AEROPUERTOS DEL SURESTE

ASUR ANNOUNCES 3Q25 RESULTS

Passenger traffic increased by 3.1% in Colombia and 1.1% in Puerto Rico; and decreased by 1.1% in Mexico

Mexico City, October 22, 2025 - Grupo Aeroportuario del Sureste, S.A.B. de C.V. (NYSE: ASR; BMV: ASUR) (ASUR), a leading international airport group with operations in Mexico, the United States, and Colombia, today announced its results for the three- and nine-month periods ended September 30, 2025.

3Q25 Highlights[1]

- Total passenger traffic increased 0.4% YoY ("YoY"). By country of operations, passenger traffic showed the following YoY variations:
  - **Mexico:** decreased 1.1%, driven by declines of 0.3% and 1.8% in international traffic and domestic traffic, respectively.
  - **Puerto Rico (Aerostar):** increased 1.1%, reflecting increases of 11.7% and 0.5% in international and domestic traffic, respectively.
  - **Colombia (Airplan):** increased 3.1%, reflecting growth of 11.2% and 0.8% in international and domestic traffic, respectively
- Revenues increased 17.1% YoY to Ps.8,765.4 million. Excluding construction services, revenues increased 1.0% YoY.
- Commercial revenue per passenger increased 1.0% YoY to Ps.126.1.

Table 1: Financial and Operating Highlights[1]

	Third Quarter		%
	2024	2025	Chg.
Financial Highlights			
Total Revenue	**7,483,293**	**8,765,450**	**17.1**
Mexico	5,386,401	6,479,089	20.3
San Juan	1,215,566	1,325,782	9.1
Colombia	881,326	960,579	9.0
Commercial Revenues per PAX	**124.9**	**126.1**	**1.0**
Mexico	149.0	144.2	(3.3)
San Juan	152.4	166.8	9.5
Colombia	52.0	59.1	13.6
EBITDA	4,700,373	4,639,368	(1.3)
Net Income	3,474,554	2,211,351	(36.4)
Majority Net Income	**3,381,190**	**2,114,592**	**(37.5)**
Earnings per Share (in pesos)	11.2706	7.0486	(37.5)
Earnings per ADS (in US$)	6.1473	3.8445	(37.5)
Capex	1,042,400	1,872,758	79.7
Cash & Cash Equivalents	18,483,601	16,259,294	(12.0)
Net Debt	(5,853,192)	4,972,580	(185.0)
Net Debt/ LTM EBITDA	(0.3)	0.2	(178.3)
Operational Highlights			
Passenger Traffic			
Mexico	9,624,910	9,519,731	(1.1)
San Juan	3,316,577	3,354,150	1.1
Colombia	4,314,938	4,449,600	3.1

- Consolidated EBITDA declined 1.3% YoY to Ps.4,639.4 million.
- Adjusted EBITDA margin (excluding IFRIC 12 effect) decreased to 66.7% from 68.3% in 3Q24.
- Cash position of Ps.16,259.3 million at September 30, 2025, with Debt to LTM Adjusted EBITDA at 0.2x.
- On July 30, 2025 ASUR announced an agreement to acquire Unibail-Rodamco-Westfield (URW)'s airport retail concessions at key terminals at John F. Kennedy International Airport, Los Angeles International Airport and Chicago O'Hare International Airport for US$295 million, marking its strategic entry into U.S. commercial airport operations; closing expected 4Q25 subject to customary conditions precedent.

3Q25 Earnings Call

Day: Thursday, October 23, 2025, at 10:00 AM ET; 8:00 AM Mexico City time

Dial-in: +1 877 407 4018 (U.S. Toll-Free); +1 201 689 8471 (International)

Access Code: 13756571. Please dial in 10 minutes before the scheduled start time.

Replay: Thursday, October 23, 2025, at 2:00 PM ET, ending at 11:59 PM ET on Thursday, October 30, 2025. Dial-in: +1 844 512 2921 (U.S. Toll-Free); +1 412 317 6671 (International). Access Code: **13756571**

[1] Unless otherwise stated, all financial figures are unaudited and prepared in accordance with International Financial Reporting Standards (IFRS). All figures in this report are expressed in Mexican pesos, unless otherwise noted. Tables state figures in thousands of Mexican pesos, unless otherwise noted. Passenger figures for Mexico and Colombia exclude transit and general aviation passengers, unless otherwise noted. Commercial revenues include revenues from non-permanent ground transportation and parking lots. U.S. dollar figures are calculated at an exchange rate of US$1.00 = Ps.18.3342 (source: Diario Oficial de la Federación de México) while Colombian peso figures are calculated at an exchange rate of COP. 214.2200 = Ps.1.00 (source: Investing). Definitions for EBITDA, Adjusted EBITDA Margin, and Majority Net Income can be found on page 18 of this report.

Passenger Traffic

ASUR's total passenger traffic increased 0.4% YoY to 17.3 million passengers.

In Mexico, total passenger traffic declined 1.1% YoY to 9.5 million in 3Q25, reflecting declines of 0.3% in international traffic and 1.8% in domestic traffic.

Total passenger traffic in Puerto Rico increased 1.1% YoY to 3.3 million, driven by an increase of 11.7% in international traffic which more than offset a decrease of 0.5% in domestic traffic.

In Colombia, total passenger traffic increased 3.1% YoY to 4.4 million passengers, resulting from increases of 11.2% increase in international traffic and 0.8% in domestic traffic.

On page 20 of this report, you will find the tables with detailed information on passenger traffic for each airport.

Table 2: Passenger Traffic Summary

	Third Quarter		% Chg.	Nine-Months		% Chg.
	2024	2025		2024	2025	
Total México	**9,624,910**	**9,519,731**	**(1.1)**	**31,314,960**	**30,481,397**	**(2.7)**
- Cancun	6,875,035	6,714,404	(2.3)	23,113,585	22,196,857	(4.0)
- 8 Other Airports	2,749,875	2,805,327	2.0	8,201,375	8,284,540	1.0
Domestic Traffic	**5,255,435**	**5,162,613**	**(1.8)**	**14,767,525**	**14,678,566**	**(0.6)**
- Cancun	2,789,025	2,639,317	(5.4)	7,653,937	7,457,990	(2.6)
- 8 Other Airports	2,466,410	2,523,296	2.3	7,113,588	7,220,576	1.5
International traffic	**4,369,475**	**4,357,118**	**(0.3)**	**16,547,435**	**15,802,831**	**(4.5)**
- Cancun	4,086,010	4,075,087	(0.3)	15,459,648	14,738,867	(4.7)
- 8 Other Airports	283,465	282,031	(0.5)	1,087,787	1,063,964	(2.2)
Total San Juan, Puerto Rico	**3,316,577**	**3,354,150**	**1.1**	**10,047,837**	**10,543,332**	**4.9**
Domestic Traffic	2,882,815	2,869,504	(0.5)	8,891,739	9,220,652	3.7
International traffic	433,762	484,646	11.7	1,156,098	1,322,680	14.4
Total Colombia	**4,314,938**	**4,449,600**	**3.1**	**12,218,181**	**12,635,396**	**3.4**
Domestic Traffic	3,352,638	3,379,292	0.8	9,551,303	9,631,323	0.8
International traffic	962,300	1,070,308	11.2	2,666,878	3,004,073	12.6
Total traffic	**17,256,425**	**17,323,481**	**0.4**	**53,580,978**	**53,660,125**	**0.1**
Domestic Traffic	11,490,888	11,411,409	(0.7)	33,210,567	33,530,541	1.0
International traffic	5,765,537	5,912,072	2.5	20,370,411	20,129,584	(1.2)

Note: Passenger figures for Mexico and Colombia exclude transit and general aviation passengers, while Puerto Rico includes transit passengers and general aviation.

Table 3: % YoY Change in Passenger Traffic 2025 & 2024

Region	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	TOTAL
Mexico	**(4.1%)**	**(7.5%)**	**(3.0%)**	**0.5%**	**(3.0%)**	**(2.8%)**	**2.0%**	**(1.6%)**	**(4.5%)**	**(2.7%)**
Domestic Traffic	(0.7%)	(2.9%)	1.1%	5.1%	(0.4%)	(2.1%)	0.4%	(2.6%)	(3.1%)	(0.6%)
International Traffic	(6.5%)	(10.6%)	(5.7%)	(3.3%)	(5.6%)	(3.4%)	3.7%	(0.4%)	(6.5%)	(4.5%)
Puerto Rico	**9.3%**	**8.6%**	**13.7%**	**13.5%**	**1.3%**	**(3.3%)**	**(1.9%)**	**4.6%**	**1.6%**	**4.9%**
Domestic Traffic	8.0%	7.5%	13.8%	11.6%	0.2%	(5.1%)	(3.5%)	3.3%	(0.5%)	3.7%
International Traffic	20.5%	19.2%	12.0%	29.6%	10.5%	9.2%	8.0%	13.7%	16.1%	14.4%
Colombia	**12.3%**	**3.3%**	**3.1%**	**4.8%**	**(3.4%)**	**1.7%**	**3.5%**	**2.7%**	**3.2%**	**3.4%**
Domestic Traffic	8.7%	1.1%	1.6%	2.0%	(6.1%)	(1.4%)	1.2%	(0.2%)	1.4%	0.8%
International Traffic	24.2%	11.3%	8.4%	15.6%	6.7%	13.3%	10.7%	12.8%	10.0%	12.6%
Total	**1.7%**	**(2.6%)**	**1.2%**	**3.8%**	**(2.2%)**	**(1.8%)**	**1.5%**	**0.6%**	**(1.4%)**	**0.1%**
Domestic Traffic	4.3%	1.1%	4.9%	5.9%	(1.9%)	(2.8%)	(0.5%)	(0.5%)	(1.2%)	1.0%
International Traffic	(1.8%)	(7.2%)	(3.6%)	0.5%	(2.9%)	(0.1%)	5.1%	2.9%	(1.9%)	(1.2%)

Review of Consolidated Results

Table 4: Summary of Consolidated Results

	Third Quarter		% Chg.	Nine-Months		% Chg.
	2024	2025		2024	2025	
Total Revenues	**7,483,293**	**8,765,450**	**17.1**	**22,312,210**	**26,268,357**	**17.7**
Aeronautical Services	4,527,080	4,578,013	1.1	13,784,659	14,597,469	5.9
Non-Aeronautical Services	2,355,422	2,375,014	0.8	7,370,287	7,960,438	8.0
Total Revenues Excluding Construction Revenues	**6,882,502**	**6,953,027**	**1.0**	**21,154,946**	**22,557,907**	**6.6**
Construction Revenues	600,791	1,812,423	201.7	1,157,264	3,710,450	220.6
Total Operating Costs & Expenses	3,386,119	5,070,507	49.7	9,292,889	13,059,580	40.5
Other Revenues						
Operating Profit	**4,097,174**	**3,694,943**	**(9.8)**	**13,019,321**	**13,208,777**	**1.5**
Operating Margin	54.8%	42.2%	(1260 bps)	58.4%	50.3%	(807 bps)
Adjusted Operating Margin [1]	59.5%	53.1%	(639 bps)	61.5%	58.6%	(299 bps)
EBITDA	**4,700,373**	**4,639,368**	**(1.3)**	**14,733,187**	**15,389,125**	**4.5**
EBITDA Margin	62.8%	52.9%	(988 bps)	66.0%	58.6%	(745 bps)
Adjusted EBITDA Margin [2]	68.3%	66.7%	(157 bps)	69.6%	68.2%	(142 bps)
Net income	**3,474,554**	**2,211,351**	**(36.4)**	**10,440,721**	**8,119,752**	**(22.2)**
Net income majority	**3,381,190**	**2,114,592**	**(37.5)**	**10,136,848**	**7,775,190**	**(23.3)**
Earnings per Share	11.2706	7.0486	(37.5)	33.7895	25.9173	(23.3)
Earnings per ADS in US$	6.1473	3.8445	(37.5)	18.4298	14.1360	(23.3)

Total Commercial Revenues per Passenger [3]	**124.9**	**126.1**	**1.0**	**125.9**	**136.5**	**8.4**
Commercial Revenues	2,180,190	2,211,559	1.4	6,810,464	7,406,683	8.8
Commercial Revenues from Direct Operations per Passenger [4]	21.1	21.9	3.8	22.3	23.7	6.1
Commercial Revenues Excl. Direct Operations per Passenger	103.8	104.2	0.4	103.6	112.9	9.0

[1] Adjusted operating margin excludes the effect of IFRIC12 with respect to the construction or improvements to concessioned assets in Mexico, Puerto Rico and Colombia, and is calculated by dividing operating income by total revenues minus revenues from construction services.
[2] Adjusted EBITDA Margin excludes the effect of IFRIC12 with respect to the construction or improvements to concessioned assets in Mexico, Puerto Rico and Colombia, and is calculated by dividing EBITDA by total revenues minus revenues from construction services.
[3] Passenger figures include transit and general aviation passengers Mexico, Puerto Rico y Colombia.
[4] Represents ASUR´s operations in convenience stores.

