherwise indicated

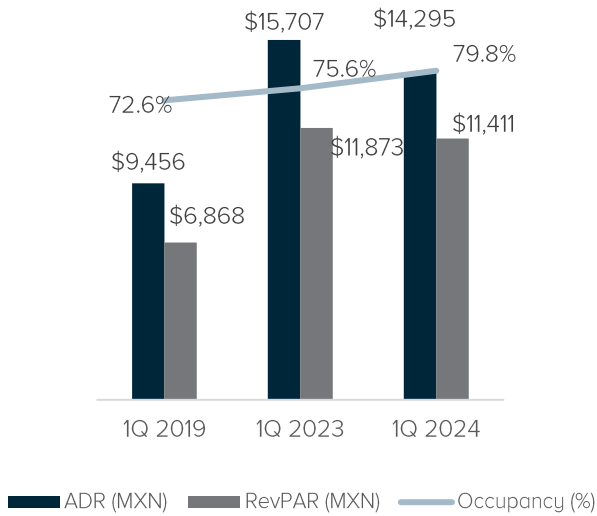
	1Q 2024		Quarter		1Q 2023		Var. u/y	
	1Q 2024	%	1Q 2023	%	1Q 2023	%	Var. u/y	
Total Revenues	2,327,411	100%	2,421,552	100%	(94,141)		-4%	
Hotel costs and expenses	(1,509,443)	-65%	(1,577,463)	-65%	68,020		-4%	
Residential costs and expenses	-	0%	-	0%	-		0%	
Indirect expenses	(33,349)	-1%	(71,197)	-3%	37,848		-53%	
Gross Operating Profit (GOP)	784,619	34%	772,892	32%	11,727		2%	
Margin (%)	34%		32%		2pp			
EBITDA	716,922	31%	703,575	29%	13,347		2%	
Margin (%)	31%		29%		2pp			

Total revenues decreased 4% compared to the same period of the previous year, affected by the 10.0% appreciation of Mexican peso against the average exchange rate in 1Q 2023.

Gross operating profit (GOP) for the first quarter totaled 784M, 2% higher than the same period of the previous year, due to efficiencies in indirect expenses.

RLH's consolidated recurring **EBITDA** after corporate expenses for the first quarter increased 2% year-over-year to 716M. However, the appreciation of the peso continues to put significant pressure on the profitability of the portfolio.

Aggregated of Operating Assets
1Q 2024 vs 1Q 2019 & 1Q 2023 (MXN)



The **occupancy rate** was 79.8%, registering an increase of 4.2 p.p. compared to the same period of the previous year and an increase of 7.2 p.p. compared to the same period in 2019.

The **average rate** was 14,295 (842 USD), which represented a decrease of 9.0% with respect to the previous year and an increase of 51.2% with respect to 2019, in local currency. On the other hand, the rate in U.S. dollars recorded a decrease of 0.1% with respect to the previous year and an increase of 71.0% with respect to 2019.

RevPAR was 11,411 (672 USD), which represented a decrease of 3.9% over the previous year and an increase of 66.1% over 2019, in local currency. Meanwhile, RevPAR in U.S. dollars recorded an increase of 5.5% over the previous year and an increase of 87.9% over 2019.

Hotel Assets Operating Statistics 1Q2024

The following are the main aggregate operating indicators¹ of RLH Properties' Hotel Assets portfolio as of the first quarter of 2024:

Operational Indicators for the 1st Quarter, 2024					
Stabilized Assets and Other Assets					
Indicator	1Q 2019	1Q 2023	1Q 2024	% Var. 1Q 2024 vs. 1Q 2019	% Var. 1Q 2024 vs. 1Q 2023
ADR (USD)	\$519	\$772	\$770	48.4%	(0.3%)
ADR (MXN)	\$9,967	\$14,372	\$13,073	31.2%	(9.0%)
Occupancy (%)	75.3%	75.8%	80.2%	5.0 pp	4.4 pp
RevPAR (USD)	\$391	\$586	\$618	58.1%	5.5%
RevPAR (MXN)	\$7,503	\$10,898	\$10,488	39.8%	(3.8%)
Total Revenues (USD '000)	\$54,564	\$108,758	\$116,457	113.4%	7.1%
Total Revenues (MXN '000)	\$1,047,956	\$2,024,287	\$1,976,714	88.6%	(2.4%)
EBITDA* (USD '000)	\$19,311	\$41,009	\$42,389	119.5%	3.4%
EBITDA* (MXN '000)	\$370,980	\$762,999	\$718,894	93.8%	(5.8%)
EBITDA* Net of FF&E Reserve (USD '000)	\$17,490	\$37,526	\$38,642	120.9%	3.0%
EBITDA* Net of FF&E Reserve (MXN '000)	\$336,013	\$698,167	\$655,287	95.0%	(6.1%)
EBITDA Margin (%)	35.4%	37.7%	36.4%	1.0 pp	(1.3 pp)
EBITDA Net of FF&E Reserve Margin (%)	32.1%	34.5%	33.2%	1.1 pp	(1.3 pp)
Operating Assets					
Indicator	1Q 2019	1Q 2023	1Q 2024	% Var. 1Q 2024 vs. 1Q 2019	% Var. 1Q 2024 vs. 1Q 2023
ADR (USD)	\$492	\$843	\$842	71.0%	(0.1%)
ADR (MXN)	\$9,456	\$15,707	\$14,295	51.2%	(9.0%)
Occupancy (%)	72.6%	75.6%	79.8%	7.2 pp	4.2 pp
RevPAR (USD)	\$358	\$637	\$672	87.9%	5.5%
RevPAR (MXN)	\$6,868	\$11,873	\$11,411	66.1%	(3.9%)
Total Revenues (USD '000)	\$61,578	\$127,087	\$139,199	126.1%	9.5%
Total Revenues (MXN '000)	\$1,182,644	\$2,367,783	\$2,363,232	99.8%	(0.2%)
EBITDA* (USD '000)	\$20,985	\$45,952	\$49,562	136.2%	7.9%
EBITDA* (MXN '000)	\$403,139	\$855,801	\$840,782	108.6%	(1.8%)
EBITDA* Net of FF&E Reserve (USD '000)	\$18,954	\$42,000	\$45,094	137.9%	7.4%
EBITDA* Net of FF&E Reserve (MXN '000)	\$364,132	\$782,178	\$764,910	110.1%	(2.2%)
EBITDA Margin (%)	34.1%	36.1%	35.6%	1.5 pp	(0.6 pp)
EBITDA Net of FF&E Reserve Margin (%)	30.8%	33.0%	32.4%	1.6 pp	(0.7 pp)

* Aggregated EBITDA (SoTP) of the operating assets, unaudited without adjustments due to financial consolidation.

¹ Aggregate operating hotel information is based on USALI (Uniform System of Accounts for the Hotel Industry), and includes the sum of hotel assets.

Occupancy Rate

The **occupancy rate was 79.8%**, registering an **increase of 4.2 p.p.** compared to the same period of the **previous year** and an increase of **7.2 p.p. compared** to the same period in **2019**.

According to UN Tourism forecasts, the **full recovery** of international **tourism** after the impact of the COVID-19 pandemic will occur by the **end of 2024**. In this sense, **international arrivals** during **2023** reached **88%** with respect to 2019 and specifically international tourism in the **American Continent** reached a recovery of **90%**.

Following the **impact of the pandemic**, international tourism experienced a **reconfiguration** that **benefited** those destinations that had fewer restrictions that conditioned the flow of international tourists, as was the case of **Mexico**. Thus, it was expected that as the main international tourist destinations eliminated their restrictions, the **demand for tourism to the** benefited destinations **would gradually return to the trend** it had **before the impact of the pandemic**. However, the **recovery of tourism** at the international level **has faced an unfavorable economic and geopolitical situation**, causing an uneven recovery among regions. These include war conflicts in Eastern Europe and the Middle East, as well as persistent inflation, high interest rates, volatile oil prices and disruptions in trade flows.

