



ASUR ANNOUNCES 1Q26 RESULTS

Total passenger traffic increased 1.9% YoY, driven by 11.0% increase in Colombia, while Mexico remained flat and Puerto Rico decreased 2.2%

Mexico City, April 22, 2026 - 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-month period ended March 31, 2026.

1Q26 Highlights¹

- Total passenger traffic increased 1.9% YoY ("YoY"). By country of operations, passenger traffic showed the following YoY variations:
 - Colombia (Airplan):** increased 11.0%, reflecting increases of 7.7% and 12.1% in international and domestic traffic, respectively.
 - Mexico:** remained flat (-0.1%), as a 0.4% increase in international traffic was offset by a 0.8% decrease in domestic traffic.
 - Puerto Rico (Aerostar):** decreased 2.2%, as a 2.7% decrease in domestic traffic offset a 1.9% increase in international traffic.
- Revenues increased 0.8% YoY to Ps.8,858.0 million. Excluding construction services, revenues increased 2.2% YoY.
- Commercial revenue per passenger increased 4.7% YoY to Ps.153.6.
- Consolidated EBITDA decreased 6.5% YoY to Ps.5,353.6 million.
- Adjusted EBITDA margin (excluding IFRIC 12 effect) decreased to 64.1% from 70.0% in 1Q25.
- Cash position of Ps.13,811.7 million at March 31, 2026, with Net Debt to LTM EBITDA at 0.8x.
- 1Q26 reflects the first full quarter of consolidation of ASUR US Commercial Airports, LLC ("ASUR US Airports"), ASUR's subsidiary operating the U.S. commercial segment, impacting YoY comparability.

Table 1: Financial and Operating Highlights¹

	First Quarter		% Chg
	2025	2026	
Financial Highlights			
Total Revenue	8,787,475	8,858,050	0.8
Mexico	6,472,205	6,191,990	(4.3)
San Juan	1,321,701	1,258,992	(4.7)
Colombia	993,569	969,342	(2.4)
United States	0	437,726	n/a
Commercial Revenues per PAX	146.8	153.6	4.7
Mexico	169.4	157.3	(7.1)
San Juan	174.0	163.3	(6.2)
Colombia	64.2	61.3	(4.5)
EBITDA	5,724,836	5,353,643	(6.5)
Net Income	3,638,219	2,926,408	(19.6)
Majority Net Income	3,515,784	2,813,204	(20.0)
Earnings per Share (in pesos)	11.7193	9.3773	(20.0)
Earnings per ADS (in US\$)	6.5095	5.2087	(20.0)
Capex	645,357	544,316	(15.7)
Cash & Cash Equivalents	22,681,245	13,811,729	(39.1)
Net Debt	(9,758,042)	13,528,158	(238.6)
Net Debt/ LTM EBITDA	(0.5)	0.8	(270.5)
Operational Highlights			
Passenger Traffic			
Mexico	10,945,137	10,937,975	(0.1)
San Juan	3,608,582	3,529,798	(2.2)
Colombia	4,046,354	4,493,218	11.0

1Q26 Earnings Call

Day: Thursday, April 23, 2026, 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: **13759745**. Please dial in 10 minutes before the scheduled start time.

Replay: Thursday, April 23, 2026, at 2:00 PM ET, ending at 11:59 PM ET on Thursday, April 30, 2026. Dial-in: +1 844 512 2921 (U.S. Toll-Free); +1 412 317 6671 (International). Access Code: **13759745**

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.18.0033 (source: Diario Oficial de la Federación de Mexico) while Colombian peso figures are calculated at an exchange rate of COP.204.5200 = Ps.1.00 (source: Investing). Definitions for EBITDA, Adjusted EBITDA Margin, and Majority Net Income can be found on page 20 of this report.

Passenger Traffic

ASUR's total passenger traffic increased 1.9% YoY in 1Q26 to 19.0 million passengers.

In Mexico, total passenger traffic remained relatively flat (-0.1%) YoY to 10.9 million in 1Q26, reflecting a 0.4% increase in international traffic, partially offset by a 0.8% decline in domestic traffic.

In Puerto Rico, total passenger traffic decreased 2.2% YoY to 3.5 million passengers in 1Q26, reflecting a 2.7% decline in domestic traffic, partially offset by a 1.9% increase in international traffic.

In Colombia, total passenger traffic increased 11.0% YoY to 4.5 million passengers in 1Q26, driven by growth of 7.7% in international traffic and 12.1% in domestic traffic.

Detailed passenger traffic data by airport is provided in the tables on page 23 of this report.

	First Quarter		% Chg.
	2025	2026	
Total Mexico	10,945,137	10,937,975	(0.1)
- Cancun	8,185,216	8,033,096	(1.9)
- 8 Other Airports	2,759,921	2,904,879	5.3
Domestic Traffic	4,580,484	4,545,394	(0.8)
- Cancun	2,287,768	2,121,630	(7.3)
- 8 Other Airports	2,292,716	2,423,764	5.7
International traffic	6,364,653	6,392,581	0.4
- Cancun	5,897,448	5,911,466	0.2
- 8 Other Airports	467,205	481,115	3.0
Total San Juan, Puerto Rico	3,608,582	3,529,798	(2.2)
Domestic Traffic	3,227,246	3,141,313	(2.7)
International traffic	381,336	388,485	1.9
Total Colombia	4,046,354	4,493,218	11.0
Domestic Traffic	3,078,656	3,451,434	12.1
International traffic	967,698	1,041,784	7.7
Total Traffic	18,600,073	18,960,991	1.9
Domestic Traffic	10,886,386	11,138,141	2.3
International traffic	7,713,687	7,822,850	1.4

