

RLH Properties ("RLH A"), the first public company specialized in high-end hotels in Mexico and Spain, announces its financial results for the second quarter of 2022.

Mexico City. - RLH Properties (BMV: RLH A), the first public company specialized in luxury and ultra-luxury hotels in Mexico and Spain, announces its financial results for the second quarter of 2022. Except where otherwise stated, all figures in the report were prepared in accordance with International Financial Reporting Standards ("IFRS") and expressed in nominal Mexican pesos.

Commentary by Borja Escalada, Managing Director of RLH Properties.

The second quarter of 2022 has been an exceptionally superior performance of our hotel assets, and we also have had significant achievements in our residential business. There has been an important turnaround this quarter, as the **Four Seasons Mexico City** hotel showed the highest average occupancy in the portfolio at 77%, close to the occupancy level for the same period prior to the pandemic. Its average occupancy rate in May was 85%, the highest of all the brand's hotels in the Americas.

Meanwhile, **Banyan Tree Mayakoba** and **Rosewood Mayakoba** hotels in the Riviera Maya recorded the highest occupancy levels of our beach assets, 74% and 70% respectively, again exceeding their pre-pandemic occupancy levels. Likewise, **Rosewood Mayakoba** presented the highest EBITDA of the portfolio in the period, exceeding by 51% that recorded in the same period in 2019; it is followed by **Banyan Tree Mayakoba** with an EBITDA 39% higher than the expected for the period.

In the Riviera Nayarit, the **One&Only Mandarin** hotel continues to perform excellently as a consolidated hotel, with an occupancy rate of 69% and the highest RevPar of the entire portfolio during the quarter.

With respect to our hotels in Spain, the gradual and positive trend in their indicators persists, with an average occupancy rate for the period of 52% at **Rosewood Villa Magna** and 53% at **Bless Hotel Madrid**.

As I mentioned, our residential business is showing signs of recovery thanks to the efforts and strategies implemented to reach our *target* markets. This quarter we completed the sale of two residences in **One&Only Mandarin Private Homes**, one in **Rosewood Residences Mayakoba** and two fractional units in **Fairmont Heritage Place Mayakoba**.

The results obtained in the quarter are a clear demonstration of the exceptional quality of our assets, as well as our customers' preference and, of course, confirm the capability and excellence of our team. We will continue to work hard to deliver on our promise to create value for our shareholders, our team, and our environment, and to build on our company's remarkable success story.

2Q 2022 Relevant Information

During the second quarter, RLH Properties' results show the best cumulative results the company has had in its history, therefore, we are no longer talking about a recovery from **COVID 19** in the Mexican assets, but about sustained growth during 2022 for the company. We observe a greater income recovery for our European markets, considering that the impact of COVID 19 due to the restrictions was higher at the beginning of the year due to the Omicron variant.

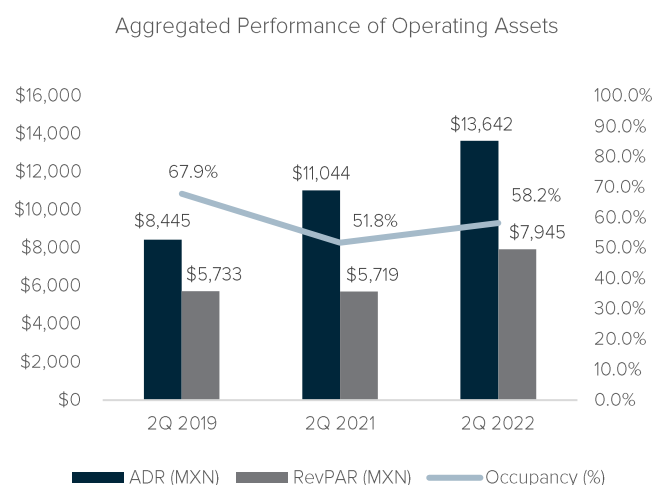
Consolidated Income Statement					
<i>Figures in MXN \$ thousands, unless stated otherwise</i>					
	2Q 2022	%	2Q 2021	%	Var. y/y quarterly
Total Revenues	2,005,531	100%	1,308,433	100%	697,098 53%
Rooms Revenues	1,149,455	57%	767,737	59%	381,718 50%
Food & Beverage Revenues	552,817	28%	351,983	27%	200,834 57%
Gross Operating Profit (GOP)	550,430	27%	365,244	28%	185,186 51%
<i>Margin(%)</i>	27.4%		27.9%		26.6%
Recurring EBITDA (excluding corporate expenses)	406,960	20%	253,846	19%	153,114 60%
<i>Margin(%)</i>	20.3%		19.4%		22.0%