Consolidated Revenues

Consolidated Revenues in 3Q25 increased 17.1% YoY, or Ps.1,282.1 million, to Ps.8,765.4 million, primarily driven by the following increases:

- 201.7%, or Ps.1,211.6 million, in construction services revenues to Ps.1,812.4 million, primarily reflecting higher activity in Mexico.
- 1.1%, or Ps.50.9 million, in aeronautical services revenues to Ps.4,578.0 million. Of this, Mexico contributed Ps.3,306.3 million while Puerto Rico and Colombia accounted for Ps.585.9 million and Ps.685.0 million, respectively.
- 0.8%, or Ps.19.6 million, in non-aeronautical services revenues to Ps.2,375.9 million. Mexico accounted for Ps.1,540.9 million, Puerto Rico Ps.561.9 million, and Colombia Ps.272.2 million.

Excluding Construction Services Revenues, which under IFRS are recognized as both revenue and cost, total revenues would have increased 1.0% to Ps.6,953.0 million, 69.7% of which accounted for total revenues in Mexico, while Puerto Rico and Colombia represented 16.5% and 13.8%, respectively.

Commercial revenues increased 1.4% YoY to Ps.2,211.5 million in 3Q25. Revenue growth was mainly driven by increases of 10.7% to Ps.559.5 million in Puerto Rico and 17.3% to Ps.272.0 million in Colombia, while revenues in Mexico declined 4.4% to Ps.1,380.0 million.

Commercial Revenues per Passenger increased by 1.0% to Ps.126.1 in 3Q25, from Ps.124.9 in 3Q24.

Consolidated Operating Costs and Expenses

Consolidated Operating Costs and Expenses increased 49.7% YoY, or Ps.1,684.4 million, to Ps.5,070.5 million.

Excluding construction costs, operating costs and expenses increased 17.0%, or Ps.472.7 million, YoY, driven by the following factors:

- Mexico: increased 4.1%, or Ps.65.0 million, mainly due to higher personnel and electricity costs, security and cleaning services, depreciation and amortization, and professional fees. This increase was partially offset by lower maintenance and conservation expenses.

- Puerto Rico: increased 7.8%, or Ps.56.6 million, primarily due to higher costs in operations, concession fees, software licenses, cleaning services, provision for doubtful accounts, maintenance and conservation, taxes and duties, personnel and electricity costs. This was partially offset by lower professional fees and insurance and surety costs.

- Colombia: increased 75.9%, or Ps.351.1 million, mainly due to higher depreciation and amortization resulting from an adjustment to the concession amortization method, personnel costs, security and cleaning services, insurance and surety costs, concession fees, and professional fees. This was partially offset by lower maintenance and conservation expenses.

Cost of Services increased 8.7%, or Ps.120.8 million, in the quarter mainly due to increases in personnel, security and cleaning, professional fees, licenses, insurance and sureties, electricity, taxes and duties, maintenance reserves.

Construction Costs increased 201.7%, or Ps.1,211.6 million, reflecting increases of 262.6% in Mexico (Ps.1,181.9 million), 117.3% in Colombia (Ps.1.4 million), and 18.9% in Puerto Rico (Ps.28.3 million).

Administrative Expenses which reflect administrative costs incurred in Mexico, increased 34.0% year-over-year.

Technical Assistance Fees decreased 4.1%, reflecting lower EBITDA generated by ASUR's Mexican operations.

Concession Fees decreased by 0.9% on a consolidated basis, reflecting decreases of 6.0%, 9.0%, and 8.2% in Mexico, Colombia, and Puerto Rico, respectively, driven by an increase in regulated and non-regulated revenues.

Depreciation and Amortization increased 56.4%, or Ps.339.4 million, reflecting increases of 300.4%, or Ps.327.6 million in Colombia from a Ps.332.8 million adjustment to the concession amortization method and 4.4%, or Ps.13.1 million, in Mexico. This was partially offset by a 0.7%, or Ps.1.3 million, decline in Puerto Rico.

Consolidated Operating Profit and EBITDA

Consolidated Operating Profit for 3Q25 decreased to Ps.3,694.9 million with a margin of 42.2%, compared to Ps.4,097.2 million and a margin of 54.8% in 3Q24.

The **Adjusted Operating Margin,** which excludes the effect of IFRIC 12 related to construction or improvements to concessioned assets in Mexico, Puerto Rico, and Colombia, and is calculated as operating profit divided by total revenues excluding construction services, decreased to 53.1% in 3Q25, from 59.5% in 3Q24, mainly impacted by the change in amortization method for concessions in Colombia.

EBITDA declined by 1.3%, or Ps.61.0 million, to Ps.4,639.4 million in 3Q25, from Ps.4,700.4 million in 3Q24. By country of operations, EBITDA in Puerto Rico increased 4.5%, or Ps.24.0 million to Ps.562.3 million, and in Colombia by 10.3%, or Ps.54.3 million to Ps.581.0 million. In Mexico, EBITDA decreased 3.8%, or Ps.139.3 million to Ps.3,496.1 million. The **Consolidated EBITDA Margin** declined to 52.9% in 3Q25, from 62.8% in 3Q24.

The **Adjusted EBITDA Margin**, which excludes the effect of IFRIC 12 related to construction or improvements to concessioned assets in Mexico, Puerto Rico, and Colombia, declined to 66.7% in 3Q25, from 68.3% in 3Q24.

Comprehensive Financing Gain (Loss)

Table 5: Consolidated Comprehensive Financing Gain (Loss)

	Third Quarter		% Chg.	Nine-Months		% Chg.
	2024	2025		2024	2025	
Interest Income	483,133	352,335	(27.1)	1,264,930	1,200,017	(5.1)
Interest Expense	(230,360)	(445,672)	93.5	(591,859)	(1,019,786)	72.3
Foreign Exchange Gain (Loss), Net	653,700	(378,750)	n/a	1,399,298	(1,750,393)	n/a
Total	**906,473**	**(472,087)**	**n/a**	**2,072,369**	**(1,570,162)**	**n/a**

In 3Q25, ASUR recorded a **Comprehensive Financing Loss** of Ps.472.1 million, compared to a gain of Ps.906.5 million in 3Q24.

This YoY variation was primarily driven by a Foreign Exchange Loss of Ps.378.7 million in 3Q25, compared to a foreign exchange gain of Ps.653.7 million in 3Q24. The 3Q25 loss reflects the appreciation of the Mexican peso against the U.S. dollar at quarter-end and on average, by 2.6% and 1.1%, respectively, on a U.S. dollar net asset position, compared to a depreciation of 7.6% and 3.7%, respectively, in 3Q24 on a U.S. dollar net asset position.

In addition, interest income declined 27.1%, or Ps.130.8 million, reflecting a lower cash position following the dividend payment in May and September 2025, while interest expense increased by 93.5%, or Ps.215.3 million, mainly due to the Ps.9,500.0 million loan incurred in Mexico on May 22, 2025.

Income Taxes

Income taxes declined by Ps.518.4 million year-over-year, primarily due to the following decreases:

- Ps.400.6 million in income tax expense, mainly driven by a decrease in the taxable base in Mexico, and
- Ps.117.8 million in deferred income taxes, primarily in Mexico, due to the recognition of deferred taxes on previously untaxed retained earnings from ASUR's investments in Colombia and Puerto Rico in 3Q24. This was further impacted by the tax benefit from unredeemed asset balances, partially offset by the initial recognition of deferred income tax at the Cozumel Airport.

Net Majority Income

ASUR reported a 37.5% YoY decrease in **Net Majority Income** for 3Q25, totaling Ps.2,144.6 million, compared to Ps.3,381.2 million in 3Q24. This YoY variation was mainly driven by a Foreign Exchange Loss of Ps.1.032.4 million in 3Q25 resulting from the appreciation of the Mexican peso against the US dollar compared to a foreign exchange gain of Ps.942.0 million in 3Q24 reflecting the depreciation of the Mexican peso against the US dollar together with a Ps.339.4 million increase in amortization and depreciation, principally reflecting a Ps.332.8 million adjustment in the concession amortization method in Colombia. Earnings per common share for the quarter were Ps.7.0486, and earnings per ADS were US$3.8445 (one ADS represents ten Series B common shares). This compares with earnings per share of Ps.11.2706 and earnings per ADS of US$6.1473 in the same period of the prior year.

Net Income

Net Income for 3Q25 totaled Ps.2,211.3 million, compared to Ps.3,474.5 million in 3Q24, representing a YoY decrease of 36.4%, or Ps.1,263.2 million.

Consolidated Financial Position

As of September 30, 2025, airport concessions represented 71.5% of the Company's total assets, current assets accounted for 27.8%, and other assets represented 0.7%.

As of September 30, 2025, cash and cash equivalents totaled Ps.16,259.3 million, a 19.0% decrease from Ps.20,083.4 million as of December 31, 2024, principally driven by the dividend payments. The cash position by country was as follows: Mexico Ps.13,705.8 million, Colombia Ps.1,333.9 million, and Puerto Rico Ps.1,219.6 million.

As of September 30, 2025, ASUR's valuation of its investment in Aerostar (Puerto Rico), in accordance with IFRS 3 "Business Combinations," resulted in the following effects on the Balance Sheet: i) the recognition of a net intangible asset of Ps.4,583.7 million, ii) goodwill of Ps.875.9 million (net of an impairment loss of Ps.4,719.1 million), iii) deferred income tax liability of Ps.458.4 million, and iv) a minority interest of Ps.4,846.9 million in stockholders' equity.

As of September 30, 2025, ASUR´s valuation of its investment in Airplan (Colombia), in accordance with IFRS 3 "Business Combinations" resulted in the following effects on its Balance Sheet as follows: i) a net intangible asset of Ps.679.6 million, ii) goodwill of Ps.1,438.3 million, iii) deferred income tax payable of Ps.205.6 million, and iv) fair value recognition of bank loans of Ps.92.2 million.

As of September 30, 2025, total equity was Ps.44,134.1 million, representing 57.5% of Total Assets, while Total Liabilities amounted to Ps.32,686.5 million, or 42.5% of total assets. Deferred Liabilities represented 11.6% of total liabilities.

Total debt at quarter-end increased 58.9% to Ps.21,231.9 million, compared with Ps.13,359.4 million as of December 31, 2024. This increase was primarily driven by the Ps.9,500.0 million loan secured in Mexico on May 22, 2025, maturing on May 21, 2027, and bearing interest at the 28-day TIIEF rate plus 1.25 percentage points. The increase also reflects the effect of foreign exchange conversion, partially offset by a principal repayment of Ps.263.1 million in Puerto Rico.

As of September 30, 2025, 56.1% of ASUR's total debt was denominated in Mexican pesos, 42.0% in U.S. dollars (debt associated with Puerto Rico's operations), and 1.9% in Colombian pesos (debt associated with Colombia's operations).

In May 2022, Aerostar renegotiated the terms of its US$50 million principal amount of 6.75% senior secured notes originally due on June 24, 2015, and extended their maturity through March 22, 2035. All long-term debt is collateralized by Aerostar's assets.

In July 2022, Aerostar in Puerto Rico issued US$ 200.0 million principal amount of 4.92% senior secured notes due March 22, 2035.

On November 15, 2023, Aerostar amended its US$20.0 million revolving credit facility with Banco Popular de Puerto Rico, to extend the maturity date through December 29, 2026. As of March 31, 2025, no amounts have been drawn under this facility.

