ELEMENTIA REPORTS RESULTS FOR SECOND QUARTER 2021[1]

Mexico City, July 28, 2021 - Elementia, S.A.B. de C.V. (BMV: ELEMENT*) ("the Company", or "Elementia") announced today its financial and operating results for the second quarter of 2021 ("2Q21"). Figures in this report are unaudited and have been prepared in accordance with International Financial Reporting Standards (IFRS) issued by the International Accounting Standards Board (IASB). Figures are stated in Mexican pesos ($).

Main Highlights

- Elementia reached consolidated EBITDA growth of 128% with an 8-percentage point increase in the margin to 19% at the close of the second quarter.
- In 2Q21 net sales increased 29% versus 2Q20 mainly from the increase in demand for our products, combined with higher prices.
- Operating income increased 1003% versus 2Q20 and 12% versus 1Q21, confirming the sustained growth trend in Elementia's performance.
- At the close of 2Q21, Elementia's net income increased 226% to $624 million.
- The leverage ratio for 2Q21 was 2.42x and the interest coverage ratio was 4.06x.
- In May the FTC communicated their decision to not authorize the sale of our Pennsylvania cement plant assets.

[1] Elementia´s 2Q21 earnings conference call will take place on July 28, 2021. Dial-in information can be found in the annexes of this document. The report, transcript and audio of the results can be downloaded at www.elementia.com.

The 2021 strategy is centralized on the customer, remaining focused on profitability and operating efficiency to raise levels of free cash flow and operating margin.

Our main objectives are as follows:

1)	**Building Systems U.S. – Focus on profitability and margin recovery**	• In 2Q21 EBITDA increased 697% with a positive margin of 9%.	
2)	**Building Systems LATAM – Sustained, profitable growth**	• In 2Q21 net sales increased 68% and EBITDA grew 402% versus 2Q20, as a result of our focus on selling profitable products and running a more efficient operation.	
3)	**Metals – Increase in profitability and cash flow generation**	• Net sales and EBITDA increased 51% and 292%, respectively, compared to 2Q20, due to our focus on higher value-added products, the pricing strategy and cost optimization.	
4)	**Cement U.S. – Sustained growth**	• In 2Q21 net sales and EBITDA increased by 2% and 12%, respectively, mainly due to the growth in our customer base, product mix and market recovery.	

Operating and Financial Highlights

Operating and financial highlights

MXN millions	Second quarter 2021	Second quarter 2020	Δ%	January - June 2021	January - June 2020	Δ%
Consolidated Cement BU volume	1,544,896	1,311,764	18%	2,850,673	2,517,390	13%
Consolidated Metal products BU volume	12,194	9,987	22%	23,905	22,063	8%
Consolidated Building systems BU volume	208,345	140,250	49%	413,429	327,891	26%
Net Sales	8,408	6,524	29%	15,885	12,906	23%
Cost of sales	6,638	5,225	27%	12,427	10,298	21%
Gross profit	1,770	1,299	36%	3,458	2,608	33%
% of net sales	21%	20%	1.1 pp	22%	20%	1.6 pp
Operating expenses	1,130	1,241	(9%)	2,245	2,418	(7%)
Operating income	640	58	1003%	1,213	190	538%
% of net sales	8%	1%	6.7 pp	8%	1%	6.2 pp
EBITDA	1,570	690	128%	2,647	1,351	96%
% of net sales	19%	11%	8.10 pp	17%	10%	6.2 pp
Comprehensive financing result, net	(503)	(218)	131%	(409)	(423)	(3%)
Income before income taxes	137	(160)	186%	804	(233)	445%
Income tax	72	35	106%	180	263	(32%)
Net Income (loss)	65	(195)	133%	624	(496)	226%
Working Capital	5,120	4,776	7%			
Recievables, net	4,066	3,310	23%			
Inventories, net	4,904	4,541	8%			
Payables	3,850	3,075	25%			
Free Cash Flow	(2,597)	3,023	(186%)			
Operating	1,847	3,652	(49%)			
Investments	(218)	(459)	(53%)			
Financing	(4,226)	(170)	2386%			
Cash and cash equivalents	2,522	5,139	(51%)			
Total Debt	14,280	17,389	(18%)			
Employees	6,182	5,884	5%			