Total revenues for the second quarter of 2022 were MXN \$2,005.5 million, representing an increase of **53% compared** to the same quarter of the previous year.

Gross operating profit for the second quarter was MXN \$550.4 million, **51% higher** than the same period of the previous year.

RLH's **consolidated recurring EBITDA before corporate expenses** for the second quarter was MXN \$406.9 million, an increase of **60%** compared to the same period last year.

Net income for the period was MXN \$103.2 million, an increase of **470%** compared to the same period of the previous year.



The **occupancy rate** was 58.2%, registering an increase of 6.5 p.p. compared to the same period of last year and a decrease of 9.6 p.p. compared to the same period of 2019.

The **average rate** was MXN \$13,642 (USD \$681), which represented an increase in local currency of 23.5% and 61.5% compared to 2021 and 2019, respectively. Meanwhile, the US dollar average rate recorded an increase of 23.4% and 54.3% compared to 2021 and 2019, respectively.

RevPAR was MXN \$7,945 (USD \$397), an increase in local currency of 38.9% and 38.6% compared to 2021 and 2019, respectively. Meanwhile, in U.S. dollars it recorded an increase of 38.7% and 32.4% compared to 2021 and 2019, respectively.

Hotel Assets Operating Statistics 2Q2022

The following are the main aggregate operating indicators¹ of the RLH **Hotel Assets** portfolio as of the **second quarter of 2022**:

Operating Indicators as of the 2nd Quarter of 2022					
Stabilized Assets and Other Assets					
Indicator	2Q 2019	2Q 2021 ⁽²⁾	2Q 2022	% Var. 2Q 2022 vs. 2Q 2019	% Var. 2Q 2022 vs. 2Q 2021
ADR (USD)	\$462	\$488	\$625	35.4%	28.1%
ADR (MXN)	\$8,846	\$9,761	\$12,532	41.7%	28.4%
Occupancy (%)	71.8%	50.8%	57.8%	(14.0 pp)	7.1 pp
RevPAR (USD)	\$332	\$248	\$362	9.0%	45.9%
RevPAR (MXN)	\$6,353	\$4,957	\$7,248	14.1%	46.2%
Total Revenues (USD '000)	\$56,528	\$53,786	\$77,660	37.4%	44.4%
Total Revenues (MXN '000)	\$1,082,159	\$1,075,801	\$1,555,912	43.8%	44.6%
EBITDA (USD '000) ⁽¹⁾	\$17,876	\$10,635	\$17,977	0.6%	69.0%
EBITDA (MXN '000) ⁽¹⁾	\$342,444	\$212,578	\$360,816	5.4%	69.7%
EBITDA Net of FF&E Reserve (USD '000) ⁽¹⁾	\$16,393	\$9,990	\$15,760	(3.9%)	57.8%
EBITDA Net of FF&E Reserve (MXN '000) ⁽¹⁾	\$314,121	\$199,660	\$316,401	0.7%	58.5%
EBITDA Margin (%)	31.6%	19.8%	23.2%	(8.5 bps)	3.4 bps
EBITDA Net of FF&E Reserve Margin (%)	29.0%	18.6%	20.3%	(8.7 bps)	1.8 bps
Operating Assets					
Indicator	2Q 2019	2Q 2021 ⁽²⁾	2Q 2022	% Var. 2Q 2022 vs. 2Q 2019	% Var. 2Q 2022 vs. 2Q 2021
ADR (USD)	\$441	\$552	\$681	54.3%	23.4%
ADR (MXN)	\$8,445	\$11,044	\$13,642	61.5%	23.5%
Occupancy (%)	67.9%	51.8%	58.2%	(9.6 pp)	6.5 pp
RevPAR (USD)	\$299	\$286	\$397	32.4%	38.7%
RevPAR (MXN)	\$5,733	\$5,719	\$7,945	38.6%	38.9%
Total Revenues (USD '000)	\$61,876	\$63,963	\$96,402	55.8%	50.7%
Total Revenues (MXN '000)	\$1,184,061	\$1,280,138	\$1,931,273	63.1%	50.9%
EBITDA (USD '000) ⁽¹⁾	\$18,447	\$14,268	\$23,457	27.2%	64.4%
EBITDA (MXN '000) ⁽¹⁾	\$353,155	\$285,508	\$470,427	33.2%	64.8%
EBITDA Net of FF&E Reserve (USD '000) ⁽¹⁾	\$16,803	\$13,527	\$20,925	24.5%	54.7%
EBITDA Net of FF&E Reserve (MXN '000) ⁽¹⁾	\$321,775	\$270,680	\$419,730	30.4%	55.1%
EBITDA Margin (%)	29.8%	22.3%	24.4%	(5.5 bps)	2.1 bps
EBITDA Net of FF&E Reserve Margin (%)	27.2%	21.1%	21.7%	(5.4 bps)	0.6 bps

