

# MULTI-TEX PLATFORM



*Update for Investors*

Sponsored by:



*January 2025*

## Platform Update

During the last Board Meeting held on 12/11 it was agreed not to pursue new acquisitions for the Platform given that the evaluation of the pipeline in the past 24 months has not met the investment eligibility criteria. In this regard, there will be no additional capital calls for new acquisitions and the available capital from Limited Partners will be released in good faith.

The Multi-Tex Management Team will focus its efforts to look for an anticipated capital event of the current asset under ownership, either through a refinance or asset sale. The Team is evaluating the feasibility of refinancing the current loan on the Eclipse of White Rock property, as well as assessing brokers' opinions of value ("BOV") to analyze a potential market exit.

## Strategy for 2025

For the first quarter of the year the Team will focus primarily on the refinance strategy. In February, once the 2024 year-end financials are finalized, we'll engage with local and international lenders in order to evaluate quotes for refinancing the current loan of Eclipse of White Rock. Conversations will also be held with our current lender, "Susser Bank", for a possible loan modification to the incoming amortization schedule. Should the refinance option prove the best route, it is Management's objective to have it executed before the end of June 2025.

Concurrent with refinance feasibility, the Team will evaluate the market conditions and BOV's available to define if it is pertinent to initiate a market process for sale. Investors will be updated on the progress of the strategy through the quarterly reports to be delivered on the dates mentioned below.

## Reporting Schedule

According with the Multi-Tex JV Agreement, the schedule of reporting for 2025 will be as followed:

March 2025	4Q24 Annual Results
May 2025	1Q25 Quarterly Update and Letter to Shareholders
August 2025	2Q25 Quarterly Update and Letter to Shareholders
November 2025	3Q25 Quarterly Update and Letter to Shareholders

On behalf of all the Multi-Tex Platform staff, we thank you for your trust and look forward to continue with our investment plan. Please do not hesitate to contact us should you have any questions or comments.



Gabriel Díaz

Management Team of Multi-Tex Platform