Net Sales

Net sales per business unit

MXN millions	2Q21	1Q21	2Q20	Δ% Q/Q	Δ% Year/Year
Cement Mexico	1,648	1,513	1,248	9%	32%
Cement United States	1,597	1,190	1,558	34%	3%
Cement Central America	134	124	114	8%	18%
Metal Products	2,560	2,222	1,695	15%	51%
Building Systems United States	1,165	1,094	1,048	6%	11%
Building Systems LatAm	1,164	1,191	693	(2%)	68%
Total Elementia [1]	8,268	7,334	6,356	13%	30%

1) Does not include holding and eliminations

Net sales per destination

MXN millions	2Q21	1Q21	2Q20	Δ% Q/Q	Δ% Year/Year
United States	3,482	2,888	3,183	21%	9%
Mexico	3,657	3,340	2,568	9%	42%
Central America	397	355	288	12%	38%
South America	742	792	420	(6%)	77%
Rest of the World	130	101	65	29%	100%
Total Elementia [1]	8,408	7,476	6,524	12%	29%

1) Include holding and eliminations

Net sales reached $8,408 million in 2Q21, up 30% versus 2Q20 and 13% versus 1Q21, mainly due to higher sales volume and the pricing strategies implemented in the different business units:

- Cement registered a 16% increase versus 2Q20 and 18% versus 1Q21.
- Metals posted a 51% increase versus 2Q20 and 15% versus 1Q21.
- Building systems rose 34% versus 2Q20 and 2% versus 1Q21.

Operating Income

In 2Q21 operating income reached $640 million, which represents an increase of 1003% compared to 2Q20 and up 12% versus 1Q21. This growth trend is a result of higher sales and operating efficiencies mainly in Metals and Building Systems.

EBITDA by Business Unit

EBITDA per business unit

MXN millions	2Q21	1Q21	2Q20	Δ% Q/Q	Δ% Year/Year
Cement Mexico	693	559	539	24%	29%
Cement United States	233	38	207	513%	13%
Cement Central America	42	35	34	20%	24%
Metal Products	217	150	55	45%	295%
Building Systems United States	107	83	(18)	29%	694%
Building Systems LatAm	214	170	(71)	26%	401%
Total Elementia [1]	1,506	1,035	746	46%	102%

1) Does not include holding and eliminations

Consolidated EBITDA in 2Q21 increased 128% versus 2Q20 and 45% versus 1Q21, from an improved operating performance in all of Elementia's business units.

EBITDA for the first half of 2021 reached $2,647 million, up 96% versus the first half of 2020. EBITDA margin was 19% at the close of 2Q21, up 810 basis points when compared to 2020.

Financing Result

Comprehensive financing cost

MXN millions	Second quarter 2021	Second quarter 2020	Δ%	January - June 2021	January - June 2020	Δ%
Interest income	7	12	(42%)	42	21	100%
Interest expense	(262)	(276)	(5%)	(532)	(584)	(9%)
Bank commissions	(9)	(15)	(40%)	(38)	(37)	3%
Net exchange loss (profit)	(239)	61	(492%)	119	177	(33%)
Total comprehensive financing cost, net	(503)	(218)	131%	(409)	(423)	(3%)

Despite a decrease in interest expenses and bank commissions, the comprehensive cost of financing rose 131% versus 2Q20, mainly due to exchange rate volatility and valuation of derivatives.

Net Income

Consolidated net income reached $624 million during the second quarter of 2021, an increase of 224% versus 2Q20. This trend of positive and consistent growth reflects the successful strategies implemented to improve the operating performance of all Elementia businesses.

Free Cash Flow

	January - June		
MXN millons	2021	2020	Δ%
EBITDA	**2,647**	**1,351**	**96%**
Change in working capital	(343)	728	(147%)
Cash taxes	(321)	(355)	(10%)
Interest, net	(785)	(569)	38%
Bank commissions	(38)	(37)	3%
Cash flow before Capex	**1,160**	**1,118**	**4%**
% of EBITDA	44%	83%	(38.9 pp)
CAPEX	(297)	(481)	(38%)
Free cash flow before financing	**863**	**637**	**35%**
Incurred (paid) debt	(3,109)	(18)	17172%
Others	(225)	473	(148%)
Sale (buy) stock buyback	(65)	(36)	81%
Free cash flow	**(2,536)**	**1,056**	**(340%)**

Free cash flow before CAPEX totaled $1,160 million and represented 44% of EBITDA for the first half of 2021. The use of cash flow was mainly due to a higher level of CAPEX and the increase in interest payments following the debt restructure we carried out if 2020.