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

(2) BLESS Hotel Madrid opened on November 26 and its performance is not included in the indicators presented of 2021.

The indicators presented do not consider the results of the PGA golf tournament held annually at El Camaleón Mayakoba.

¹ Aggregate operating 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 58.2%, registering an increase of 6.5 p.p. compared to the same period of last year and a decrease of 9.6 p.p. compared to the same period of 2019.

During the second quarter, the portfolio continued to show strength considering that more destinations remain unrestricted to international tourism and, therefore, travel preferences continue to reconfigure. The exclusivity of the assets continues to position the portfolio in the international tourism recovery, which did not show a significant impact during the quarter, despite the generalized inflation and the conflict in Ukraine.

Although the portfolio's occupancy is still below pre-pandemic levels, the gap continues to narrow. In fact, some of our beach assets, such as Rosewood Mayakoba and Banyan Tree Mayakoba hotels, reached average occupancy levels above pre-pandemic levels during the quarter, due to the international relevance of Mexico's beach destinations.

The city assets of the portfolio showed a superior performance during the quarter, considering the specific challenges faced by the destinations. The Four Seasons Mexico City hotel continues to lead its segment in occupancy, while the Madrid city assets showed a recovery in demand during the quarter that was in line with the reactivation of the destination in general, after having experienced a slowdown in demand in the first quarter related to the spread of the Omicron variant and the conflict in Ukraine. In context, the average occupancy of Madrid's assets during the second quarter doubled that recorded during the previous quarter.

Average rate

The average fare was MXN \$13,642 (USD \$681), which represented an increase in local currency of 23.5% and 61.5% compared to 2021 and 2019, respectively. Meanwhile, the US dollar average rate recorded an increase of 23.4% and 54.3% compared to 2021 and 2019, respectively.

In general, the growth of the portfolio's average rate meets the demand related to the portfolio's positioning in the reactivation of tourism at the international level. In fact, the average rates of most of the portfolio's assets continue to reach milestone levels, in the singles segment. While the portfolio's beach assets stand out when comparing average rate growth over the same period last year, it is worth mentioning that the city assets achieved average rates in the quarter that position them among the highest in the segment in which they compete.

On the other hand, considering that the rates on the portfolio's assets are in US dollars, the difference in the average rate increase between both currencies in the quarter is related to the depreciation of the Mexican peso against the US dollar. With respect to 2019, the second quarter of 2022 registered a 4.6% annual depreciation, going from an average of 19.13 MXN/USD in the second quarter of 2019 to 20.05 MXN/USD in 2022. Meanwhile, with respect to 2021, such depreciation was 0.2% per year, going from an average of 20.02 MXN/USD in the second quarter of 2021 to 20.05 MXN/USD in 2022.