Mexico continues to position itself as one of the countries with the best international recovery from the impact of the pandemic. According to ForwardKeys, in 2023, the country was positioned as the **third with the highest recovery in international arrivals compared to 2019**. **Cancun and Mexico City** are among the **10 cities in the Americas with the greatest increase** in international tourists compared to 2019, ranking second and fourth respectively.

Meanwhile, during the first quarter of the year, **tourism demand in Mexico's main destinations continues to sustain an increase compared to pre-pandemic levels**. In context, according to the Ministry of Tourism, during the first two months of 2024, **international tourists by air increased by 6.2% compared** to the same period of the previous year, with Cancun, Mexico City and Puerto Vallarta airports accounting for more than 74% of international tourist arrivals by air.

In general, the entire portfolio showed increases in terms of average occupancy during the first quarter compared to the same period of the previous year. In particular, the **Fairmont Mayakoba** hotel recorded the largest increase over the previous year, continuing the hotel's **important positioning** in the market in which it competes, **following its renovation**.

The **Four Seasons Mexico City** hotel continues to lead its segment in the market with the **highest average occupancy level** during the quarter compared to its main competitors.

Average Rate

The **average rate** was 14,295 (842 USD), which represented a **decrease of 9.0% with respect to the previous year** and an increase of 51.2% with respect to 2019, in local currency. On the other hand, the rate in U.S. dollars recorded a **decrease of 0.1% with respect to the previous year** and an increase of 71.0% with respect to 2019.

The **opening of most international destinations**, as well as the **growing luxury offer in Mexico's main tourist destinations**, has brought with it certain **pricing pressures**. In this regard, during the first quarter

of the year, the strategy in most of the assets in the portfolio was to **optimize demand** with rate levels that managed to position the portfolio **with increases in RevPAR**. Although the tariff was in line with the same period of the previous year in US dollars, the volume level obtained given the pricing strategy **brought increases in Total Revenues in US dollars**. The **negative impact of the tariff in Mexican pesos was related to the appreciation of this currency against the US dollar**.

In this sense, the **first quarter of 2024 recorded an appreciation of the Mexican peso of 10.0% with respect to the same period of the previous year**, going from an average of MXN18.70/USD in the first quarter of 2023 to MXN16.99/USD in the first quarter of 2024. **With respect to 2019, an appreciation of 13.1% was recorded**, going from an average of 19.22 MXN/USD in the first quarter of 2019 to 16.99 MXN/USD in the first quarter of 2024.

As in terms of occupancy, the **Four Seasons Mexico City and Fairmont Mayakoba** hotels also presented the **largest increases in average rates** during the quarter.

RevPar

RevPAR was 11,411 (672 USD), which represented a **decrease of 3.9% over the previous year and an increase of 66.1% over 2019**, in local currency. Meanwhile, RevPAR in U.S. dollars recorded an **increase of 5.5% over the previous year and an increase of 87.9% over 2019**.

According to competitive intelligence leader STR, in the first quarter of the year, **77% of international travel markets increased their RevPAR levels**. However, **Mexico** was one of the countries that **did not experience an increase in this metric compared to the same period last year**.

In other words, although the country continues to show levels of demand with international relevance, these levels were not able to offset the **impact on revenues due to the decrease in average tariffs** during the period.

As mentioned, the demand optimization strategy resulted in an **increase in the results of the US dollar portfolio** and the negative impact of the Mexican peso rate was also directly related to the appreciation of the Mexican peso against the US dollar.

In this regard, the **Four Seasons Mexico City, Fairmont Mayakoba and Rosewood Mayakoba** hotels **led on RevPAR against their competitive sets** in which they compete. Specifically, the **Fairmont Mayakoba** hotel registered the **highest RevPAR increase in the portfolio**. For its part, the **Four Seasons Mexico City** hotel has **solidly led the market in which it competes with the best RevPAR level in its segment since 2022 and through this period of 2024**.