In the first half of 2021, CAPEX totaled $297 million and was allocated mainly towards the improvement and optimization of our businesses' operating processes.

Balance Sheet

Balance Sheet

MXN millions	June 2021	Dec 2020	Δ%
Cash and cash equivalents	2,522	5,139	(51%)
Receivables, net	4,066	3,310	23%
Inventories, net	4,904	4,541	8%
Other receivables and currents assets	1,466	1,347	9%
Current assets	**12,958**	**14,337**	**(10%)**
Other receivables, net			
Investment in associated companies and others	3	3	0%
Property, plant and equipment, net	28,426	29,701	(4%)
Right of use asset	780	738	6%
Intangible assets, net	3,877	4,232	(8%)
Deferred assets Tax	1,309	1,245	5%
Other assets	57	60	(5%)
Non- current assets	**34,452**	**35,979**	**(4%)**
Total assets	**47,410**	**50,316**	**(6%)**
Short term debt	5,062	11,528	(56%)
Payables	3,850	3,075	25%
Other current liabilities	3,308	4,021	(18%)
Current liabilities	**12,220**	**18,624**	**(34%)**
Long term debt	9,218	5,861	57%
Deferred taxes	2,837	2,789	2%
Other long term liabilities	2,156	2,071	4%
Long term liabilities	**14,211**	**10,721**	**33%**
Total liabilities	**26,431**	**29,345**	**(10%)**
Shareholders' Equity	**20,979**	**20,971**	**0%**
Equity attributable to owners of the Entity	**20,104**	**19,809**	**1%**
Capital stock	8,725	8,725	0%
Additional paid-in capital	7,579	7,579	0%
Retained earnings	4,430	3,640	22%
Other comprehensive income	(630)	(135)	367%
Non- controlling interest	**875**	**1,162**	**(25%)**
Total liabilities and shareholders' equity	**47,410**	**50,316**	**(6%)**

Cash and equivalents decreased by 51% versus last year, mainly from the use of excess cash to prepay debt in January 2021. In addition, there was a higher use of working capital from the growth in sales of all our Business Units. Under fixed assets, we reclassified the Keystone plant assets taking into consideration the base of comparison, in line with what is stipulated in IFRS-5.

Debt Profile

MXN millions	June 2021	Dec 2020
Short-term debt	5,062	11,528
Long-term debt	9,218	5,861
Total debt	14,280	17,389
Cash and cash equivalents	2,522	5,139
Net debt	11,758	12,250
Net financial expense	490	
EBITDA LTM	4,857	3,561
Leverage ratio	2.42x	3.44x
Interest coverage ratio	4.06x	2.81x

	Second quarter	
Currency denomination	**2021**	**2020**
MXN	84.01%	41.03%
USD	15.43%	58.76%
PEN	0.35%	
BOB	0.22%	
Interest rate		
Fixed	22.00%	75.00%
Variable	78.00%	25.00%

Total debt reached $14,280 million in 2Q21, a reduction of $3,109 million due mainly to the prepayment of our Senior Note in January and a debt prepayment of $250 million in April.

This places us in a solid financial position, and at the close of 2Q21, Elementia reported a leverage ratio of 2.42x and an interest coverage ratio of 4.06x, which makes us compliant with all the covenants established by our creditors.

Through the refinancing strategy that we carried out in the first half of the year, we mitigate any FX risk. 22% of our debt is at fixed rates and 65% of total debt is long term.

Results by Business Unit

Cement Business Unit – Mexico

MXN millions	Second quarter 2021	Second quarter 2020	Δ%	January - June 2021	January - June 2020	Δ%
Net sales	1,648	1,248	32%	3,161	2,461	28%
Operating income	523	390	34%	923	737	25%
% of net sales	32%	31%	0.5 pp	29%	30%	(0.7 pp)
EBITDA	693	539	29%	1,252	1,040	20%
% of net sales	42%	43%	(1.1 pp)	40%	42%	(2.7 pp)

In 2Q21 Cement Mexico registered a 32% increase in net sales and 29% growth in EBITDA versus 2Q20, mainly derived from higher sales volumes, a mix more focused on bag sales, high installed capacity utilization and better prices.

During the quarter, Cement Mexico achieved a 34% increase in operating income and a 42% EBITDA margin, in line with our profitable business strategy.