RevPAR

RevPAR was MXN \$7,945 (USD \$397), registering an increase in local currency of 38.9% and 38.6% compared to 2021 and 2019, respectively. Meanwhile, in U.S. dollars it recorded an increase of 38.7% and 32.4% compared to 2021 and 2019, respectively.

In this regard, all the portfolio's beach assets recorded a RevPAR level that exceeded both the previous years and pre-pandemic levels, except for the Fairmont Mayakoba hotel, which is currently undergoing its last phase

of renovation. The Four Seasons Mexico City hotel continues to stand out significantly, having maintained the highest RevPAR of its competitive set throughout the first half of the year. Finally, the BLESS Hotel Madrid closed the last month of the second quarter with a RevPAR that represented the highest level recorded since its opening under the BLESS brand.

Information related to the Residential Business

The following are the main commercial indicators for RLH's Residential Business² as of the second quarter of 2022:

Component	Total inventory	Sales held accumulated as of June 30, 2022	Available inventory	Sale Contracts Signed in 2022	Sales 2022
Residences	315	196	119	8	13
Mayakoba	279	178	101	2	10
Residences Rosewood	33	22	11	0	2
Fairmont Heritage place FO ⁽¹⁾	54	32	22	0	1
Fairmont Heritage place FC ⁽²⁾	192	124	68	2	7
Mandarina	36	18	18	6	3
Mandarina Private Homes O&O ⁽³⁾	36	18	18	6	3

(1) Full Ownership

(2) Fractional units

(3) Only the units of the already activated lots are considered.

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 RLH Properties it is recognized at the time the property is deeded.

Second quarter 2022 results

Total Revenues

For the second quarter of 2022, RLH continues to show an increase in revenues of 53%, compared to the same period of the previous fiscal year, this is due to the excellent performance of the assets in operation, mainly (i) Banyan Tree Mayakoba already reflects the addition of 41 rooms, reaching a rate of USD \$1,275 with an occupancy of 60.9%, (ii) O&O Mandarin reached a record average monthly rate in the month of April with USD \$1,608 (40% higher than the same period last year), (iii) Rosewood Mayakoba also shows a rate increase of 32.4% and (iv) the incorporation of revenues from BLESS Hotel Madrid for MXN \$113.7 million.

RLH Properties' total revenues for the quarter were MXN \$2,005.5 million:

- MXN \$1,149.5 million in revenues from room and residence rentals (57% of revenues).
- MXN \$552.8 million in food and beverage revenues (28% of revenues).
- MXN \$240 million of other hotel revenues (12% of revenues).
- MXN \$63.2 million of income from residential sales (3% of revenues).

Costs and expenses

During this quarter, RLH Properties' costs and overhead were MXN \$1,598.6 million:

- MXN \$357.9 million of food and beverage costs and expenses (22% of costs and overhead).
- MXN \$325.9 million of administrative and operating expenses (20% of costs and overhead).
- MXN \$300.1 million of room expenses (19% of costs and overhead).
- MXN \$267 million of IT and telecommunications, marketing, and maintenance expenses (17% of costs and overhead).
- MXN \$160.4 million of other departmental expenses and basic services (10% of costs and overhead).
- MXN \$143.5 million of operating fees, insurance, and property expenses (9% of costs and overhead).
- MXN \$43.8 million of residential sales costs (3% of costs and overhead).

Compared to the same period in 2021, costs and overheads showed an increase of 52%.

EBITDA

Recurring EBITDA for the second quarter reached MXN \$407 million, an increase of 60.3% compared to the same quarter of 2021, while EBITDA after corporate expenses reached MXN \$306.7 million, an increase of 50% compared to the same period of 2021; both increases are a consequence of the excellent performance of the assets, the incorporation of BLESS Hotel Madrid, the opening of Rosewood Villa Magna, and the incorporation of the 41 rooms at Banyan Tree Mayakoba in April 2022.

Comprehensive financing result

The net debt position at the end of the second quarter was MXN \$4,614.6 million and MXN \$9,795.2 million in total debt, and during the quarter the financial debt generated an income cost of MXN \$260.5 million.