EBITDA

EBITDA for the quarter in U.S. dollars, was **above the level recorded last year and significantly above that recorded in 2019**. These results are related to the **strategy that optimized demand** and brought about an increase in total revenues in US dollars.

Although the portfolio's rates are fixed in U.S. dollars, the expense structure is mostly denominated in local currency, so the appreciation of the Mexican peso against the U.S. dollar continues to put

significant pressure on the portfolio's profitability. Thus, **the profitability margin has been affected by the higher investment required to cover the fixed cost structure.**

In addition to the strategy to increase total revenues, the implementation of an expense contingency plan to mitigate the impact of the appreciation of the Mexican peso against the U.S. dollar on profitability has been a priority. However, **it is estimated that this factor had a negative impact of 2.5 percentage points on the EBITDA margin of the portfolio during the quarter.**

Information related to the Residential Business

The following are the main commercial indicators for RLH's Residential Business² as of the first quarter of 2024:

Component	Total Inventory	Sales 2024	Sales held as of March 31, 2024	Inventory on hand	Sale and Purchase Agreements Signed in 2024
Residences	319	1	235	84	-
Mayakoba	279	1	215	64	-
Rosewood Residences	33	-	31	2	-
Fairmont Heritage Place (FO) ^(a)	54	-	38	16	-
Fairmont Heritage Place (FC) ^(b)	192	1	146	46	-
Mandarin	40	-	20	20	-
Mandarina Private Homes O&O ^(c)	40	-	20	20	-

- (a) FO refers to units that are marketed as "Full Ownership".
- (b) FC means units that are marketed as "Fractions".
- (c) The units of the lots that are active are reported.

² In accordance with International Financial Reporting Standards, income from the sale of residences is recognized at the time control of the property is transferred, i.e., at the time of the deed to the property.

First quarter 2024 results

Total Revenues

During the quarter, total revenues showed a decrease of 4% compared to the same period last year, mainly due to the appreciation of the peso against the dollar by 10% versus the average exchange rate of the same period last year, partially offset by the good performance of the One&Only Mandarin Hotel and the Fairmont Mayakoba Hotel, which during the first quarter of 2023 was still under renovation.

RLH Properties' total revenues for the quarter amounted to \$2,327.4M:

- 1,358.3M in revenues from room rentals (58% of revenues).
- 650.9M in food and beverage revenues (28% of revenues).
- 318.2M of other hotel revenues (14% of revenues).

During the quarter, other non-recurring income amounted to 7.2M.

Costs and expenses

During this quarter, RLH Properties' costs and overhead expenses were \$1,542.8M:

- 339.8M on food and beverage costs and expenses (22% of costs and overhead).
- 330M on room expenses (22% of costs and overhead).
- 248.8M on other departmental expenses and basic services (16% of costs and overhead).
- 248.2M on IT and telecommunications, marketing, and maintenance expenses (16% of costs and overhead).
- 191.5M on administrative and operating expenses (12% of costs and overhead).
- 184.5M on operating fees, insurance, and property expenses (12% of costs and overhead).

Costs and overhead showed a 6% decrease compared to the same period in 2023 reflecting the cost and expense savings initiatives driven by RLH.

EBITDA

Hotel EBITDA for the quarter reached 806.5M, and even with the appreciation of the peso against the dollar, registered an increase of 2% compared to the same period of 2023, while total EBITDA reached 716.9M, also registering an increase of 2% compared to the same period of 2023.

Corporate expenses

During the quarter, recurring corporate expenses showed an increase of 14% compared to the same period of 2023, due to the addition of executive personnel.

Comprehensive financing result

During the quarter, the financial debt and the exchange loss generated a financial cost in results for 179.9M.