In July 2024, ASUR restructured its credit facility with BBVA México, adjusting the repayment to a single principal payment at maturity. The facility carries an annual interest rate of TIIE 28-day + 1.35% spread, and matures on July 11, 2029.

On November 26, 2024, Aerostar amended its US$10.0 million secured revolving credit facility with Banco Popular de Puerto Rico, to extend its maturity through December 18, 2027, and with an applicable interest rate fluctuating between 0.75% and 3.0%, plus a 2.0% default interest rate. Aerostar is required to maintain a debt coverage ratio of 1.00 at the end of each quarter. As of September 30, 2025, no amounts had been drawn from this facility.

On September 2025, Cancun Airport amended its credit line with Santander to extend its maturity to September 26, 2027, with an applicable interest rate of TIIEF plus 1.5 points.

ASUR's Net Debt-to-LTM EBITDA ratio stood at 0.2x as of June 30, 2025, compared to negative 0.3x as of September 30, 2024. The interest coverage ratio increased to 12.8x from 12.1x as of September 30, 2024.

Table 6: Consolidated Debt Indicators

	September 30, 2024	December 31, 2024	September 30, 2025
Leverage			
Total Debt/ LTM EBITDA (Times) [1]	0.7	0.7	1.0
Total Net Debt/ LTM EBITDA (Times) [2]	(0.3)	(0.3)	0.2
Interest Coverage Ratio [3]	12.1	12.5	12.8
Total Debt	**12,630,409**	**13,359,456**	**21,231,874**
Short-term Debt	969,613	1,131,530	334,138
Long-term Debt	11,660,796	12,227,926	20,897,736
Cash & Cash Equivalents	**18,483,601**	**20,083,457**	**16,259,294**
Total Net Debt [4]	**(5,853,192)**	**(6,724,001)**	**4,972,580**

[4] Total net debt is calculated as Asur's total debt without Cash & Cash Equivalents.

Table 7: Consolidated Debt Profile (millions)*

	Aerostar US$			Cancun Airport M´Mxp $			Airplan M C ol Ps
Original Ammount	350´M	200´M	50´M	BBVA 2,000	Santander 2,650	BBVA 9,500	Syindicated Loan 440,000
Interest rate	**5.75%**	**4.92%**	**6.75%**	**TIIE + 1.35 pp**	**TIIEF +1.50 pp**	**TIIEF + 1.25 pp**	**DTF + 4pp**
Principal Balance as of June 30, 2025	**251.2**	**200.0**	**42.0**	**1,750.0**	**675.0**	**9,500.0**	**67,897.2**
2026	15.0	-	-	-	-	-	30,499.7
2027	16.6	-	-	-	675.0	9,500.0	37,397.5
2028	16.2	-	-	-	-	-	-
2029	17.3	-	-	1,750.0	-	-	-
2030	20.9	-	-	-	-	-	-
2031	27.0	-	-	-	-	-	-
2032	34.4	-	-	-	-	-	-
2033	38.5	-	-	-	-	-	-
2034	42.6	-	-	-	-	-	-
2035	22.6	200.0	42.0	-	-	-	-

[1] DTF is an average 90-day rate to which the credit facilities in Colombia are pegged.

The loans from Mexico were made in October 2017, with Bancomer and Santander. The bonds from Puerto Rico were issued in March 2013 and June 2015 (in May 2022 the payment date at maturity was modified to 2035). The syndicated loan from Colombia was obtained in June 2015, with a grace period of three years. In April 2022, Airplan made capital payments for Cop. 100,000 million, and its next principal payment is due in September 2026. In July 2022, Aerostar issued senior secured notes for US$200,000 million due March 22, 2035. On November 30, 2022, March 29, 2023, and September 29, 2023, Cancun Airport prepaid Ps.650 million, Ps.662.5 million and Ps.662.5 million of the loan with Santander, respectively. Cancún Airport made capital payments of Ps.50 million of the BBVA loan on each of the following dates: April 14, 2023, July 14, 2023, October 13, 2023, January 15, 2024, and 15 April 2024. On September 26, 2025, Cancun Airport renewed the Santander loan for Ps. 675.0 million, the new maturity date is September 26, 2027, with a TIIEF rate +1.50 pp."

*Expressed in the original currency of each loan.

Strong Liquidity Position and Healthy Debt Maturity Profile

ASUR closed 3Q25 with a solid financial position, reporting Cash and Cash Equivalents of Ps. 16,259.3 million and Total Debt plus interest of Ps.21,231.9 million.

The following table shows the liquidity position for each of ASUR's regions of operations:

Table 8: Liquidity Position as of September 30, 2025
Figures in thousands of Mexican Pesos

Region of Operation	Cash & Equivalents	Total Debt	Short-term Debt	Long-term Debt	Principal Payments (Apr – Jun 2025)
Mexico	13,705,839	11,915,630	43,305	11,872,325	0
Puerto Rico	1,219,590	8,904,942	288,710	8,616,232	0
Colombia	1,333,865	411,302	2,123	409,179	0
Total	**16,259,294**	**21,231,874**	**334,138**	**20,897,736**	**-**

Table 9: Debt Maturity Profile as of September 30, 2025
Figures in thousands of Mexican pesos

Region of Operation	2025	2026	2027	2028/2035
México	0	0	10,175,000	1,750,000
Puerto Rico	0	274,899	304,674	8,461,897
Colombia	0	142,376	174,575	0
Total	**0**	**417,275**	**10,654,249**	**10,211,897**

[1] Figures in pesos converted at the exchange rate at the close of the quarter Ps. 18.8342=US$1.00

[2] Figures in pesos converted at the exchange rate at the close of the quarter of COP 214.2200 =Ps.1.00

Table 10: Debt Ratios at September 30, 2025
LTM EBITDA and interest expense figures in thousands of Mexican Pesos

Region	LTM EBITDA	LTM Interest Expenses	Debt Coverage Ratio	Minimum Coverage Requirement as per Agreements
México[1]	15,763,754	358,511	44.0	3.0
Puerto Rico[2]	1,652,122	759,507	2.2	1.1
Colombia[3]	1,465,763	355,277	4.1	1.2
Total	**18,881,639**	**1,473,295**	**12.8**	

[1] Per the applicable debt agreement, the formula for the Interest Coverage ratio is: LTM EBITDA/ LTM Interest Expense.
[2] Per the applicable debt agreement, the formula for the Debt Coverage ratio is: LTM Cash Flow Generation / LTM Debt Service. LTM Cash Flow Generation for the period was Ps.1,7 billion and LTM Debt Service was Ps.759.5 million.
[3] Per the applicable debt agreement, the formula for the Debt Coverage ratio is: (LTM EBITDA minus LTM Taxes)/ LTM Debt Service. EBITDA minus Taxes for the period, amounted to Ps.1.5 billion and Debt Service was Ps.355.3 million.

Accounts Receivables

Accounts receivables declined 32.2% YoY in 3Q25, reflecting an increase in collections from clients in Mexico and Colombia.

Table 11: Accounts Receivables at September 30, 2025
Figures in thousands of Mexican Pesos

Region	2Q24	2Q25	% Change
México	2,031,717	1,240,013	(39.0)
Puerto Rico	78,128	179,417	129.6
Colombia	110,624	85,150	(23.0)
Total	**2,220,469**	**1,504,580**	**(32.2)**

Note: Net of allowance for bad debts.

Capital Expenditures

In 3Q25, ASUR made capital investments of totaling Ps.1,872.7 million, of which Ps.1,681.8 million were allocated to the modernization of its Mexican airports under its development plan, Ps.187.9 million to Aerostar in Puerto Rico, and Ps.3.0 million to Airplan in Colombia. This compares with Ps.1,042.4 million invested in 3Q24, of which Ps.867.7 million were allocated to Mexican airports, Ps.164.5 million to Puerto Rico, and Ps.1.2 million to Colombia.

On an accumulated basis, total capital expenditures amounted to Ps.3,908.5 million, with Ps.3,461.1 million allocated to the modernization of Mexican airports, Ps.437.5 million to Aerostar in Puerto Rico, and Ps.9.9 million to Airplan in Colombia. This compares with Ps.1,861.8 million invested during the same period in 2024, including Ps.1,444.5 million for Mexican airports, Ps.410.6 million for Puerto Rico, and Ps.6.7 million for Colombia.

3Q25 Relevant Events

On July 30, 2025, ASUR's subsidiary ASUR US Commercial Airports, LLC entered into a purchase agreement with URW's wholly-owned subsidiary Westfield Development, Inc. to acquire all of the issued and outstanding equity interest of URW Airports, LLC for an enterprise value of US$295 million. The acquired business manages select commercial programs at U.S. airports, including Terminals 1, 2, 3, 6, Tom Bradley International Terminal and Tom Bradley International Terminal West at Los Angeles International Airport, Terminal 5 at Chicago O'Hare International Airport, and Terminal 8 and New Terminal One at John F. Kennedy International Airport. The acquisition represents ASUR's strategic expansion into the U.S. airport retail concessions market. The transaction, which is expected to occur during the fourth quarter of 2025, is subject to customary conditions precedent.

Review of Mexico Operations

Table 12: Mexico Revenues & Commercial Revenues Per Passenger

	Third Quarter		% Chg.	Nine-Months		% Chg.
	2024	2025		2024	2025	
Total Passenger	**9,682**	**9,573**	**(1.1)**	**31,486**	**30,634**	**(2.7)**
Total Revenues	**5,386,401**	**6,479,089**	**20.3**	**16,461,179**	**19,405,994**	**17.9**
Aeronautical Services	3,321,058	3,306,284	(0.4)	10,420,313	10,727,876	3.0
Non-Aeronautical Services	1,615,332	1,540,904	(4.6)	5,256,423	5,384,649	2.4
Construction Revenues	450,011	1,631,901	262.6	784,443	3,293,469	319.8
Total Revenues Excluding Construction Revenues	**4,936,390**	**4,847,188**	**(1.8)**	**15,676,736**	**16,112,525**	**2.8**
Total Commercial Revenues	**1,442,905**	**1,379,975**	**(4.4)**	**4,705,227**	**4,838,811**	**2.8**
Commercial Revenues from Direct Operations	256,183	257,876	0.7	876,863	889,495	1.4
Commercial Revenues Excluding Direct Operations	1,186,722	1,122,099	(5.4)	3,828,364	3,949,316	3.2
Total Commercial Revenues per Passenger	**149.0**	**144.2**	**(3.3)**	**149.4**	**158.0**	**5.7**
Commercial Revenues from Direct Operations per Passenger [1]	26.5	26.9	1.8	27.9	29.0	4.3
Commercial Revenues Excl. Direct Operations per Passenger	122.6	117.2	(4.4)	121.6	128.9	6.0

For the purposes of this table, approximately 57.5 and 52.9 thousand transit and general aviation passengers are included in 3Q24 and 3Q25 respectively, while 170.9 and 152.8 thousand transit and general aviation passengers are included in 9M24 an 9M25, respectively.

[1] Represents the operation of ASUR in its convenience stores in Mexico.

Mexico Revenues

Mexico Revenues for 3Q25 increased 20.3% YoY to Ps.6,479.1 million, mainly reflecting higher construction revenues.

Excluding Construction Services, Revenues declined 1.8% YoY, reflecting decreases of 0.4% in aeronautical services revenue and 4.6% in non-aeronautical revenues, mainly due to the 1.1% decline in passenger traffic during the period.

Commercial Revenues for the quarter declined 4.4% YoY. Additionally, **Commercial Revenue per Passenger** declined to Ps.144.2 in 3Q25, from Ps.149.0 in 3Q24.

ASUR classifies commercial revenues as those derived from the following activities: Duty-Free Stores, Car Rentals, Retail Operations, Banking and Currency Exchange Services, Advertising, Teleservices, Non-permanent Ground Transportation, Food and Beverage Operations, Parking Lot Fees, and Other Services.

As shown in Table 14, ASUR opened six new commercial locations at Mérida Airport over the past twelve months. Additional details on these openings can be found on page 21 of this report.