During the quarter, the cost of financing, including interest expense and foreign exchange gain or loss, was MXN \$110.7 million:

Consolidated Income Statement

Figures in MXN \$ thousands, unless stated otherwise

	2Q 2022	2Q 2021	Var. y/y
Cost of financing			
Interest paid	(93,878)	(15,253)	(78,625)
FX loss	(166,583)	(34,912)	(131,671)
Financial costs	(260,461)	(50,165)	(210,296)
Interest gain / (loss)	16,928	6,446	10,482
FX gain	132,855	86,050	46,805
Comprehensive financing cost	(110,678)	42,331	(153,009)
Profit / (loss) before taxes	38,040	95,085	(57,045)

Net income for the period

During the quarter, consolidated net income was MXN \$103.2 million.

Other comprehensive income

During the quarter, other comprehensive income represented a loss of MXN \$211.9 million.

Cash flow 2022

During 2022, net cash flow from operating activities was MXN \$770.2 million, net cash flow from investing activities was MXN -\$440.6 million, due to CAPEX investments of MXN \$479.6 million, partially offset by MXN \$39 million of interest income. Net cash flow from financing activities was MXN \$222.2

million, due to bank loans of MXN \$1,498.9 million, offset by repayments of bank loans of MXN \$1,120.4 million and MXN \$158.6 million of interest paid.

Principal repayments increased by MXN \$1,058.1 million, due to the prepayment of the O&O Mandarin loan with Bancomext for USD \$50 million.

Financial Situation

Cash and Liquidity

As of June 30, 2022 RLH's cash and cash equivalents is MXN \$5,180.6 million, of which MXN \$19.2 million constitutes restricted cash presented on a long-term basis, showing an increase of MXN \$498.2 million compared to December 31, 2021 mainly originated by MXN \$770.2 million from net cash flows from operating activities and bank loans for MXN \$1,498.9 million, mainly offset by the investment in CAPEX of MXN \$479.6 and the payment of amortization and interest of bank loans for MXN \$1,278.9 million.

Real estate inventories

As of June 30, 2022, short-term real estate inventories show a balance of MXN \$1,637.4 million and consist of land under development for MXN \$606.3 million, work in progress for MXN \$838.1 million and residences available for sale of MXN \$193 million, showing a decrease of MXN \$235.5 million compared to December 31, 2021, due to the sale of residences.

Property, plant and equipment, goodwill, and intangible assets

As of June 30, 2022, fixed assets had a net decrease of MXN \$1,029.9 million compared to December 31, 2021, mainly due to the negative translation effect derived from the appreciation of the peso against the euro (14.4%) with respect to the valuation of fixed assets in foreign currency of MXN \$1,185.7 million and depreciation of MXN \$319.6 million; offset by fixed asset additions and investments in construction in progress of MXN \$479.6 million.

As of June 3, 2022, intangible and other assets had a net decrease of MXN \$72.1 million compared to December 31, 2021, due to the negative translation effect derived from the appreciation of the peso against the euro of MXN \$41.7 million and the amortization for the period of MXN \$24.1 million.

Goodwill represented by acquisitions in Spain shows a decrease of MXN \$107.7 million due to the negative translation effect derived from the appreciation of the peso against the euro.

Customer advances

As of June 30, 2022, total customer advances amounted to MXN \$1,656.7 million, comprised of MXN \$974.4 million of deposits received from the promise of sale contracts for villas and MXN \$682.3 million of advances from hotel customers.

The decrease of MXN \$304.4 million compared to December 31, 2021, is due to a decrease in hotel advances of MXN \$168 million because of seasonality of occupancy and the application of advances for

the deed and delivery of villas of MXN \$636.3 million offset by an increase in advances for new contracts of promise of sale of villas of MXN \$499.9 million.

Total and net bank debt

As of June 30, 2022 the group's total debt was MXN \$9,795.2 million showing a decrease of MXN \$128.4 million compared to the balance as of December 31, 2021, such decrease is mainly due to: (i) the appreciation of the peso against the euro at the end of the period (14.4%) for MXN \$495.4 million; (ii) loan repayments for MXN \$1,120.4 million; (iii) amortization of origination costs for MXN \$11.5 million; offset by loans of MXN \$1,498.9 million.