During the quarter, net financing cost decreased to \$60.6M and is broken down as follows:

Comprehensive financing result			
<i>Figures in thousands MXN \$ except where otherwise indicated</i>			
	1Q 2024	1Q 2023	Var. y/y
Financing Costs			
Interest and financial costs	(122,897)	(134,812)	11,915
Foreign exchange loss	(57,010)	(208,352)	151,342
Financial cost	(179,907)	(343,164)	163,257
Interest earned	46,302	28,619	17,683
Exchange profit	73,016	99,983	(26,967)
Financing costs	(60,589)	(214,562)	153,973

Net income for the period

During the quarter, net income was 395.7M, an increase of 314% compared to the same quarter of the previous year, due to: i) the appreciation of the peso against the US dollar, resulting in a lower impact from foreign exchange losses, and ii) the reduction of income taxes.

Cash Flow

Net cash flow as of March 31, 2024 from operating activities was 284.5M, mainly due to EBITDA of 716.9M offset by a number of factors, including: the decrease in hotel advances, the increase in real estate inventories and the decrease in provisions of 376.5M, in addition to non-cash generating items of 55.9M. Net cash flow from investing activities was negative 289M, due to CAPEX and intangible investments of 335.3M; offset by 46.3M of interest collected. Net cash flow from financing activities was negative 173.3M, due to bank loan repayments of 83.2M and interest paid of 90.2M.

Financial position

Cash and Liquidity

As of March 31, 2024 the RLH position of cash and cash equivalents is 2,274.2M, showing a decrease of 177.8M with respect to December 31, 2023 originated by the investment in CAPEX and intangibles of

335.3M, principal loan payment and interest of 173.3M; offset by cash flow generated by operating activities of 284.5M and interest collected of 46.3M.

Accounts Receivable

As of March 31, 2024 shows an increase of 38.7M with respect to December 31, 2023, mainly due to the increase in accounts receivable from customers of 96.9M, the cancellation of the accounts receivable reserve of 63.6M and the increase in accounts receivable from related parties of 18.4M, mainly for condominium fees; offset by the application of provisions for income tax and other taxes of 131.1M and VAT credit of 9.2M.

Real estate inventories

As of March 31, 2024, short-term real estate inventories show a balance of 1,570.4M and are comprised of land under development for 550.4M and work in progress for 1,020.5M, these present an increase of 85.6M with respect to December 31, 2023, mainly due to the progress of the residences under construction. Long-term real estate inventories correspond to land to be developed for 1,116.4M , showing an increase of 0.7M with respect to December 31, 2023 due to notary expenses.

Fixed assets, goodwill, and intangible assets

As of March 31, 2024, fixed assets had a net increase of 55.6M with respect to December 31, 2023, mainly due to investments in construction in progress and fixed asset additions of 318.9M; offset by the negative translation effect as a result of the appreciation of the peso against the dollar with respect to the valuation of fixed assets in foreign currency of 132.6M, depreciation of 130.5M and write-offs of 0.2M.

As of March 31, 2024, intangible and other assets had a net decrease of 10M with respect to December 31, 2023, mainly due to the amortization for the period of 21M, the negative translation effect derived from the appreciation of the peso against the dollar for 3.8M and the write-offs of intangible assets for 1.6M; offset by additions of 16.4M.

Goodwill of 137.3M shows a decrease of 1.2M due to the negative translation effect derived from the appreciation of the peso against the US dollar.

Customer advances

As of March 31, 2024, total customer advances amounted to \$1,751.7M, comprised of \$1,089M of deposits received from the promise of sale contracts for villas and \$662.7M of advances from hotel customers.

The decrease of 86.5M with respect to December 31, 2023, is mainly in hotel advances of 137.9M due to the decrease in hotel occupancy as a result of seasonality in the Mayakoba environment and the

appreciation of the peso against the dollar by 8%; offset by advances received from residences of 51.4M.

Total bank debt

As of March 31, 2024, RLH's total debt is 5,724.2M showing a decrease of 150.2M compared to the balance as of December 31, 2023, such decrease is caused by loan repayments of 83.2M and positive foreign exchange fluctuation of 72.7M; offset by amortized costs of 5.7M.