Table 13: Mexico Commercial Revenue Performance

Bussines Line	YoY Chg	
	3Q25	9M25
Car Parking	4.0%	7.9%
Ground Transportation	2.3%	1.6%
Food and Beverage	1.3%	2.3%
Teleservices	(0.2%)	34.1%
Duty Free	(2.0%)	7.2%
Retail	(5.0%)	(1.4%)
Other Revenues	(6.2%)	14.0%
Car Rental	(8.8%)	6.3%
Advertising	(24.6%)	(21.0%)
Banks and Foreign Exchange	(28.4%)	(0.6%)
Total Commercial Revenues	**(4.4%)**	**2.8%**

Table 14: Mexico Summary Retail and Other Commercial Space Opened since September 30,2024

Type of Commercial Space [1]	# Of Spaces Opened
8 Others airports	
Retail	3
Banks and foreign exchange	1
Car rental	2
Mexico	**6**

[1] Only includes new stores opened during the period and excludes remodelings or contract renewals.

Mexico Operating Costs and Expenses

Table 15: Mexico Operating Costs & Expenses

	Third Quarter		% Chg.	Nine-Months		% Chg.
	2024	2025		2024	2025	
Cost of Services	725,215	783,956	8.1	2,158,821	2,325,187	7.7
Administrative	65,107	87,273	34.0	224,879	266,328	18.4
Technical Assistance	92,979	89,198	(4.1)	299,573	302,634	1.0
Concession Fees	419,309	394,190	(6.0)	1,310,820	1,401,905	6.9
Depreciation and Amortization	297,654	310,695	4.4	881,426	937,900	6.4
Operating Costs and Expenses Excluding Construction Costs	**1,600,264**	**1,665,312**	**4.1**	**4,875,519**	**5,233,954**	**7.4**
Construction Costs	450,011	1,631,901	262.6	784,443	3,293,469	319.8
Total Operating Costs & Expenses	**2,050,275**	**3,297,213**	**60.8**	**5,659,962**	**8,527,423**	**50.7**

Total Operating Costs and Expenses increased 60.8%, or Ps.1,246.9 million YoY. Excluding construction costs, operating costs and expenses increased 4.1%, or Ps.65.0 million, primarily due to higher personnel expenses, electricity costs, security and cleaning services, depreciation and amortization, and professional fees. These increases were partially offset by lower maintenance and conservation expenses.

Cost of Services increased 8.1%, mainly due to higher personnel expenses, electricity expenses, security and cleaning services, depreciation and amortization, and professional fees. These were partially offset by a decline in maintenance and conservation expenses.

Administrative Expenses increased by 34.0% YoY.

Technical Assistance Fees paid to ITA declined 4.1%, reflecting a decrease in EBITDA related to the Mexican operations.

Concession Fees, which include payments made to the Mexican government, declined by 6.0%, mainly due to a lower tariff calculation base.

Depreciation and Amortization increased by 4.4% YoY, reflecting the recognition of investments made to date.

Mexico Consolidated Comprehensive Financing Gain (Loss)

Table 16: Mexico Comprehensive Financing Gain (Loss)

	Third Quarter		% Chg.	Nine-Months		% Chg.
	2024	2025		2024	2025	
Interest Income	379,449	306,103	(19.3)	974,746	985,591	1.1
Interest Expense	(86,226)	(299,819)	247.7	(268,074)	(548,156)	104.5
Foreign Exchange Gain (Loss), Net	653,999	(378,641)	n/a	1,399,721	(1,750,184)	n/a
Total	**947,222**	**(372,357)**	**n/a**	**2,106,393**	**(1,312,749)**	**n/a**

During 3Q25, ASUR's operations in Mexico reported a **Comprehensive Financing Loss** of Ps.372.3 million, compared with a gain of Ps.947.2 million in 3Q24. This was mainly due to a Foreign Exchange Loss of Ps.378.6 million recorded in 3Q25, compared to a gain of Ps.654.0 million in 3Q24. The 3Q25 Foreign Exchange Loss resulted mainly from the appreciation of the Mexican peso against the U.S. dollar at quarter-end and on average, by 2.6% and 1.1%, respectively, on a U.S. dollar net asset position. This compares to a 7.6% quarter-end and 3.7% average depreciation of the peso in 3Q24, also on a U.S. dollar net asset position.

Additionally, Interest Income decreased by 19.4%, or Ps.73.3 million, mainly reflecting lower cash balances following dividend payments in May and September 2025. Interest expense increased by 247.7%, or Ps.213.6 million, primarily due to the Ps.9,500.0 million loan obtained on May 22, 2025 in Mexico.

Mexico Operating Profit (Loss) and EBITDA

Table 17: Mexico Profit & EBITDA

	Third Quarter		% Chg.	Nine-Months		% Chg.
	2024	2025		2024	2025	
Total Revenue	5,386,401	6,479,089	20.3	16,461,179	19,405,994	17.9
Total Revenues Excluding Construction Revenues	4,936,390	4,847,188	(1.8)	15,676,736	16,112,525	2.8
Operating Profit	**3,336,126**	**3,181,876**	**(4.6)**	**10,801,217**	**10,878,571**	**0.7**
Operating Margin	61.9%	49.1%	(1283 bps)	65.6%	56.1%	(956 bps)
Adjusted Operating Margin [1]	67.6%	65.6%	(194 bps)	68.9%	67.5%	(138 bps)
Net Profit [2]	2,931,370	1,986,977	(32.2)	8,785,776	6,677,903	(24.0)
EBITDA	**3,635,458**	**3,496,103**	**(3.8)**	**11,684,320**	**11,820,226**	**1.2**
EBITDA Margin	67.5%	54.0%	(1353 bps)	71.0%	60.9%	(1007 bps)
Adjusted EBITDA Margin [3]	73.6%	72.1%	(152 bps)	74.5%	73.4%	(117 bps)

[1] Adjusted Operating Margin excludes the effect of IFRIC12 with respect to the construction or improvements to concessioned assets, and is equal to operating profit divided by total revenues less construction services revenues.

[2] This result does not include revenues of Ps.166.5 million and Ps.167.7 million from ASUR's participation in Aerostar in 3Q25 and 3Q24, respectively, and of Ps.328.8 million and Ps.320.8 million for Airplan in 3Q25 and 3Q24, respectively.

[3] Adjusted EBITDA Margin excludes the effect of IFRIC12 with respect to the construction or improvements to concessioned assets, and is calculated by dividing EBITDA by total revenues less construction services revenues.

ASUR's Mexican operations reported **Operating Profit** of Ps.3,181.9 million in 3Q25, with an **Operating Margin** of 49.1%, compared to Ps.3,336.1 million and an operating margin of 61.9% in 3Q24.

The **Adjusted Operating Margin**, which excludes the effect of IFRIC 12 with respect to construction or improvements to concessioned assets and is calculated as operating profit divided by total revenues less construction services revenue, was 65.6% in 3Q25, compared to 67.6% in 3Q24.

EBITDA decreased by 3.8% YoY, or Ps.139.3 million, to Ps.3,496.1 million in 3Q25, from Ps.3,635.4 million in 3Q24. The **EBITDA Margin** was 54.0% in 2Q25, compared to 67.5% in 3Q24.

The **Adjusted EBITDA Margin**, which excludes the effect of IFRIC 12 related to construction and improvements of concessioned assets, was 72.1% in 3Q25, compared to 73.6% in 3Q24.

Mexico Tariff Regulation

The Mexican Ministry of Communications and Transportation regulates the majority of ASUR's activities by setting maximum rates, which represent the maximum possible revenues allowed per traffic unit at each airport.

ASUR's accumulated regulated revenue in Mexico, updated according to tariff regulations, amounted to Ps.11.052.3 million as of September 30, 2025. The weighted implicit tariff was Ps.349.9 (in December 2024 pesos) per traffic unit, representing approximately 68.6% of total revenue for the period, excluding construction revenue.

The compliance with maximum tariffs is reviewed annually at the end of the fiscal year by the Ministry of Infrastructure, Communications, and Transportation.

Mexico Capital Expenditures

During 3Q25, ASUR made capital investments in Mexico totaling Ps.1,681.8 million, compared to Ps.876.7 million in 3Q24. On an accumulated basis, capex reached Ps.3,461.1 million, compared to Ps.1,444.5 million as of 3Q24.

Review of Puerto Rico Operations

The following analysis compares the standalone results of Aerostar for the three- and nine-month periods ended September 30, 2025 and 2024.

As of September 30, 2025, ASUR's valuation of its investment in Aerostar (Puerto Rico), in accordance with IFRS 3 "Business Combinations," resulted in the following effects on the Balance Sheet: i) the recognition of a net intangible asset of Ps.4,583.7 million, ii) goodwill of Ps.875.9 million (net of an impairment loss of Ps.4,719.1 million), iii) deferred income tax liability of Ps.458.4 million, and iv) a minority interest of Ps.4,846.9 million in Stockholders' Equity.

Puerto Rico Revenues

Table 18: Puerto Rico Revenues & Commercial Revenues Per Passenger
In thousands of Mexican pesos

	Third Quarter		% Chg.	Nine-Months		% Chg.
	2024	2025		2024	2025	
Total Passenger	**3,317**	**3,354**	**1.1**	**10,048**	**10,543**	**4.9**
Total Revenues	**1,215,566**	**1,325,782**	**9.1**	**3,431,728**	**4,002,320**	**16.6**
Aeronautical Services	557,791	585,911	5.0	1,578,686	1,807,580	14.5
Non-Aeronautical Services	508,195	561,956	10.6	1,486,485	1,787,260	20.2
Construction Revenues	149,580	177,915	18.9	366,557	407,480	11.2
Total Revenues Excluding Construction Revenues	**1,065,986**	**1,147,867**	**7.7**	**3,065,171**	**3,594,840**	**17.3**
Total Commercial Revenues	**505,390**	**559,564**	**10.7**	**1,478,828**	**1,779,709**	**20.3**
Commercial Revenues from Direct Operations	112,133	126,185	12.5	330,182	394,775	19.6
Commercial Revenues Excluding Direct Operations	393,257	433,379	10.2	1,148,646	1,384,934	20.6
Total Commercial Revenues per Passenger	**152.4**	**166.8**	**9.5**	**147.2**	**168.8**	**14.7**
Commercial Revenues from Direct Operations per Passenger [1]	33.8	37.6	11.3	32.9	37.4	13.9
Commercial Revenues Excl. Direct Operations per Passenger	118.6	129.2	9.0	114.3	131.4	14.9

Figures in pesos at the average exchange rate Ps.18.6243 = USD.1.00 for 3Q25 and Ps.19.5130 =USD.1.00 for 9M25.
[1] Represents ASUR´s operations in convenience stores in Puerto Rico.

Total Puerto Rico Revenues for 3Q25 increased 9.1% YoY to Ps.1,325.8 million.

Excluding Construction Services, Revenues increased 7.7% YoY, reflecting increases of 10.6% in non-aeronautical revenues and 5.0% in aeronautical revenues.

Commercial Revenue per Passenger increased to Ps.166.8 in 3Q25, from Ps.152.4 in 3Q24.

A total of eight new commercial locations opened over the past twelve months through 3Q25, as shown in Table 21. Further details of these openings can be found on page 21 of this report.

ASUR classifies commercial revenues as those derived from the following activities: duty-free stores, car rentals, retail operations, advertising, non-permanent ground transportation, food and beverage operations, parking lot fees, banking and currency exchange services, and others.

Table 19: Puerto Rico Commercial Revenue Performance

Bussines Line	YoY Chg	
	3Q25	9M25
Advertising	72.3%	44.0%
Other Revenues	42.8%	47.9%
Ground Transportation	41.4%	33.7%
Retail	14.5%	19.8%
Duty Free	9.3%	14.5%
Food and Beverage	9.2%	17.4%
Car Rentals	6.2%	19.4%
Car Parking	3.6%	19.4%
Banks and Foreign Exchange	2.2%	16.9%
Total Commercial Revenues	**10.7%**	**20.3%**

Table 20: Puerto Rico Summary Retail and Other Commercial Space Opened since September 30, 2024

Type of Commercial Space [1]	# of Spaces Opened
Duty Free	3
Retail	2
Food and Beverage	3
Total Commercial space	**8**

[1] Only includes new stores opened during the period and excludes remodelings or contract renewals.