Cement Business Unit – United States

MXN millions	Second quarter 2021	Second quarter 2020	Δ%	January - June 2021	January - June 2020	Δ%
Net sales	1,597	1,558	3%	2,787	2,686	4%
Operating income (loss)	(330)	35	(1043%)	(430)	(82)	424%
% of net sales	(21%)	2%	(22.9 pp)	(15%)	(3%)	(12.4 pp)
EBITDA	233	207	13%	271	244	11%
% of net sales	15%	13%	1.3 pp	10%	9%	0.6 pp

At the close of 2Q21, Cement U.S. reported 3% higher net sales and an EBITDA increase of 13%. Furthermore, due to the cancellation of the sale of Keystone we are reclassifying the “Assets available for sale” line under Fixed Assets and recognizing the depreciation under COGS in accordance with what is stipulated in IFRS-5. Although this is purely an accounting and non-cash item, it had a negative effect of $330 million on the operating income line.

Cement Business Unit – Central America

MXN millions	Second quarter			January - June		
	2021	2020	Δ%	2021	2020	Δ%
Net sales	134	114	18%	258	218	18%
Operating income	39	30	30%	71	54	31%
% of net sales	29%	26%	2.8 pp	28%	25%	2.7 pp
EBITDA	42	34	24%	78	62	26%
% of net sales	31%	30%	1.5 pp	30%	28%	1.8 pp

During 2Q21 Cement Central America registered an increase of 18% in net sales and 24% in EBITDA, versus 2Q20, which reflects a consistent recovery in demand and in our sales volumes during 2021. Operating income grew 30% and the EBITDA margin was 31%, which demonstrates our commitment to maximize our available resources and maintain a highly efficient operation.

Metal Products Business Unit

MXN millions	Second quarter			January - June		
	2021	2020	Δ%	2021	2020	Δ%
Net sales	2,560	1,695	51%	4,782	3,537	35%
Operating income (loss)	142	(82)	273%	217	(124)	275%
% of net sales	6%	(5%)	10.4 pp	5%	(4%)	8.0 pp
EBITDA	217	55	295%	367	109	237%
% of net sales	8%	3%	5.2 pp	8%	3%	4.6 pp
EBITDA en USD / TON	886			761		
Δ% in sales volume	22%			8%		
Δ% in average price	47%			34%		

During 2Q21 Metals posted increases in net sales of 51% and EBITDA of 295%, continuing the positive trend in sales volumes, a greater differential from higher prices of our products and strict controls of costs and expenses. This quarter, Metals achieved positive operating income with an increase of $142 million, or 273% higher than 2Q20, continuing with our sustained profitable growth strategy initiated in 2020.

Building Systems Business Unit – United States

MXN millions	Second quarter 2021	2020	Δ%	January - June 2021	2020	Δ%
Net sales	1,165	1,048	11%	2,259	2,101	8%
Operating income (loss)	61	(93)	166%	91	(129)	171%
% of net sales	5%	(9%)	14.1 pp	4%	(6%)	10.2 pp
EBITDA	107	(18)	694%	190	(3)	6433%
% of net sales	9%	(2%)	10.9 pp	8%	(0%)	8.6 pp
Δ% in sales volume	19%			6%		
Δ% in average price	10%			8%		

Net sales for Building Systems U.S. increased 11% during 2Q21, mainly from the growth in sales volumes and higher prices, partially offset by the rise in raw material costs.

Results were positive and reflect a significant recovery versus 2Q20 with 166% growth in operating income and EBITDA up 694%.

EBITDA margin reached 9%, up 1090 basis points, thanks to operating efficiencies and expense reductions.

Building Systems Business Unit – LatAm

MXN millions	Second quarter 2021	2020	Δ%	January - June 2021	2020	Δ%
Net sales	1,164	693	68%	2,355	1,592	48%
Operating income (loss)	144	(160)	190%	241	(184)	231%
% of net sales	12%	(23%)	35.5 pp	10%	(12%)	21.8 pp
EBITDA	214	(71)	401%	384	(25)	1636%
% of net sales	18%	(10%)	28.6 pp	16%	(2%)	17.9 pp
Δ% in sales volume	89%			50%		
Δ% in average price	8%			6%		

In 2Q21 net sales and EBITDA increased 68% and 401%, respectively, compared to 2Q20, explained mainly by the boost from solid demand in Central America, the growth in sales volume, and higher prices during the quarter that helped offset the rise in raw material costs.