Seventy percent of the Company's total debt is in U.S. dollars, with a weighted average financial cost of 5.0%. Additionally, debt maturities are long-term.

The following table shows the detail of the debt position:

Component	2Q2022	Currency	Interest Rate	Maturity
<i>Figures in USD \$ thousands, unless stated otherwise</i>				
Villa Magna Madrid	82,556	EUR	2.00%+ Euribor 6M	2033
BLESS Hotel Madrid	59,340	EUR	2.15%+ Euribor 6M	2027
Four Seasons Ciudad de México	59,672	USD	2.50%+ Libor 3M	2025
Fairmont Mayakoba	69,473	USD	2.50%+ Libor 3M	2032
Rosewood Mayakoba	49,858	USD	2.40%+ Libor 3M	2028
Banyan Tree Mayakoba	45,588	USD	2.45%+ Libor 3M	2030
Andaz Mayakoba	53,288	USD	4.00%+ Libor 3M	2032
One&Only Mandarin	75,000	USD	2.97%+ Libor 3M	2029
Total debt (1)	501,217			

(1) Fxrate EUR/USD as of June 30, 2022, Source, Banxico

On May 16, 2022, RLH Properties entered a USD \$75 million secured credit facility with BBVA to refinance under improved terms the bank debt previously contracted for its construction and general corporate uses.

Derivative financial instruments

As of June 30, 2022, the financial instruments held by the group to hedge the interest rate risk of its bank loans and which are presented at fair value, presented a net increase between assets and liabilities due to the decrease in interest rates of MXN \$417.9 million, the effect of which was recorded in other comprehensive income. These products, with maturities until 2033, were paid at the time of closing the transactions and have the following characteristics:

Company	Notional MXN\$	Beginning Date	Maturity	Fixed Rate	Variable Rate June 30, 2022	Mark to Market	
						June 30, 2022	December 31, 2021
Four Seasons derivative 1	264,660	26-jun-18	24-nov-25	3.03%	1.51%	\$ (923)	\$ (29,816)
Four Seasons derivative 2	595,485	01-mar-17	24-nov-23	2.32%	1.51%	\$ 6,016	\$ (17,239)
Rosewood	747,290	14-dic-18	15-jun-27	2.99%	1.83%	\$ (495)	\$ (61,009)
Bananyan Tree derivative 1	156,627	24-jul-18	09-may-27	1.95%	1.37%	\$ 17,186	\$ (9,191)
Bananyan Tree derivative 2	99,884	24-jul-18	10-may-27	1.95%	1.37%	\$ 10,951	\$ (6,426)
Fairmont derivative 1	1,306,281	23-jul-20	20-jun-31	1.61%	2.10%	\$ 91,015	\$ (7,855)
Fairmont derivative 2		20-sep-16	20-mar-22	1.32%	0.21%	\$	\$ (2,145)
Villa Magna derivative 1	462,535	01-mar-18	01-mar-25	0.89%	0.00%	\$ 6,237	\$ (8,522)
Villa Magna derivative 2	121,687	01-mar-19	01-mar-33	0.91%	-0.35%	\$ 17,485	\$ (27,373)
Villa Magna derivative 3	584,221	01-mar-19	01-mar-33	1.41%	-0.35%	\$ 33,203	\$ (33,396)
Bless 1	217,569	13-may-19	13-nov-26	0.85%	-0.21%	\$ 10,476	\$ (31,061)
Bless 2	695,307	13-may-19	13-nov-26	0.46%	-0.21%	\$ 22,448	\$ (5,259)
O&O Mandarin	1,175,175	16-jun-22	30-jun-26	3.46%	1.68%	\$ (35,026)	
Net financial instruments (liabilities) assets						\$ 178,573.00	\$ (239,292.00)

Stockholders' equity

The decrease in stockholders' equity of MXN \$147.6 million is due to the negative net result of translation effects and cash flow hedges of MXN \$619 million and MXN \$288.9 million, respectively, partially offset by net income for the period of MXN \$182.9 million.

Corporate Governance

On July 25, 2022, the Board of Directors of RLH held a meeting to approve the Financial Statements as of June 30, 2022, which were unanimously approved.