As of March 31, 2024, 100% of the Company's total debt is denominated in U.S. dollars, with a weighted average financial cost of 6.39%. Additionally, debt maturities are long-term.

The following table presents the detail of the debt position:

Component	1Q2024	Currency	Interest rate	Expiration
<i>Figures in thousands of USD\$ except where otherwise indicated.</i>				
Four Seasons Mexico City	57,772	USD	2.76%+ SOFR	2030
Fairmont Mayakoba	61,017	USD	2.76%+ SOFR	2032
Rosewood Mayakoba	44,963	USD	2.66%+ SOFR	2028
Banyan Tree Mayakoba (Section a)	14,228	USD	2.59%+ SOFR	2030
Banyan Tree Mayakoba (Section b)	24,143	USD	2.69%+ SOFR	2030
Andaz Mayakoba	50,888	USD	3.00%+ SOFR	2032
One&Only Mandarin	73,140	USD	2.97%+ SOFR	2029
RLH Properties	26,500	USD	2.75%+ SOFR	2026
Total debt position (f)	5,881,513			

(f) Banxico's USD applied T.C. at the end of 1Q2024

Derivative financial instruments

As of March 31, 2024, the financial instruments held by RLH to hedge the interest rate risk of its bank loans and which are presented at fair value, show an increase due to the behavior of market rates, such effect reflects a positive hedge in the amount of 38.6M, whose effect was recorded in other comprehensive income; offset by the negative translation effect. These products, with maturities until 2031, were paid at the time of closing the operations and have the following characteristics:

Company	Mexican Pesos	Opening date	Expiration	Fixed rate	Variable rate	Fair value at	
					March 31, 2024	March 31, 2024	December 31, 2023
Four Seasons derived	586,493	26-Jun-18	24-Nov-25	3.03%	5.32%	\$20,391	\$15,517
Rosewood	562,413	Dec 14, 18	15-Jun-27	2.73%	5.33%	\$22,292	\$16,960
Banyan Tree derivative 1	279,921	10-Feb-21	09-Aug-28	1.76%	5.31%	\$23,608	\$18,081
Banyan Tree derivative 2	186,614	10-Feb-21	09-Aug-28	1.76%	5.31%	\$13,296	\$12,178
Fairmont derived	915,881	23-Jul-20	20-Jun-31	1.61%	5.33%	\$111,832	\$86,214
O&O Mandarin	914,872	16-Jun-22	30-Jun-26	3.46%	5.31%	\$17,168	\$9,037
Active financial instruments						\$208,587	\$157,987

Stockholders' equity

The increase in stockholders' equity of 375.1M is mainly due to the net income for the period of 395.7M and the positive result of the valuation of financial instruments of 38.6M, offset by the negative valuation of assets of 59.2M due to the appreciation of the peso against the US dollar.

Corporate Governance

On April 26, 2024, the Board of Directors of RLH held a meeting to approve the Financial Statements as of March 31, 2024, which were unanimously approved.

Annexes

Portfolio:

As of March 31, 2024, RLH has **10 business components in the luxury and ultra-luxury segment** totaling **approximately 1,392 hotel rooms** (1,253 in operation and approximately 140 under development), **approximately 235 full ownership residences and 192 fractional units** both with associated hotel brands, and **1 18-hole golf course**:

- **Operating Assets** (6 hotels with 1,253 rooms and 1 golf course with 18 holes):
 - **Stabilized Assets** (5 hotels, 1,148 rooms): Four Seasons Mexico City hotel (240 rooms), Rosewood Mayakoba hotel (129 rooms), Banyan Tree Mayakoba hotel (164 rooms), Fairmont Mayakoba hotel (401 rooms) and the Andaz Mayakoba hotel (214 rooms).
 - **Ramp Up Assets** (1 hotel, 105 rooms): One&Only Mandarin hotel. This hotel started operations in November 2020 and is currently in the stabilization phase.
 - **Other Assets** (1 18-hole golf course): The El Camaleón golf course was designed by famed Australian golfer Greg Norman and is the first to host a PGA tournament outside the United States and Canada.
- **Assets under development** (1 hotel with approximately 140 rooms, 235 *full ownership* residences and 192 fractional units, both with hotel brand):
 - **Rosewood Mandarin Hotel** (approximately 140 rooms): The Rosewood Mandarin hotel is currently under construction.
 - **Residences in Mandarin with One&Only and Rosewood brands** (up to 148 residences): The One&Only Mandarin residences are in the marketing and construction stage. Rosewood Mandarin residences will be developed in the future as the Rosewood Mandarin hotel progresses.
 - **Fairmont and Rosewood branded residences at Mayakoba** (approximately 87 *full ownership* residences and 192 fractional units): Fairmont Heritage Place has an inventory of approximately 54 *full ownership* residences and 192 fractional units. Rosewood Residences has an inventory of 33 *full ownership* residences.

Reconciliation between Operating Results and Consolidated Income Statements

The main variations between the Consolidated Income Statement and the Aggregate Operating/Hotel Results are shown below:

The Consolidated Income Statement presents EBITDA before corporate expenses plus other income, compared to aggregate hotel Operating EBITDA.

MXN million		
Hotel EBITDA 1Q2024		841
Owner's Income/Expenses	} MXN (48.7M)	8.8
Residential Business Results		(22)
Golf Tournament (LIV)		30
IFRS adjustments		(64)
Fork Management		(2.0)
Consolidated Income Statement 1Q2024		792

The net difference of MXN (\$48.7M) arises from:

- i. The owner's income/(expenses) MXN \$8.8M are not recorded in hotel EBITDA but are recorded in the Consolidated Income Statement. Particularly, concepts such as extraordinary OPEX of assets, legal expenses, among others, are distinguished.
- ii. MXN (\$22M) from the results of the Residences: Rosewood Residences and Mandarin Private Homes.
- iii. The LIV Tournament, an event that took place in February at El Camaleón golf course MXN \$30M which is not considered as part of Hotel EBITDA.
- iv. IFRS adjustments, foreign exchange effects and interest generated by hotel operations and IFRS compliance are presented in the comprehensive financing result MXN (\$64M).
- v. Holding Administration are tax expenses of holding companies and expenses for the construction of the Rosewood Mandarin hotel not capitalizable MXN (\$2.0M).

Income Statement 1Q2024

The main consolidated financial results for 1Q2024 of RLH are shown below.

Consolidated P&L

Figures in thousands MXN \$ except otherwise indicated

	Accumulated					
	1Q 2024	%	1Q 2023	%	Var. y/y	
Hotel revenues	2,315,953	100%	2,367,876	98%	(51,923)	-2%
Hotel costs and expenses	(1,509,443)	-65%	(1,577,463)	-65%	68,020	-4%
Hotel EBITDA	806,510	35%	790,413	33%	16,097	2%
Residential revenues	0	0%	51,615	2%	(51,615)	-100%
Other revenues, net	11,458	0%	2,061	0%	9,397	456%
Other costs and expenses	(31,424)	-1%	(56,912)	-2%	25,488	-45%
Sales & Marketing expenses	(1,925)	0%	(14,285)	-1%	12,360	-87%
Operating Profit	784,619	34%	772,892	32%	11,727	2%
Corporate expenses	(74,910)	-3%	(65,969)	-3%	(8,941)	14%
Otros ingresos (gastos) netos, no recurrentes	7,213	0%	(3,348)	0%	10,561	-315%
EBITDA	716,922	31%	703,575	29%	13,347	2%
Depreciation and amortization	(151,517)	-7%	(148,459)	-6%	(3,058)	2%
Financing costs	(60,589)	-3%	(214,562)	-9%	153,973	-72%
Profit before income taxes	504,816	22%	340,554	14%	164,262	48%
Deferred Tax Expense	(43,738)	-2%	(104,355)	-4%	60,617	-58%
ISR Provision	(65,359)	-3%	(140,515)	-6%	75,156	-53%
Net Profit (Loss)	395,719	17%	95,684	4%	300,035	314%

Financial position

The consolidated balance sheet of RLH as of March 31, 2024 is shown below.