During the first six months of 2021, operating income increased 231% and the EBITDA margin improved by 1,790 basis points as a result of our focus on profitability and the cost and expense reduction initiatives.

Recent Events

- In May 2021, the FTC notified us that they did not authorize the sales transaction of our Keystone Pennsylvania plant.

- On March 9, 2021, Elementia announced that it will continue with the proceedings and arrangements to carry out its strategic corporate reorganization consisting of a spin-off process, which was approved by the Board of Directors and Shareholders' Meeting during the first quarter of 2019. This spin-off will result in the contribution of the Building Systems and Metals businesses to a spun-off entity, while the Cement business will remain with the company spinning off the other businesses.

- On January 15, 2021, the company fully prepaid the 5.5% coupon Senior Note maturing in 2025.

Analyst Coverage

- BBVA
- HSBC
- Morgan Stanley
- Santander
- Bank of America Merrill Lynch

Annexes

Cash Flow

MXN millons	January - June 2021	2020	Δ%
Net income (loss)	**625**	**(496)**	**226%**
Depreciation, amortization and impairment	1,434	1,161	24%
Gain on disposal of fixed assets	(9)	7	229%
Interest income	(42)	(21)	100%
Interest expense	532	583	(9%)
Exchange loss (gain)	(80)	2,184	(104%)
Other items	140	(236)	159%
Non cash figures	**2,600**	**3,182**	**(18%)**
Net cash flow (used) provided by working capital	**(753)**	**470**	**(260%)**
Increase in accounts receivable	(756)	(161)	370%
(Increase) decrease in inventories	(362)	185	(296%)
Increase in other receivables and other current assets	(122)	(848)	86%
Increase in trade accounts payable	776	704	10%
(Decrease) increase in other liabilities	(289)	590	(149%)
Net cash flow provided by operating activities	**1,847**	**3,652**	**(49%)**
Acquisition of property, machinery and equipment	(297)	(481)	(38%)
Other assets	79	22	259%
Net cash flow used in investing activities	**(218)**	**(459)**	**(53%)**
Incurred (paid) debt	(3,109)	(18)	17172%
Increase stock buyback	(65)	(36)	81%
Bank loans and others, net	(1,052)	(116)	807%
Net cash used in financing activities	**(4,226)**	**(170)**	**2386%**
Net (decrease) increase in cash and cash equivalents	**(2,597)**	**3,023**	**(186%)**
Effects differences on translating foreign operations	(20)	(1,557)	99%
Cash and cash equivalents at the beginning of the period	5,139	1,966	161%
Cash and cash equivalents at the end of the period	2,522	3,432	(27%)

Earnings Conference Call Information

elementia

Wednesday, July 28, 2021

ELEMENTIA (BMV: ELEMENT*)

2Q21 Earnings Conference Call

9:00 a.m. (Mexico City) / 10:00 a.m. (EST)

HOSTED BY:

Jaime Rocha Font
Chief Executive Officer

Maria de Lourdes Barajas Flores
Chief Financial Officer

A Q&A session will follow the presentation.
Participants will be able to ask questions via telephone.

Dial-in Number:
1-877-830-2598 (USA)
+1-785-424-1877 (International)
Conference ID: ELEMENTIA

There will be a live webcast presentation on this event available at:

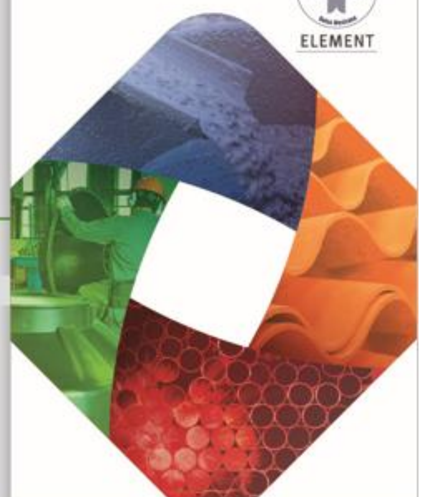
https://www.webcast-eqs.com/elementia20210728/en

Participants are requested to connect 15 minutes prior to the call

Elementia will release its 2Q21 results on **Tuesday, July 27, 2021**

A replay of this call will be available on July 28, 2021 at 1:00 p.m. EST for 7 days, and will also be available at www.elementia.com in the Investor Relations section

ELEMENT



July 28, 2021

Conference Replay:

1 (800) 654-1563 (USA)
+1 (862) 902-0129 (International)

Conference Replay ID:

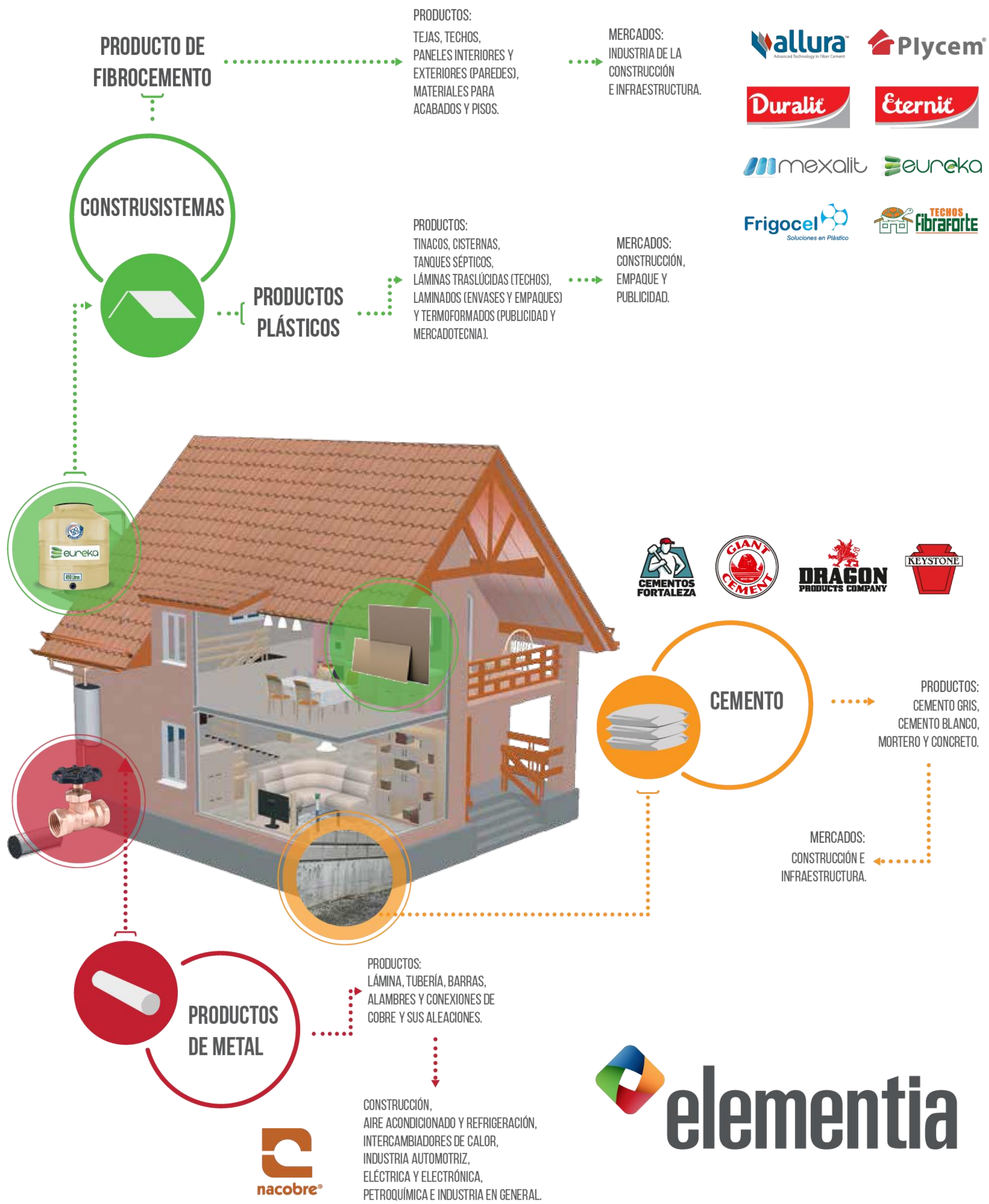
42117890

COMPANY CONTACT

Elementia
Iris Fernández Cruz
investorrelations@elementia.com

i-advize Corporate Communications, NY
Melanie Carpenter
mcarpenter@i-advize.com

www.elementia.com


PRODUCTO DE FIBROCEMENTO
PRODUCTOS:
TEJAS, TECHOS, PANELES INTERIORES Y EXTERIORES (PAREDES), MATERIALES PARA ACABADOS Y PISOS.
MERCADOS:
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CONSTRUSISTEMAS
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MERCADOS:
CONSTRUCCIÓN, EMPAQUE Y PUBLICIDAD.
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MERCADOS:
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PRODUCTOS DE METAL
PRODUCTOS:
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CONSTRUCCIÓN,
AIRE ACONDICIONADO Y REFRIGERACIÓN,
INTERCAMBIADORES DE CALOR,
INDUSTRIA AUTOMOTRIZ,
ELÉCTRICA Y ELECTRÓNICA,
PETROQUÍMICA E INDUSTRIA EN GENERAL.
nacobre
elementia