Annexes

Portfolio:

As of June 30, 2022, RLH has **12 business components in the luxury and ultra-luxury segment** totaling **approximately 1,656 hotel rooms** (1,516 in operation and approximately 140 under development), **approximately 235 full ownership residences and 192 fractional units** both with associated hotel brands, and **one 18-hole golf course**:

- **Operating Assets** (8 hotels with 1,516 rooms and on 18-hole golf course):
 - **Stabilized Assets** (7 hotels, 1,411 rooms): Four Seasons Mexico City hotel (240 rooms), Rosewood Villa Magna Madrid hotel (154 rooms), BLESS Hotel Madrid (111 rooms), Rosewood Mayakoba hotel (129 rooms), Banyan Tree Mayakoba hotel (162 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** (approx. 140 rooms): This hotel is in the conceptual design and technical studies stage.
 - **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 considers an inventory of approximately 54 full ownership residences and 192 fractional units. Rosewood Residences considers an inventory of 33 full ownership residences.

Reconciliation between Aggregate operating information is based on USALI and Consolidated Income Statement

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

MXN millions		
EBITDA 2Q2022		1,153
Residential/ Corporate Income	} MXN (\$47) million	12
Adjustment USALI		(16)
Financial asset impairment (Golf)		(26)
Owner (expenses)/Income		(12)
Other		(6)
Consolidated income statement 2Q2022		1,106

The net difference of MXN (\$97) million arises from:

- MXN \$12 million from Residence Income: Fairmont Heritage Place, Rosewood Residences, Mandarin Private Homes are not included in the hotels operating results.
- Adjustment of USALI regulations to IFRS for IBI (property tax in Spain) and reclassification to RIF of interest earned on investments represented under overhead with a negative balance of MXN \$(16) million.
- An adjustment of an account receivable corresponding to the sponsorship of the 2021 PGA for MXN \$(26) million, which is not reflected in the hotel's results as it does not arise from operations.
- Owner's income/ (expenses) are not recorded in the EBITDA of the hotels, but within the consolidated income statement, multiple factors influence as owner's income/ (expenses), i.e., extraordinary capex of assets, legal expenses among other MXN \$(12) million.
- Other includes variations due to consolidation effects that have an impact on the consolidated income statement for 2Q2022.

Income Statement 2Q2022

RLH's 2Q2022 consolidated financial results are shown below.

Consolidated Income Statement

Figures in MXN \$ thousands, unless stated otherwise

	2Q 2022	%	2Q 2021	%	Var. y/y quarterly	
Total Revenues	2,005,531	100%	1,308,433	100%	697,098	53%
Rooms Revenues	1,149,455	57%	767,737	59%	381,718	50%
Food & Beverage Revenues	552,817	28%	351,983	27%	200,834	57%
Residential Revenues	63,228	3%	-	0%	63,228	100%
Other Revenues	240,031	12%	188,713	14%	51,318	27%
Direct costs and expenses	(788,266)	-39%	(485,440)	-37%	(302,826)	62%
Indirect expenses and other expenses	(666,835)	-33%	(457,749)	-35%	(209,086)	46%
Gross Operating Profit (GOP)	550,430	27%	365,244	28%	185,186	51%
Recurring EBITDA (excluding corporate expenses)	406,960	20%	253,846	19%	153,114	60%
Recurring corporate expenses	(100,247)	-5%	(49,342)	-4%	(50,905)	103%
Recurring EBITDA after corporate expenses	306,713	15%	204,504	16%	102,209	50%
Other non-recurring income /(expenses) and other	11,554	1%	1,302	0%	10,252	787%
EBITDA	318,267	16%	205,806	16%	112,461	55%
Depreciation & Amortization	(169,549)	-8%	(153,052)	-12%	(16,497)	11%
EBIT / Operation profit / (loss)	148,718	7%	52,754	4%	95,964	182%
Cost of financing	(110,678)	-6%	42,331	3%	(153,009)	-361%
Profit / (loss) before taxes	38,040	2%	95,085	7%	(57,045)	60%
(Expense) benefit from deferred tax	70,287	4%	(75,552)	-6%	145,839	-193%
Tax provision	(5,102)	0%	(47,460)	-4%	42,358	-89%
Consolidated net profit / (loss)	103,225	5%	(27,927)	-2%	131,152	470%
Other comprehensive effects	(211,928)	-11%	(293,027)	-22%	81,099	-28%
Comprehensive net profit / (loss)	(108,703)	-5%	(320,954)	-25%	212,251	-66%

Financial Situation

The consolidated balance sheet of RLH as of June 30, 2022, is shown below.