Consolidated Balance Sheet

Figures in thousands MXN \$ except otherwise indicated

Assets	March 2024	December 2023	Var. y/y	
Cash and cash equivalents	2,274,189	2,452,019	(177,830)	-7%
Accounts receivable and related parties	1,142,007	1,103,331	38,676	4%
Real estate inventories	1,570,435	1,484,836	85,599	6%
Other items of current assets	333,870	315,572	18,298	6%
Current Assets	5,320,501	5,355,758	(35,257)	-1%
Fixed assets, intangibles and goodwill	16,024,555	15,980,088	44,467	0%
Real estate inventories	1,116,422	1,115,744	678	0%
Differed Taxes	1,173,601	1,184,519	(10,918)	-1%
Derivative financial instruments	208,587	157,987	50,600	32%
Other items of non-current assets	84,172	90,702	(6,530)	-7%
Non-current assets	18,607,337	18,529,040	78,297	0%
Total Assets	23,927,838	23,884,798	43,040	0%
Liabilities and equity				
Short-term portion of bank loans	373,754	363,477	10,277	3%
Advanced deposits	1,751,722	1,838,221	(86,499)	-5%
Accounts payable	1,963,445	1,881,752	81,693	4%
Short term liabilities	4,088,921	4,083,450	5,471	0%
Long term debt	5,350,418	5,510,861	(160,443)	-3%
Differed Taxes	686,131	677,839	8,292	1%
Other long term liabilities	73,715	259,061	(185,346)	-72%
Long term liabilities	6,110,264	6,447,761	(337,497)	-5%
Equity	13,728,653	13,353,587	375,066	3%
Total liabilities and equity	23,927,838	23,884,798	43,040	0%

Cash Flow Statement

RLH's consolidated cash flow statement as of March 31, 2024 is shown below.

Consolidated Cash Flow Statement				
<i>Figures in thousands MXN \$ except otherwise indicated</i>				
	March 31, 2024	March 31, 2023	Var. y/y	
Operating Activities				
EBITDA	716,922	703,575	13,347	2%
Net cash flows (used) from operating activities	284,500	74,828	209,672	280%
Cash Flow used in investing activities	(289,004)	(201,046)	(87,958)	44%
Net cash flows (used) from financing activities	(173,326)	(166,918)	(6,408)	-4%
(Decrease) Increase in cash and cash equivalents	(177,830)	(293,136)	115,306	-39%
(+) Cash at the beginning of the period	2,452,019	5,064,823	(2,612,804)	-52%
Cash and Cash Equivalents	2,274,189	4,771,687	(2,497,498)	-52%

About RLH Properties, S.A.B. de C.V.

RLH Properties is a leading company in its sector, listed on the Mexican Stock Exchange and specialized in the acquisition, development and management of luxury and ultra-luxury hotels and resorts, as well as residential products associated with hotel brands. Based in Mexico City since 2013, RLH Properties is mainly owned by pension funds, institutional investors, Mexican family wealth management offices. RLH's investment strategy focuses on AAA assets situated in unique locations with high barriers to entry, in markets with low supply in proportion to current and future demand, and in partnership with the best hotel operators internationally. RLH's current portfolio includes Rosewood Mayakoba, Fairmont Mayakoba, Banyan Tree Mayakoba, Andaz Mayakoba, Four Seasons CDMX, One&Only Mandarin, El Camaleón Mayakoba, Rosewood Residences Mayakoba, Fairmont Heritage Place Mayakoba and One&Only Mandarin Private Homes. It also has two projects under development, Rosewood Mandarin and Rosewood Residences Mandarin, which are scheduled to open in 2024. For more information, please visit: www.rlhproperties.com