Relación con Inversionistas
Iris Fernández Cruz
Tel: +52 55 7845-7984
investorrelations@elementia.com

I-Advize Corporate Communications, Inc.
Melanie Carpenter
Tel. +1-917-797-7600
mcarpenter@i-advize.com

Disclaimer on forward-looking statements

Figures are stated in nominal Mexican pesos ($) and all comparisons are made against the same period of the previous year, unless otherwise specified. Figures are stated in nominal Mexican pesos ($) in accordance to IFRS. As a result of figures roundup, totals may not exactly match the sum of the figures presented. The Audit Committee and the Board of Directors are aware about modification of the IFRS (IFRS9 and IFRS 16) reflected in the figures.

This document contains certain forward-looking statements and information related to Elementia, S.A.B. Of C.V. ("Elementia") that reflect the vision and / or expectations of Elementia and its management team in relation to its performance, business and future events. Forward-looking statements may include, but are not limited to, statements that could predict, project, indicate or imply certain future results, performance or achievements, and may include words "anticipate", "believe," "estimate, "expect", “project”, “plan”, “predict”, “foresee”, “forecast”, “reach” or any other word or phrase with a similar meaning, which may be given orally or in writing.

The presented results may materially differ from those projected as a result of factors beyond Elementia's control. These factors may include, but are not limited to: economy in general; political and business conditions in Mexico and other markets where we operate; international capital and securities markets performance, as well as economic crises; our ability to refinance our financial obligations; if necessary; competition in the sector and markets; management’s expectations and estimates in regards to the Company's future financial performance and financing plans / programs; limited access to financing sources with competitive terms, and compliance with clauses to which we are bound to; our ability to meet debt obligations; our investment plans; currency fluctuations, interest rates or inflation, as well as currency conversion; changes in government legislation and regulation, including environmental regulation, and obligations arising therefrom, and judicial or administrative judgments against us; procurement policies and interpretations; increase in insurance premiums; changes in market prices, customer demand and preference, and competitive conditions; cyclicity and seasonality in our operating results; our ability to implement the corporate strategy; increase in prices of goods and / or services supplied to us, and fluctuations in the prices of the raw material; the imposition of price controls on the products we sell; trade barriers; technological innovation; costs uncertainty and regulation applicable to company mergers and acquisitions or strategic alliances; our ability to make acquisitions for regulatory or other issues, and successfully integrate the operations of the acquired businesses; liability claims including claims related to health, safety and environmental protection issues, as well as claims arising from joint lawsuits in Mexico or other jurisdictions in which we operate; failures in our information obtained from our technology systems, including data and communication systems; the impact by changes in accounting principles, new legislation, actions by regulatory authorities, government announcements and monetary or fiscal policy in Mexico, or in other markets in which we operate; decrease in the sale of our products by independent distributors; our ability to retain qualified personnel and rehire key personnel; our ability to extract synergies from our business mergers and acquisitions activities; delays by suppliers or lack of ability to obtain, under conditions acceptable to us, inputs required by us to produce the products we sell; investigations by federal authorities; and other risk factors.

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About Elementia

Elementia is a unique platform that manufactures and commercializes building materials for the construction industry and adds value to all stages of this industry. The Company has grown, both organically and through strategic mergers and acquisitions, consolidating operations in 9 countries in the Americas, showing strong growth in its Cement business unit,while maintaining its leadership in the Metals business, and through our Building Systems unit, we offer lightweight construction products, which is the main building trend in the market. This has been possible thanks to the passion and dedication of its more than 7,000 employees and leadership of its main brands, including: Cementos Fortaleza®, Giant®, Keystone® and Dragon®; Nacobre®; Allura®, Mexalit®, Plycem®, Eternit®, Duralit® y Fibraforte®.