

VINTE (BUY, T.P. MXN\$55.0)

HR Ratings upgraded VINTE's credit rating to HR AA (National Scale) and HR BBB- (Global Scale), with Stable Outlook

HR Ratings raised VINTE's corporate credit rating and the ratings of seven outstanding bonds on the National Scale to HR AA from HR AA-, maintaining a Stable Outlook. It also upgraded the Global Scale corporate credit rating to HR BBB- from HR BB+, with a Stable Outlook. The ratings agency based the upgrade on VINTE's improved financial metrics following the Javer acquisition, as well as stronger expected growth from the recent purchase of Derex. The HR Ratings report highlights, as a relevant factor, the incorporation of a positive qualitative adjustment linked to Vinte's market position, noting that it has become the industry's largest player, with 15,243 titled units in 2024 on a proforma basis.

In our view, this improvement in VINTE's credit ratings underscores the company's strong fundamentals and solid outlook. We also believe it will reduce the company's financing costs. We reiterate our BUY recommendation with a MXN\$55.0/share target price.

DISCLAIMER

The current report was prepared by Miranda Global Research ("Miranda GR") for Corporación Actinver, S.A.B. de C.V. The information is presented in summarized form and is not meant to be complete. There are no declarations or guarantees, expressed or implicit, with respect to the accuracy, impartiality, or integrity of the information.

Miranda GR, in accordance with applicable legislation, has made sure that the presented personalized recommendation is reasonable to the client, as it has verified congruency between the client's profile and the profile of the financial product. Under no circumstance should it be understood that the fulfillment of the previously mentioned recommendation guarantees the result or the success of the proposed strategies in the presented document.

The information included in this presentation was obtained from public and/or private sources. Projections or previsions included in this presentation are a general recommendation and are based on subjective assumptions and estimations about events and circumstances that have not yet happened and are subjected to significant variations. Therefore, it is not possible to guarantee that any of the results included in the current report will happen in the future, in other words, it does not guarantee the result or the success of the strategies posed.

This report has been prepared solely for informational purposes. No declarations are made with respect to the precision, sufficiency, veracity, or accuracy of the information and opinions hereby included. Miranda GR will not answer (either because of negligence or for any other reason) for any damage or detriment derived or related to the use of this report or its content, or any connection to the report. Miranda GR is not responsible for the use or association with this report, including but not limited to any declaration, expressed or implicit, or guarantees or omissions included in this information.

This report is based on facts and/or events that have happened up to this date. Consequently, any future facts and/or events can impair the conclusions hereby expressed. Miranda GR does not assume any responsibility to update, review, rectify, or invalidate this report based on any future occurrence.

The opinions related to this report, eventually expressed by Miranda GR, should be considered only as suggestions/recommendations to better operate various topics related to the presentation.

This report and its contents are the property of Miranda GR and cannot be reproduced or broadcast in part or in its entirety without the previous written consent of Miranda GR.

Miranda Global Research receives fees from Vinte, Viviendas Integrales, S.A.B. de C.V. for independent analyst services. Companies or Fibras under coverage will have no right or opportunity to exert any influence on opinions, projections, recommendations, and/or target prices expressed hereby by Miranda GR.