Puerto Rico Costs & Expenses

Table 21: Puerto Rico Operating Costs & Expenses
In thousands of Mexican pesos

	Third Quarter		% Chg.	Nine-Months		% Chg.
	2024	2025		2024	2025	
Cost of Services	476,392	530,002	11.3	1,310,161	1,550,970	18.4
Concession Fees	51,312	55,544	8.2	146,739	174,205	18.7
Depreciation and Amortization	194,800	193,516	(0.7)	523,066	586,933	12.2
Operating Costs and Expenses Excluding Construction Costs	**722,504**	**779,062**	**7.8**	**1,979,966**	**2,312,108**	**16.8**
Construction Costs	149,580	177,915	18.9	366,557	407,480	11.2
Total Operating Costs & Expenses	**872,084**	**956,977**	**9.7**	**2,346,523**	**2,719,588**	**15.9**

Figures in pesos at the average exchange rate Ps.18.6243 = USD.1.00 for 3Q25 and Ps.19.5130 =USD.1.00 for 9M25.

Total Operating Costs and Expenses in Puerto Rico for 3Q25 increased 9.7% YoY to Ps.957.0 million. Construction costs increased 18.9%, to Ps.177.9 million in 3Q25 from Ps.149.6 million in 3Q24.

Excluding Construction, Operating Costs and Expenses increased 7.8%, or Ps.56.5 million, mainly reflecting higher operating expenses, including concession fees, software licenses, cleaning services, provision for doubtful accounts, maintenance and conservation, taxes and duties, personnel expenses, and electricity costs. These were partially offset by lower professional fees and insurance and surety bonds.

Cost of Services increased by 11.3%, or Ps.53.6 million, primarily due to higher operating costs, software licenses, cleaning services, provision for doubtful accounts, maintenance, taxes and duties, personnel expenses, and electricity costs. These increases were partially offset by reductions in professional fees and insurance and security bonds.

Concession Fees increased by 8.2% YoY, or Ps.4.2 million, driven by an increase in the calculation base.

Depreciation and Amortization declined by 0.7%, or Ps.1.3 million, YoY, mainly reflecting the impact of foreign exchange conversion.

Puerto Rico Comprehensive Financing Gain (Loss)

Table 22: Puerto Rico Comprehensive Financing Gain (Loss)
In thousands of Mexican pesos

	Third Quarter		% Chg.	Nine-Months		% Chg.
	2024	2025		2024	2025	
Interest Income	39,357	24,030	(38.9)	100,520	66,707	(33.6)
Interest Expense	(140,752)	(133,979)	(4.8)	(399,544)	(421,905)	5.6
Total	**(101,395)**	**(109,949)**	**8.4**	**(299,024)**	**(355,198)**	**18.8**

Figures in pesos at the average exchange rate Ps.18.6243 = USD.1.00 for 3Q25 and Ps.19.5130 =USD.1.00 for 9M25.

During 3Q25, Puerto Rico reported a comprehensive financing loss of Ps.109.9 million, compared with a loss of Ps.101.4 million in 3Q24, primarily due to foreign exchange conversion effects and a decline in interest income reflecting a lower cash position.

On March 22, 2013, Aerostar completed a private placement of bonds totaling US$350.0 million to finance a portion of the concession fee payment to the Puerto Rico Ports Authority and other associated costs and expenses.

On June 24, 2015, Aerostar completed another private bond placement totaling US$50.0 million.

In May 2022, the maturity date of the US$50.0 million bond issued in June 2015 was extended to March 22, 2035, at a stated yield of 6.75%, with semiannual interest payments.

In July 2022, Aerostar in Puerto Rico issued US$200.0 million principal amount of 4.92% senior secured notes due March 22, 2035.

On November 15, 2023, Aerostar renewed a US$ 20.0 million revolving credit facility with Banco Popular de Puerto Rico, with a maturity date of December 29, 2026. As of June 30, 2025, no funds had been drawn from this facility.

On November 26, 2024, Aerostar also renewed a US$10.0 million secured revolving credit facility with Banco Popular de Puerto Rico, maturing on December 18, 2027. The applicable interest rate ranges between 0.75% and 3.0%, plus a 2.0% default interest rate. Under the terms of the agreement, Aerostar is required to maintain a debt service coverage ratio of at least 1.00x at the end of each quarter. As of June 30, 2025, no amounts had been drawn under this facility.

All long-term debt is collateralized by Aerostar's assets.

Puerto Rico Operating Profit and EBITDA

Table 23: Puerto Rico Profit & EBITDA
In thousands of Mexican pesos

	Third Quarter		% Chg.	Nine-Months		% Chg.
	2024	2025		2024	2025	
Total Revenue	1,215,566	1,325,782	9.1	3,431,728	4,002,320	16.6
Total Revenues Excluding Construction Revenues	1,065,986	1,147,867	7.7	3,065,171	3,594,840	17.3
Other Revenues	-	-	-	-	-	-
Operating Profit	**343,482**	**368,805**	**7.4**	**1,085,205**	**1,282,732**	**18.2**
Operating Margin	28.3%	27.8%	(44 bps)	31.6%	32.0%	43 bps
Adjusted Operating Margin[1]	32.2%	32.1%	(9 bps)	35.4%	35.7%	28 bps
Net Income	233,409	241,898	3.6	759,682	861,405	13.4
EBITDA	**538,280**	**562,321**	**4.5**	**1,608,270**	**1,869,665**	**16.3**
EBITDA Margin	44.3%	42.4%	(187 bps)	46.9%	46.7%	(195 bps)
Adjusted EBITDA Margin[2]	50.5%	49.0%	(151 bps)	52.5%	52.0%	(46 bps)

Figures in pesos at the average exchange rate Ps.18.6243 = USD.1.00 for 3Q25 and Ps.19.5130 =USD.1.00 for 9M25.

[1] Adjusted Operating Margin excludes the effect of IFRIC12 with respect to the construction or improvements to concessioned assets, and is equal to operating profit divided by total revenues less construction services revenues.

[2] Adjusted EBITDA Margin excludes the effect of IFRIC12 with respect to the construction or improvements to concessioned assets, and is calculated by dividing EBITDA by total revenues less construction services revenues.

Operating Profit for 3Q25 increased 7.4% YoY to Ps.368.8 million, representing an Operating Margin of 27.8%, compared to Ps.343.5 million and an Operating Margin of 28.3% in 3Q24.

EBITDA increased 4.5% YoY to Ps.562.3 million in 3Q25, from Ps.538.3 million in 3Q24. The EBITDA margin declined to 42.4% in 3Q25, from 44.3% in 3Q24.

The **Adjusted EBITDA Margin**, which excludes the effect of IFRIC 12 with respect to construction or improvements to concessioned assets, was 49.0% compared to 50.5% in 3Q24.

Puerto Rico Capital Expenditures

During 3Q25, capital expenditures in Puerto Rico totaled Ps.187.9 million, compared with Ps.164.5 million in 3Q24. On an accumulated basis, total capex reached Ps.437.5 million, compared with Ps.410.6 million in the first nine months of 2024.

Puerto Rico Tariff Regulation

The Airport Use Agreement (User Agreement) governs the relationship between Aerostar, the airlines operating at Luis Muñoz Marín International Airport (LMM), and the Puerto Rico Ports Authority (PRPA). Under this agreement, Aerostar is entitled to receive an annual contribution of US$62.0 million from the airlines serving the airport during the first five years of the contract term. From year six onward, the total annual contribution for the prior year will increase based on the non-core U.S. Consumer Price Index (CPI adjustment factor). The annual fee is allocated among the airlines operating at LMM in accordance with the guidelines and structure defined in the Airport Use Agreement, which determines each airline's contribution for a given year.

Review of Colombia Operations

The following discussion compares Airplan's standalone results for the three-and nine-month periods ended September 30, 2025, and 2024.

As of September 30, 2025, ASUR´s valuation of its investment in Airplan (Colombia), in accordance with IFRS 3 "Business Combinations" resulted in the following effects on its Balance Sheet as follows: i) a net intangible asset of Ps.679.6 million, ii) goodwill of Ps.1,438.3 million, iii) deferred income tax payable of Ps.205.6 million, and iv) fair value recognition of bank loans of Ps.92.2 million.

Table 24: Colombia Revenues & Commercial Revenues Per Passenger
In thousands of Mexican pesos

	Third Quarter		% Chg.	Nine-Months		% Chg.
	2024	2025		2024	2025	
Total Passenger	**4,459**	**4,606**	**3.3**	**12,563**	**13,073**	**4.1**
Total Revenues	**881,326**	**960,579**	**9.0**	**2,419,303**	**2,860,043**	**18.2**
Aeronautical Services	648,231	685,818	5.8	1,785,660	2,062,013	15.5
Non-Aeronautical Services	231,895	272,154	17.4	627,379	788,529	25.7
Construction Revenues [1]	1,200	2,607	117.3	6,264	9,501	51.7
Total Revenues Excluding Construction Revenues	**880,126**	**957,972**	**8.8**	**2,413,039**	**2,850,542**	**18.1**
Total Commercial Revenues	**231,895**	**272,020**	**17.3**	**626,409**	**788,163**	**25.8**
Total Commercial Revenues per Passenger	**52.0**	**59.1**	**13.7**	**49.9**	**60.3**	**20.8**

Figures in pesos at an average exchange rate of COP.214.9645 = Ps.1.00 Mexican pesos for 3Q25 and of COP.211.6693 = Ps.1.00 Mexican pesos for 9M25.

For the purposes of this table, approximately 144.2 and 156.3 thousand transit and general aviation passengers are included in 3Q24 and 3Q25, while 344.7 and 437.6 thousand transit and general aviation passengers are included in 9M24 and 9M25.

Colombia Revenues

Total Revenues for Colombia in 3Q25 increased 9.0% YoY to Ps.960.6 million. Excluding construction services revenue, total revenues increased 8.8% year-over-year, primarily reflecting higher total passenger traffic.

Commercial Revenue per Passenger was Ps.59.1 in 3Q25, compared to Ps.52.0 in 3Q24.

As shown in Table 26, a total of 31 new commercial spaces were opened over the past twelve months at ASUR's Colombian airports, including: nine at Rionegro, seven at Quibdó, six at Olaya Herrera, four at Monteria, three at Carepa and two at Corozal. Further details on these openings can be found on pages 21 of this report.

ASUR classifies commercial revenues as those derived from the following activities: duty-free retail, car rentals, retail operations, advertising, non-permanent ground transportation, food and beverage operations, parking, teleservices, banking and exchange services, and others.

Table 25: Colombia Commercial Revenue Performance

Bussines Line	YoY Chg	
	3Q25	9M25
Teleservices	252.1%	341.0%
Ground Transportation	58.4%	86.2%
Advertising	23.0%	20.4%
Car Parking	22.8%	30.5%
Food and Beverage	19.6%	26.5%
Car Rental	17.3%	13.6%
Duty Free	15.6%	19.5%
Retail	15.2%	26.5%
Other Revenues	15.0%	25.3%
Banks and Foreign Exchange	9.7%	8.6%
Total Commercial Revenues	**17.3%**	**25.8%**

Table 26: Colombia Summary Retail and Other Commercial Space Opened since September 30, 2024

Type of Commercial Space [1]	# of Spaces Opened
Other Revenues	19
Teleservices	9
Food and Beverage	1
Banks and Foreign Exchange	2
Total Commercial Spaces	**31**

[1] Only includes new stores opened during the period and excludes remodelings or contract renewals.

Colombia Costs & Expenses

Table 27: Colombia Costs & Expenses
In thousands of Mexican pesos

	Third Quarter		% Chg.	Nine-Months		% Chg.
	2024	2025		2024	2025	
Cost of Services	185,814	194,290	4.6	513,287	607,847	18.4
Concession Fees	167,677	182,737	9.0	459,155	543,461	18.4
Depreciation and Amortization	109,069	436,683	300.4	307,698	651,760	111.8
Operating Costs and Expenses Excluding Construction Costs	**462,560**	**813,710**	**75.9**	**1,280,140**	**1,803,068**	**40.8**
Construction Costs	1,200	2,607	117.3	6,264	9,501	51.7
Total Operating Costs & Expenses	**463,760**	**816,317**	**76.0**	**1,286,404**	**1,812,569**	**40.9**

Figures in pesos at an average exchange rate of COP.214.9645 = Ps.1.00 Mexican pesos for 3Q25 and of COP.211.6693 = Ps.1.00 Mexican pesos for 9M25.