Consolidated Balance Sheet

Figures in MXN \$ thousands, unless stated otherwise

Assets	2022	2021	Var. a/a Annual	
Cash and cash equivalents	5,161,393	4,660,894	500,499	11%
Accounts receivables and related parties	1,024,350	1,138,155	(113,805)	-10%
Real estate inventories	1,637,435	1,872,990	(235,555)	-13%
Other current assets	333,643	267,432	66,211	25%
Total current assets	8,156,821	7,939,471	217,350	3%
Fixed asset, intangible assets and goodwill	23,172,454	24,274,403	(1,101,949)	-5%
Goodwill	1,022,136	1,129,848	(107,712)	-10%
Real estate inventories	762,568	762,568	0	0%
Deferred taxes	407,726	344,674	63,052	18%
Derivative financial instruments	215,016	-	215,016	100%
Other non current assets	167,533	192,209	(24,676)	-13%
Total non current assets	25,747,433	26,703,702	(956,269)	-4%
Total Assets	33,904,254	34,643,173	(738,919)	-2%
Liabilities and Stockholders' Equity				
Short term portion of bank loans	302,243	168,414	133,829	79%
Costumers deposits	1,656,700	1,961,083	(304,383)	-16%
Accounts payable and acumulated expenses	1,601,147	1,555,236	45,911	3%
Derivative financial instruments	0	2,145	(2,145)	-100%
Total short term liabilities	3,560,090	3,686,878	(126,788)	-3%
Long term bank loans	9,492,963	9,755,189	(262,226)	-3%
Deferred taxes	1,549,377	1,572,901	(23,524)	-1%
Derivative financial instruments	36,443	237,147	(200,704)	-85%
Other accounts payable in the long term	639,491	617,580	21,911	4%
Total long term liabilities	11,718,274	12,182,817	(464,543)	-4%
Total shareholders' equity	18,625,890	18,773,478	(147,588)	-1%
Total liabilities and shareholders' equity	33,904,254	34,643,173	(738,919)	-2%

Cash Flows Statement

The consolidated cash flow statement of RLH as of June 30, 2022, is shown below.

Consolidated Cash Flow Statement

Figures in MXN \$ thousands, unless stated otherwise

	30-jun-22	30-jun-21	Var. a/a annual	
	2022	2021		
Operating activities				
Gain (loss) before income taxes	311,318	(57,719)	369,037	639%
Adjustments for non cash items:				
Depreciation and amortization	343,674	307,855	35,819	12%
FX of cash	51,358	20,202	31,156	154%
FX of loans	(60,060)	(94,887)	34,827	-37%
Interest income	(38,987)	(6,978)	(32,009)	459%
Interest expense	203,222	92,923	110,299	119%
Disposal of real estate, furniture and equipment	10,470	-		
Other non cash	194,264	-	194,264	100%
Subtotal	1,015,259	261,396	753,863	288%
Working capital	(208,023)	41,454	(249,477)	-602%
Income taxes paid	(36,995)	(716)	(36,279)	5067%
Net cash flow from operating activities	770,241	302,134	468,107	155%
Net cash flow from investing activities	(440,632)	(359,042)	(81,590)	23%
Net cash flow from financing activities	222,248	2,360,766	(2,138,518)	-91%
Decrease in cash and cash equivalents	551,857	2,303,858	(1,752,001)	76%
Cash and cash equivalents at the beginning of the period	4,660,894	2,030,372	2,630,522	130%
FX gain on cash and cash equivalents	(51,358)	(20,202)	(31,156)	154%
Cash and cash equivalents at the end of the period	5,161,393	4,314,028	847,365	20%