Total Operating Costs and Expenses for ASUR's Colombian airports in 3Q25 increased 76.0% YoY to Ps.816.3 million. Excluding construction costs, operating costs and expenses rose 75.9% to Ps.813.7 million, primarily reflecting higher depreciation and amortization resulting from the adjustment to the concession amortization method. Increases in personnel expenses, security and cleaning services, insurance and surety bonds, concession fees, and professional fees also contributed to higher costs and expenses, partially offset by lower maintenance and conservation reserves.

Cost of Services increased 4.6%, or Ps.8.5 million, mainly due to higher personnel expenses, security and cleaning services, insurance and surety bonds, and professional fees, partially offset by a decline in maintenance and conservation reserves.

Construction Costs increased by 117.3%, or Ps.1.4 million compared to 3Q24.

Concession Fees paid to the Colombian government increased 9.0%, principally reflecting higher regulated and non-regulated revenues compared with the same period last year.

Depreciation and Amortization increased 300.4% year-over-year, mainly reflecting a Ps.332.8 million adjustment to the concession amortization method.

Colombia Comprehensive Financing Gain (Loss)

Table 28: Colombia, Comprehensive Financing Gain (Loss)
In thousands of Mexican pesos

	Third Quarter		% Chg.	Nine-Months		% Chg.
	2024	2025		2024	2025	
Interest Income	64,327	22,202	(65.5)	189,664	147,719	(22.1)
Interest Expense	(3,382)	(11,874)	251.1	75,759	(49,725)	n/a
Foreign Exchange Gain (Loss), Net	(299)	(109)	(63.5)	(423)	(209)	(50.6)
Total	**60,646**	**10,219**	**(83.1)**	**265,000**	**97,785**	**(63.1)**

Figures in pesos at an average exchange rate of COP.214.9645 = Ps.1.00 Mexican pesos for 3Q25 and of COP.211.6693 = Ps.1.00 Mexican pesos for 9M25.

During 3Q25, Colombia reported a **Comprehensive Financing Gain** of Ps.10.2 million, compared to Ps.60.6 million in 3Q24.

Interest income decreased by 65.5%, or Ps.42.1 million, mainly due to a lower cash position and yields.

Interest expense increased Ps.8.5 million YoY, primarily reflecting the benefit from the Ps.10.2 million adjustment to the amortization of the fair value of the loan incurred in connection with the acquisition of the Colombia business recorded in 3Q24, while no fair value amortization was recorded in 3Q25.

Colombia Operating Profit (Loss) and EBITDA

Table 29: Colombia Profit & EBITDA
In thousands of Mexican pesos

	Third Quarter		% Chg.	Nine-Months		% Chg.
	2024	2025		2024	2025	
Total Revenue	881,326	960,579	9.0	2,419,303	2,860,043	18.2
Total Revenues Excluding Construction Revenues	880,126	957,972	8.8	2,413,039	2,850,542	18.1
Operating Profit	**417,566**	**144,262**	**(65.5)**	**1,132,899**	**1,047,474**	**(7.5)**
Operating Margin	47.4%	15.0%	(3236 bps)	46.8%	36.6%	(1020 bps)
Adjusted Operating Margin[1]	47.4%	15.1%	(3238 bps)	46.9%	36.7%	(1020 bps)
Net Profit	309,775	(17,524)	n/a	895,263	580,444	(35.2)
EBITDA	**526,635**	**580,944**	**10.3**	**1,440,597**	**1,699,234**	**18.0**
EBITDA Margin	59.8%	60.5%	72 bps	59.5%	59.4%	(13 bps)
Adjusted EBITDA Margin[2]	59.8%	60.6%	81 bps	59.7%	59.6%	(9 bps)

Figures in pesos at an average exchange rate of COP.214.9645 = Ps.1.00 Mexican pesos for 3Q25 and of COP.211.6693 = Ps.1.00 Mexican pesos for 9M25.

[1] Adjusted Operating Margin excludes the effect of IFRIC12 with respect to the construction or improvements to concessioned assets, and is equal to operating profit divided by total revenues less construction services revenues.

[2] Adjusted EBITDA Margin excludes the effect of IFRIC12 with respect to the construction or improvements to concessioned assets, and is calculated by dividing EBITDA by total revenues less construction services revenues.

In 3Q25, ASUR's operations in Colombia reported an **Operating Profit** of Ps.144.3 million, compared to Ps.417.6 million in 3Q24, principally reflecting an increase in depreciation and amortization resulting from an Ps.332.8 million adjustment to the concession amortization method. The Operating Margin decreased to 15.0% in 3Q25, from 47.4% in 3Q24.

Adjusted Operating Margin, which excludes the impact of IFRIC 12 with respect to construction or improvements to concessioned assets, declined to 15.1% in 3Q25, from 47.4% in 3Q24.

EBITDA for the quarter was Ps.580.9 million, resulting in an EBITDA margin of 60.5%, compared to EBITDA of Ps.526.6 million and an EBITDA margin of 59.8% in 3Q24.

Adjusted EBITDA Margin, which excludes the effect of IFRIC 12 related to the construction or improvements of concession assets, increased to 60.6% in 3Q25, from 59.8% in 3Q24.

Colombia Capital Expenditures

During 3Q25, ASUR made capital investments of Ps.3.0 million in Colombia, compared to Ps.1.2 million in 3Q24. On an accumulated basis, total capex reached Ps.9.9 million, compared to Ps.6.7 million as of 3Q24.

Colombia Tariff Regulation

The Special Administrative Unit of Civil Aeronautics is responsible for setting, collecting, and enforcing the fees, tariffs, and charges for the provision of aeronautical and airport services, or those generated from concessions, authorizations, licenses, or any other type of revenue or asset. Resolution No. 04530 issued on September 21, 2007, established the tariffs for the fees and charges granted to the concessionaires of José María Córdova Airport in Rionegro, Olaya Herrera in Medellín, Los Garzones in Montería, El Caraño in Quibdó, Antonio Roldán Betancourt in Carepa, and Las Brujas in Corozal. The resolution also sets forth the methodology for updating these tariffs and the mechanisms to collect such fees and tariffs.

Regulated revenues amounted to Ps.685.8 million in 3Q25.

Definitions

Concession Services Agreements (IFRIC 12 interpretation). In Mexico and Puerto Rico, ASUR is required by IFRIC 12 to include in its income statement an income line, "Construction Revenues," reflecting the revenue from construction of, or improvements to concessioned assets made during the relevant period. The same amount is recognized under the expense line "Construction Costs" because ASUR hires third parties to provide construction services. Because equal amounts of Construction Revenues and Construction Costs have been included in ASUR's income statement as a result of the application of IFRIC 12, the amount of Construction Revenues does not have an impact on EBITDA, but it does have an impact on EBITDA Margin. In Colombia, "Construction Revenues" include the recognition of the revenue to which the concessionaire is entitled for carrying out the infrastructure works in the development of the concession, while "Construction Costs" represents the actual costs incurred in the execution of such additions or improvements to the concessioned assets.

Majority Net Income reflects ASUR's equity interests in each of its subsidiaries and therefore excludes the 40% interest in Aerostar that is owned by other shareholders. Other than Aerostar, ASUR owns (directly or indirectly) 100% of its subsidiaries.

EBITDA means net income before provision for taxes, deferred taxes, profit sharing, non-ordinary items, participation in the results of associates, comprehensive financing cost, and depreciation and amortization. EBITDA should not be considered as an alternative to net income, as an indicator of our operating performance, as an alternative to cash flow or as an indicator of liquidity. Our management believes that EBITDA provides a useful measure that is widely used by investors and analysts to evaluate our performance and compare it with other companies. EBITDA is not defined under U.S. GAAP or IFRS and may be calculated differently by different companies.

Adjusted EBITDA Margin is calculated by dividing EBITDA by total revenues excluding construction services revenues for Mexico, Puerto Rico, and Colombia and excludes the effect of IFRIC 12 with respect to the construction of, or improvements to concessioned assets. ASUR is required by IFRIC 12 to include in its income statement an income line reflecting the revenue from construction of, or improvements to concessioned assets made during the relevant period. The same amount is recognized under the expense line "Construction Costs" because ASUR hires third parties to provide construction services. In Mexico and Puerto Rico, because equal amounts of Construction Revenues and Construction Costs have been included in ASUR's income statement as a result of the application of IFRIC 12, the amount of Construction Revenues does not have an impact on EBITDA, but it does have an impact on EBITDA Margin, as the increase in revenues that relates to Construction Revenues does not result in a corresponding increase in EBITDA. In Colombia, construction revenues do have an impact on EBITDA, as construction revenues include a reasonable margin over the actual cost of construction. Like EBITDA Margin, Adjusted EBITDA Margin should not be considered as an indicator of our operating performance, as an alternative to cash flow or as an indicator of liquidity and is not defined under U.S. GAAP or IFRS and may be calculated differently by different companies.

About ASUR

Grupo Aeroportuario del Sureste, S.A.B. de C.V. (ASUR) is a leading international airport operator with a portfolio of concessions to operate, maintain, and develop 16 airports in the Americas. These comprise nine airports in southeast Mexico, including Cancun Airport, the most important tourist destination in Mexico, the Caribbean, and Latin America, and six airports in northern Colombia, including José María Córdova International Airport (Rionegro), the second busiest airport in Colombia. ASUR is also a 60% JV partner in Aerostar Airport Holdings, LLC, operator of the Luis Muñoz Marín International Airport serving the capital of Puerto Rico, San Juan. San Juan's Airport is the island's primary gateway for international and mainland-US destinations and was the first and currently the only major airport in the US to have successfully completed a public–private partnership under the FAA Pilot Program. Headquartered in Mexico, ASUR is listed both on the Mexican Bolsa, where it trades under the symbol ASUR, and on the NYSE in the U.S., where it trades under the symbol ASR. One ADS represents ten (10) series B shares. For more information, visit www.asur.com.mx

Analyst Coverage

In accordance with Article 4.033.01 of the Mexican Stock Exchange Internal Rules, ASUR reports that the stock is covered by the following broker-dealers: Actinver, Banorte, Barclays, BBVA, BofA Merrill Lynch, Bradesco, BTG Pactual, Citi Global Markets, GBM Grupo Bursatil, Goldman Sachs, HSBC Securities, Insight Investment Research, Itau BBA Securities, Jefferies, JP Morgan, Punto Research, Santander, Scotiabank, UBS Casa de Bolsa and Vector.

Please note that any opinions, estimates or forecasts with respect to the performance of ASUR issued by these analysts reflect their own views, and therefore do not represent the opinions, estimates or forecasts of ASUR or its management. Although ASUR may refer to or distribute such statements, this does not imply that ASUR agrees with or endorses any information, conclusions or recommendations included therein.

Forward Looking Statements

Some of the statements contained in this press release discuss future expectations or state other forward-looking information. Those statements are subject to risks identified in this press release and in ASUR's filings with the SEC. Actual developments could differ significantly from those contemplated in these forward-looking statements. The forward-looking information is based on various factors and was derived using numerous assumptions. Our forward-looking statements speak only as of the date they are made and, except as may be required by applicable law, we do not have an obligation to update or revise them, whether as a result of new information, future or otherwise.

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- SELECTED OPERATING TABLES & FINANCIAL STATEMENTS FOLLOW –

Passenger Traffic Breakdown by Airport

Mexico Passenger Traffic [1]

		Third Quarter 2024	Third Quarter 2025	% Chg	Nine - Months 2024	Nine - Months 2025	% Chg
Domestic Traffic		**5,255,435**	**5,162,613**	**(1.8)**	**14,767,525**	**14,678,566**	**(0.6)**
CUN	Cancun	2,789,025	2,639,317	(5.4)	7,653,937	7,457,990	(2.6)
CZM	Cozumel	64,134	73,282	14.3	182,858	197,151	7.8
HUX	Huatulco	183,825	173,243	(5.8)	539,971	496,549	(8.0)
MID	Merida	862,495	925,113	7.3	2,461,397	2,581,726	4.9
MTT	Minatitlan	39,283	39,653	0.9	106,053	114,288	7.8
OAX	Oaxaca	384,293	402,036	4.6	1,125,579	1,173,376	4.2
TAP	Tapachula	151,231	120,112	(20.6)	450,659	371,824	(17.5)
VER	Veracruz	408,120	440,709	8.0	1,155,154	1,256,008	8.7
VSA	Villahermosa	373,029	349,148	(6.4)	1,091,917	1,029,654	(5.7)
International Traffic		**4,369,475**	**4,357,118**	**(0.3)**	**16,547,435**	**15,802,831**	**(4.5)**
CUN	Cancun	4,086,010	4,075,087	(0.3)	15,459,648	14,738,867	(4.7)
CZM	Cozumel	67,132	57,264	(14.7)	376,282	295,367	(21.5)
HUX	Huatulco	5,396	4,371	(19.0)	105,301	101,377	(3.7)
MID	Mérida	86,426	90,403	4.6	275,022	294,748	7.2
MTT	Minatitlan	2,239	2,069	(7.6)	5,633	5,608	(0.4)
OAX	Oaxaca	68,515	64,292	(6.2)	183,913	197,496	7.4
TAP	Tapachula	3,403	6,091	79.0	9,853	18,374	86.5
VER	Veracruz	42,367	43,304	2.2	106,823	115,410	8.0
VSA	Villahermosa	7,987	14,237	78.3	24,960	35,584	42.6
Total Traffic Mexico		**9,624,910**	**9,519,731**	**(1.1)**	**31,314,960**	**30,481,397**	**(2.7)**
CUN	Cancun	6,875,035	6,714,404	(2.3)	23,113,585	22,196,857	(4.0)
CZM	Cozumel	131,266	130,546	(0.5)	559,140	492,518	(11.9)
HUX	Huatulco	189,221	177,614	(6.1)	645,272	597,926	(7.3)
MID	Merida	948,921	1,015,516	7.0	2,736,419	2,876,474	5.1
MTT	Minatitlan	41,522	41,722	0.5	111,686	119,896	7.4
OAX	Oaxaca	452,808	466,328	3.0	1,309,492	1,370,872	4.7
TAP	Tapachula	154,634	126,203	(18.4)	460,512	390,198	(15.3)
VER	Veracruz	450,487	484,013	7.4	1,261,977	1,371,418	8.7
VSA	Villahermosa	381,016	363,385	(4.6)	1,116,877	1,065,238	(4.6)

US Passenger Traffic, San Juan Airport (LMM)

	Third Quarter 2024	Third Quarter 2025	% Chg	Nine - Months 2024	Nine - Months 2025	% Chg
SJU Total [1]	**3,316,577**	**3,354,150**	**1.1**	**10,047,837**	**10,543,332**	**4.9**
Domestic Traffic	2,882,815	2,869,504	(0.5)	8,891,739	9,220,652	3.7
International Traffic	433,762	484,646	11.7	1,156,098	1,322,680	14.4

Colombia, Passenger Traffic Airplan

		Third Quarter 2024	Third Quarter 2025	% Chg	Nine - Months 2024	Nine - Months 2025	% Chg
Domestic Traffic		**3,352,638**	**3,379,292**	**0.8**	**9,551,303**	**9,631,323**	**0.8**
MDE	Medellín (Rio Negro)	2,545,646	2,553,166	0.3	7,153,886	7,283,377	1.8
EOH	Medellín	310,736	327,419	5.4	909,606	889,318	(2.2)
MTR	Montería	355,256	345,282	(2.8)	1,076,651	1,026,858	(4.6)
APO	Carepa	44,468	47,187	6.1	132,117	133,023	0.7
UIB	Quibdó	82,415	94,308	14.4	248,976	258,989	4.0
CZU	Corozal	14,117	11,930	(15.5)	30,067	39,758	32.2
International Traffic		**962,300**	**1,070,308**	**11.2**	**2,666,878**	**3,004,073**	**12.6**
MDE	Medellín (Rio Negro)	962,300	1,070,308	11.2	2,666,878	3,004,073	12.6
EOH	Medellín				-	-	
MTR	Montería				-	-	
APO	Carepa				-	-	
UIB	Quibdó				-	-	
CZU	Corozal				-	-	
Total Traffic Colombia		**4,314,938**	**4,449,600**	**3.1**	**12,218,181**	**12,635,396**	**3.4**
MDE	Medellín (Rio Negro)	3,507,946	3,623,474	3.3	9,820,764	10,287,450	4.8
EOH	Medellín	310,736	327,419	5.4	909,606	889,318	(2.2)
MTR	Montería	355,256	345,282	(2.8)	1,076,651	1,026,858	(4.6)
APO	Carepa	44,468	47,187	6.1	132,117	133,023	0.7
UIB	Quibdó	82,415	94,308	14.4	248,976	258,989	4.0
CZU	Corozal	14,117	11,930	(15.5)	30,067	39,758	32.2

[1] Passenger figures for Mexico and Colombia exclude transit and general aviation passengers, and SJU include transit passengers and general aviation.

Grupo Aeroportuario del Sureste, S.A.B. de C.V.
Commercial Spaces

ASUR Retail and Other Commercial Space Opened since September 30, 2024[1]

Business Name	Type	Opening Date
MEXICO		
Mérida		
Consorcio Operador Almond, SA de CV	Car Rental	March 2025
Rubicela Ortiz Lopez	Retail	February 2025
Superfarmacia check 2013, SA de CV	Retail	June 2025
Tiendas Tropicales, SA de CV	Retail	June 2025
LL Mex, SA de CV	Car Rental	September 2025
Globo Cambio	Banks and foreign exchange	September 2025
SAN JUAN, PUERTO RICO		
Rum Boutique	Duty free	December 2024
Gustos Café	Food and Beverage	March 2025
Tech on the Go by Dufry	Duty free	May 2025
Cavu	Retail	June 2025
Coco Santa	Retail	July 2025
Casita Kikuet	Food and Beverage	July 2025
Dufry Arrival Store	Duty free	August 2025
Casita Kikuet	Food and Beverage	September 2025
COLOMBIA		
Rionegro		
Itaú Colombia S.A.	Banks and foreign exchange	October 2024
Señora del Rosario y amigos en cia S.A.S.	Food and Beverage	October 2024
United Airlines Inc	Other Revenues	October 2024
United Airlines Inc	Other Revenues	October 2024
Santillana de Seguridad Vigilancia Privada ltda	Other Revenues	Mach 2025
Consorcio Aeropuerto cj	Other Revenues	Mach 2025
Eurona Telecom Colombia S.A.S.	Teleservices	April 2025
Ghi Giraldo Hermanos international S.A.S.	Other Revenues	April 2025
Aerovias del Continente Americano S.A.	Other Revenues	July 2025
Olaya herrera		
Aero Ambulancias S.A.S.	Other Revenues	January 2025
Fondo de Valorización del Municipio de Medellín	Other Revenues	February 2025
Globo Cambio Foreign Exchange S.A.S.	Banks and foreign exchange	March 2025
Consorcio Aeropuerto cj	Other Revenues	Mach 2025
Eurona Telecom Colombia S.A.S.	Teleservices	April 2025
Departamento de Antioquia	Other Revenues	June 2025
Montería		
Phoenix Tower International Colombia ltda	Teleservices	December 2024
Jetsmart Airlines S.A.S.	Other Revenues	December 2024
Consorcio Aeropuerto cj	Other Revenues	March 2025
Eurona Telecom Colombia S.A.S.	Teleservices	April 2025
Corozal		
Consorcio Aeropuerto cj	Other Revenues	March 2025
Eurona Telecom Colombia S.A.S.	Teleservices	April 2025
Quibdó		
Aerovias del Continente Americano S.A. Avianca	Other Revenues	December 2024
Inversiones Aereas Inversa S.A.S	Other Revenues	November 2024
Icetex	Other Revenues	January 2025
Azteca Comunicaciones Colombia S.A.S.	Teleservices	February 2025
Consorcio Aeropuerto cj	Other Revenues	March 2025
Eurona Telecom Colombia S.A.S.	Teleservices	April 2025
Eurona Telecom Colombia S.A.S.	Teleservices	April 2025
Carepa		
Moon Flights S.A.S.	Other Revenues	October 2024
Consorcio Aeropuerto cj	Other Revenues	March 2025
Eurona Telecom Colombia S.A.S.	Teleservices	April 2025

* Only includes new stores opened during the period and excludes remodelings or contract renewals.

Grupo Aeroportuario del Sureste, S.A.B. de C.V.
Operating Results per Airport
Thousands of Mexican Pesos

Item	3Q 2024	3Q 2024 Per Workload Unit	3Q 2025	3Q 2025 Per Workload Unit	YoY % Chg.	Per Workload Unit YoY % Chg.
Mexico						
Cancun [1]						
Aeronautical Revenues	2,439,789	350.6	2,388,603	349.9	(2.1)	(0.2)
Non-Aeronautical Revenues	1,456,474	209.3	1,377,508	201.8	(5.4)	(3.6)
Construction Services Revenues	330,762	47.5	1,163,194	170.4	251.7	258.7
Total Revenues	**4,227,025**	**607.4**	**4,929,305**	**722.1**	**16.6**	**18.9**
Operating Profit	2,399,664	344.9	2,481,770	363.5	3.4	5.4
EBITDA	2,584,524	371.4	2,669,591	391.0	3.3	5.3
Merida						
Aeronautical Revenues	292,302	388.7	315,463	291.0	7.9	(25.1)
Non-Aeronautical Revenues	65,791	87.5	73,998	68.3	12.5	(21.9)
Construction Services Revenues	22,526	30.0	65,200	60.1	189.4	100.3
Other [2]	25	-	32	-	28.0	n/a
Total Revenues	**380,644**	**506.2**	**454,693**	**419.4**	**19.5**	**(17.1)**
Operating Profit	188,973	251.3	214,246	197.6	13.4	(21.4)
EBITDA	224,723	298.8	253,990	234.3	13.0	(21.6)
Villahermosa						
Aeronautical Revenues	121,285	290.9	116,731	309.6	(3.8)	6.4
Non-Aeronautical Revenues	21,817	52.3	20,055	53.2	(8.1)	1.7
Construction Services Revenues	9,648	23.1	16,422	43.6	70.2	88.7
Other [2]	24	0.1	20	0.1	(16.7)	-
Total Revenues	**152,774**	**366.4**	**153,228**	**406.5**	**0.3**	**10.9**
Operating Profit	77,088	184.9	71,125	188.7	(7.7)	2.1
EBITDA	89,965	215.7	85,010	225.5	(5.5)	4.5
Other Airports [3]						
Aeronautical Revenues	467,682	135.5	485,487	333.9	3.8	146.4
Non-Aeronautical Revenues	71,250	20.6	69,343	47.7	(2.7)	131.6
Construction Services Revenues	87,075	25.2	387,085	266.2	344.5	956.3
Other [2]	62	-	71	-	14.5	n/a
Total Revenues	**626,069**	**181.3**	**941,986**	**647.8**	**50.5**	**257.3**
Operating Profit	278,397	80.6	275,115	189.2	(1.2)	134.7
EBITDA	344,239	99.7	347,889	239.3	1.1	140.0
Holding & Service Companies [4]						
Construction Services Revenues	-	n/a	-	n/a	n/a	n/a
Other [2]	398,076	n/a	151,532	n/a	(61.9)	n/a
Total Revenues	**398,076**	**n/a**	**151,532**	**n/a**	**(61.9)**	**n/a**
Operating Profit	392,004	n/a	139,620	n/a	(64.4)	n/a
EBITDA	392,007	n/a	139,623	n/a	(64.4)	n/a
Consolidation Adjustment Mexico						
Consolidation Adjustment	(398,187)	n/a	(151,655)	n/a	(61.9)	n/a
Total Mexico						
Aeronautical Revenues	3,321,058	286.8	3,306,284	339.4	(0.4)	18.3
Non-Aeronautical Revenues	1,615,332	139.5	1,540,904	158.2	(4.6)	13.4
Construction Services Revenues	450,011	38.9	1,631,901	167.5	262.6	330.6
Total Revenues	**5,386,401**	**465.2**	**6,479,089**	**665.1**	**20.3**	**43.0**
Operating Profit	3,336,126	288.1	3,181,876	326.6	(4.6)	13.4
EBITDA	3,635,458	314.0	3,496,103	358.9	(3.8)	14.3
San Juan Puerto Rico, US [5]						
Aeronautical Revenues	557,791	n/a	585,911	n/a	5.0	n/a
Non-Aeronautical Revenues	508,195	n/a	561,956	n/a	10.6	n/a
Construction Services Revenues	149,580	n/a	177,915	n/a	18.9	n/a
Total Revenues	**1,215,566**	**n/a**	**1,325,782**	**n/a**	**9.1**	**n/a**
Operating Profit	343,482	n/a	368,805	n/a	7.4	n/a
EBITDA	538,280	n/a	562,321	n/a	4.5	n/a
Consolidation Adjustment San Juan						
Consolidation Adjustment	-	n/a	-	n/a	n/a	n/a
Colombia [6]						
Aeronautical Revenues	648,231	n/a	685,818	n/a	5.8	n/a
Non-Aeronautical Revenues	231,895	n/a	272,154	n/a	17.4	n/a
Construction Services Revenues	1,200	n/a	2,607	n/a	117.3	n/a
Total Revenues	**881,326**	**n/a**	**960,579**	**n/a**	**9.0**	**n/a**
Operating Profit	417,566	n/a	144,262	n/a	(65.5)	n/a
EBITDA	526,635	n/a	580,944	n/a	10.3	n/a
Consolidation Adjustment Colombia						
Consolidation Adjustment	-	n/a	-	n/a	n/a	n/a
CONSOLIDATED ASUR						
Aeronautical Revenues	4,527,080	n/a	4,578,013	n/a	1.1	n/a
Non-Aeronautical Revenues	2,355,422	n/a	2,375,014	n/a	0.8	n/a
Construction Services Revenues	600,791	n/a	1,812,423	n/a	201.7	n/a
Total Revenues	**7,483,293**	**n/a**	**8,765,450**	**n/a**	**17.1**	**n/a**
Operating Profit	4,097,174	n/a	3,694,943	n/a	(9.8)	n/a
EBITDA	4,700,373	n/a	4,639,368	n/a	(1.3)	n/a

[1] Reflects the results of operations of Cancun Airport and two Cancun Airport Services subsidiaries on a consolidated basis.
[2] Reflects revenues under intercompany agreements which are eliminated in the consolidation adjustment.
[3] Reflects the results of operations of our airports located in Cozumel, Huatulco, Minatitlan, Oaxaca, Tapachula and Veracruz.
[4] Reflects the results of operations of our parent holding company and our services subsidiaries. Because none of these entities hold the concessions for our airports, we do not report workload unit data for theses entities.
[5] Reflects the results of operation of San Juan Airport, Puerto Rico, US for 3Q25.
[6] Reflects the results of operation of Airplan, Colombia, for 3Q25.

Grupo Aeroportuario del Sureste, S.A.B. de C.V.
Consolidated Statements of Financial Position as of September 30, 2025 and December 31, 2024
Thousands of Mexican Pesos

Item	September 2025	December 2024	Variation	%
Assets				
Current Assets				
Cash and Cash Equivalents	16,259,294	20,083,457	(3,824,163)	(19.0)
Cash and cash Equivalents Restricted	1,965,874	2,043,625	(77,751)	(3.8)
Accounts Receivable, net	1,504,580	2,804,341	(1,299,761)	(46.3)
Document Receivable	100,696	100,696	-	-
Recoverable Taxes and Other Current Assets	1,524,982	623,892	901,090	144.4
Total Current Assets	**21,355,426**	**25,656,011**	**(4,300,585)**	**(16.8)**
Non Current Assets				
Investment in Financial Instrument	-	1,537,688	(1,537,688)	n/a
Machinery, Furniture and Equipment, net	251,344	268,450	(17,106)	(6.4)
Intangible assets, Airport Concessions and Goodwill-Net	54,928,587	55,886,163	(957,576)	(1.7)
investment Accounted by the Equity Metod	285,255	288,440	(3,185)	(1.1)
Total Assets	**76,820,612**	**83,636,752**	**(6,816,140)**	**(8.1)**
Liabilities and Stockholders' Equity				
Current Liabilities				
Trade Accounts Payable	272,582	325,701	(53,119)	(16.3)
Bank Loans and Short Term Debt	334,138	1,131,530	(797,392)	(70.5)
Accrued Expenses and Others Payables	7,318,325	4,429,775	2,888,550	65.2
Total Current Liabilities	**7,925,045**	**5,887,006**	**2,038,039**	**34.6**
Long Term Liabilities				
Bank Loans	12,281,504	2,163,853	10,117,651	467.6
Long Term Debt	8,616,232	10,064,073	(1,447,841)	(14.4)
Deferred Income Taxes	3,804,716	3,852,813	(48,097)	(1.2)
Employee Benefits	59,015	56,382	2,633	4.7
Total Long Term Liabilities	**24,761,467**	**16,137,121**	**8,624,346**	**53.4**
Total Liabilities	**32,686,512**	**22,024,127**	**10,662,385**	**48.4**
Stockholders' Equity				
Capital Stock	7,767,276	7,767,276	-	-
Legal Reserve	2,542,227	2,542,227	-	-
Mayority Net Income for the Period	7,775,190	13,551,429	(5,776,239)	(42.6)
Cumulative Effect of Conversion of Foreign Currency	(645,363)	391,485	(1,036,848)	(265)
Retained Earnings	19,511,934	29,960,505	(10,448,571)	(34.9)
Non- Controlling interests	7,182,836	7,399,703	(216,867)	(2.9)
Total Stockholders' Equity	**44,134,100**	**61,612,625**	**(17,478,525)**	**(28.4)**
Total Liabilities and Stockholders' Equity	**76,820,612**	**83,636,752**	**(6,816,140)**	**(8.1)**

Exchange Rate per Dollar Ps. 18.3342

Grupo Aeroportuario del Sureste, S.A.B. de C.V.

Consolidated Statement of Income from January 1 to September 30, 2025 and 2024

Thousands of Mexican Pesos

Item	9M 2024	9M 2025	% Chg	3Q 2024	3Q 2025	% Chg
Revenues						
Aeronautical Services	13,784,659	14,597,469	5.9	4,527,080	4,578,013	1.1
Non-Aeronautical Services	7,370,287	7,960,438	8.0	2,355,422	2,375,014	0.8
Construction Services	1,157,264	3,710,450	220.6	600,791	1,812,423	201.7
Total Revenues	**22,312,210**	**26,268,357**	**17.7**	**7,483,293**	**8,765,450**	**17.1**
Operating Expenses						
Cost of Services	3,982,269	4,484,004	12.6	1,387,421	1,508,248	8.7
Cost of Construction	1,157,264	3,710,450	220.6	600,791	1,812,423	201.7
General and Administrative Expenses	224,879	266,328	18.4	65,107	87,273	34.0
Technical Assistance	299,573	302,634	1.0	92,979	89,198	(4.1)
Concession Fee	1,916,714	2,119,571	10.6	638,298	632,471	(0.9)
Depreciation and Amortization	1,712,190	2,176,593	27.1	601,523	940,894	56.4
Total Operating Expenses	**9,292,889**	**13,059,580**	**40.5**	**3,386,119**	**5,070,507**	**49.7**
Other Revenues	-	-	-	-	-	-
Operating Income	**13,019,321**	**13,208,777**	**1.5**	**4,097,174**	**3,694,943**	**(9.8)**
Comprehensive Financing Cost	**2,072,369**	**(1,570,162)**	**(175.8)**	**906,473**	**(472,087)**	**(152.1)**
Income from investment results Accounted by the Equity Method	(5,492)	(3,185)	(42.0)	(986)	(1,785)	81.0
Income Before Income Taxes	**15,086,198**	**11,635,430**	**(22.9)**	**5,002,661**	**3,221,071**	**(35.6)**
Provision for Income Tax	4,047,573	3,392,097	(16.2)	1,368,257	967,711	(29.3)
Deferred Income Taxes	597,904	123,581	(79.3)	159,850	42,009	(73.7)
Net Income for the Year	**10,440,721**	**8,119,752**	**(22.2)**	**3,474,554**	**2,211,351**	**(36.4)**
Majority Net Income	**10,136,848**	**7,775,190**	**(23.3)**	**3,381,190**	**2,114,592**	**(37.5)**
Non-Controlling Interests	**303,873**	**344,562**	**13.4**	**93,364**	**96,759**	**3.6**
Earning per Share	33.7895	25.9173	(23.3)	11.2706	7.0486	(37.5)
Earning per American Depositary Share (in U.S. Dollars)	18.4298	14.1360	(23.3)	6.1473	3.8445	(37.5)

Exchange Rate per Dollar Ps. 18.3342

Grupo Aeroportuario del Sureste, S.A.B. de C.V.

Consolidated Statement of Cash flow for the periods of January 1, to September 30, 2025 an 2024.

Thousands of Mexican Pesos

Item	9M 2024	9M 2025	% Chg	3Q 2024	3Q 2025	% Chg
Operating Activities						
Income Before Income Taxes	**15,086,198**	**11,635,430**	**(22.9)**	**5,002,661**	**3,221,071**	**(35.6)**
Depreciation and Amortization	1,712,190	2,176,593	27.1	601,523	940,894	56.4
Income from investment results Accounted by the Equity Method	5,492	3,185	(42.0)	986	1,785	81.0
Interest Income	(1,264,930)	(1,200,016)	(5.1)	(483,133)	(352,334)	(27.1)
Interest Payables	591,859	1,019,786	72.3	230,360	445,671	93.5
Foreign Exchange Gain (loss), net unearned	(1,352,580)	1,486,057	n/a	(723,617)	1,242,022	n/a
Sub-Total	**14,778,229**	**15,121,035**	**2.3**	**4,628,780**	**5,499,109**	**18.8**
Trade Receivables	258,865	1,852,832	615.8	310,811	969,033	211.8
Recoverable Taxes and other Current Assets	(465,427)	1,000,388	n/a	(56,143)	(45,430)	(19.1)
Income Tax Paid	(3,643,457)	(5,403,616)	48.3	(1,092,722)	(1,140,856)	4.4
Trade Accounts Payable	178,103	(2,058,041)	n/a	4,569	(765,789)	n/a
Net Cash Flow Provided by Operating Activities	**11,106,313**	**10,512,598**	**(5.3)**	**3,795,295**	**4,516,067**	**19.0**
Investing Activities						
Investment in Financial Instrument	343,100	1,537,688	348.2	(174,713)		n/a
Restricted Cash	(57,657)	(169,641)	194.2	(48,669)	(62,923)	29.3
Investments in Machinery, Furniture and Equipment, net	(1,861,764)	(3,908,508)	109.9	(1,042,400)	(1,872,758)	79.7
Interest Income	1,163,831	1,199,006	3.0	443,488	352,120	(20.6)
Net Cash Flow used by Investing Activities	**(412,490)**	**(1,341,455)**	**225.2**	**(822,294)**	**(1,583,561)**	**92.6**
Excess Cash to Use in Financing Activities	**10,693,823**	**9,171,143**	**(14.2)**	**2,973,001**	**2,932,506**	**(1.4)**
Bank Loans		9,500,000	n/a			
Bank Loans Paid	(538,712)		n/a			
Long Term Debt Paid	(224,914)	(263,130)	17.0	(126,988)	(129,557)	2.0
Interest Paid	(844,776)	(1,099,684)	30.2	(385,257)	(590,636)	53.3
Dividends Paid	(6,277,800)	(19,500,000)	210.6		(4,500,000)	n/a
Net Cash Flow used by Financing Activities	**(7,886,202)**	**(11,362,814)**	**44.1**	**(512,245)**	**(5,220,193)**	**919.1**
Net Increase in Cash and Cash Equivalents	**2,807,621**	**(2,191,671)**	**n/a**	**2,460,756**	**(2,287,687)**	**n/a**
Cash and Cash Equivalents at Beginning of Period	13,872,897	20,083,457	44.8	14,996,995	19,815,869	32.1
Exchange Gain on Cash and Cash Equivalents	1,803,083	(1,632,492)	n/a	1,025,850	(1,268,888)	n/a
Cash and Cash Equivalents at the End of Period	**18,483,601**	**16,259,294**	**(12.0)**	**18,483,601**	**16,259,294**	**(12.0)**