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 2026 & 2025

RegiON	JAN	FEB	MAR	TOTAL
Mexico	0.9%	1.6%	(2.4%)	(0.1%)
Domestic Traffic	(1.2%)	(1.0%)	(0.1%)	(0.8%)
International Traffic	2.5%	3.4%	(4.0%)	0.4%
Puerto Rico	(2.1%)	(2.1%)	(2.3%)	(2.2%)
Domestic Traffic	(2.6%)	(2.7%)	(2.7%)	(2.7%)
International Traffic	1.8%	3.1%	1.0%	1.9%
Colombia	15.0%	4.7%	12.5%	11.0%
Domestic Traffic	18.3%	4.6%	12.3%	12.1%
International Traffic	5.2%	5.2%	13.2%	7.7%
Total	3.6%	1.6%	0.6%	1.9%
Domestic Traffic	4.1%	0.1%	2.4%	2.3%
International Traffic	2.9%	3.6%	(1.8%)	1.4%

Review of Consolidated Results

As of 1Q26, ASUR's consolidated results include, for the first time, a full quarter of operations from ASUR US Airports, the Company's separate U.S. commercial segment, following its acquisition on December 11, 2025. ASUR US Airports holds the rights to develop and operate retail and food & beverage concessions under long-term agreements at major U.S. airport terminals, including Los Angeles International Airport (LAX), Chicago O'Hare (ORD), and John F. Kennedy International Airport (JFK). As a result, YoY comparisons reflect this change in consolidation scope, particularly in non-aeronautical revenues, operating costs, and margins.

Table 4: Summary of Consolidated Results

	First Quarter		% Chg
	2025	2026	
Total Revenues	8,787,475	8,858,050	0.8
Aeronautical Services	5,203,220	5,124,370	(1.5)
Non-Aeronautical Services	2,969,738	3,225,696	8.6
Total Revenues Excluding Construction Revenues	8,172,958	8,350,066	2.2
Construction Revenues	614,517	507,984	(17.3)
Total Operating Expenses w/out Construction	3,073,132	3,662,189	19.2
Total Operating Costs & Expenses	3,687,649	4,170,173	13.1
Other Revenues	-	-	0.0
Operating Profit	5,099,826	4,687,877	(8.1)
Operating Margin	58.0%	52.9%	(511 bps)
Adjusted Operating Margin ¹	62.4%	56.1%	(626 bps)
EBITDA	5,724,836	5,353,643	(6.5)
EBITDA Margin	65.1%	60.4%	(471 bps)
Adjusted EBITDA Margin ²	70.0%	64.1%	(593 bps)
Net income	3,638,219	2,926,408	(19.6)
Net income majority	3,515,784	2,813,204	(20.0)
Earnings per Share	11.7193	9.3773	(20.0)
Earnings per ADS in US\$	6.5095	5.2087	(20.0)
Total Commercial Revenues per Passenger ³	146.8	153.6	4.7
Commercial Revenues	2,759,293	2,942,859	6.7
Commercial Revenues from Direct Operations per Passenger ⁴	25.3	25.4	0.5
Commercial Revenues Excl. Direct Operations per Passenger	121.5	128.2	5.5

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 less construction services revenues.

³ Passenger figures include transit and general aviation passengers in Mexico, Puerto Rico and Colombia.

⁴ Represents ASUR's operations in convenience stores and parking lots.

Consolidated Revenues

Consolidated Revenues in 1Q26 increased 0.8% YoY, or Ps.70.6 million, to Ps.8,858.0 million, primarily driven by the following variations:

- An 8.6% increase, or Ps.255.9 million, in non-aeronautical services revenues to Ps.3,225.7 million, primarily driven by the revenue contribution from ASUR US Airports of Ps.437.7 million, reflecting the first full-quarter of consolidation following its acquisition in December 2025. In addition, Mexico accounted for Ps.1,925.5 million, Puerto Rico Ps.578.2 million, and Colombia Ps.284.3 million.
- A 17.3% decrease, or Ps.106.5 million, in construction services revenues to Ps.508.0 million, primarily driven by Mexico.
- A 1.5% decrease, or Ps.78.8 million, in aeronautical services revenues to Ps.5,124.4 million. Of this, Mexico contributed Ps.3,874.7 million while Puerto Rico and Colombia accounted for Ps.566.4 million and Ps.683.3 million, respectively.

Excluding Construction Services Revenues, which under IFRS are recognized as both revenue and cost, total revenues increased 2.2% to Ps.8,350.1 million, 69.5% of which accounted for total revenues in Mexico, while Puerto Rico, Colombia and the US represented 13.7%, 11.6% and 5.2%, respectively.

Commercial revenues increased 6.7% YoY to Ps.2,942.8 million in 1Q26 reflecting Ps.354.1 million from the first full-quarter consolidation of ASUR US Airports, and a 5.6% increase in Colombia to Ps.284.1 million. This was partially offset by declines of 7.2% to Ps.1,728.3 million in Mexico and 8.2%, or Ps.576.3 million in Puerto Rico.

Commercial Revenues per Passenger increased by 4.7% to Ps.153.6 in 1Q26, from Ps.146.8 in 1Q25.

Consolidated Operating Costs and Expenses

Consolidated Operating Costs and Expenses increased 13.1% YoY, or Ps.482.5 million, to Ps.4,170.2 million.

Excluding construction costs, operating costs and expenses for the quarter increased 19.2% YoY, or Ps.589.0 million:

- **Mexico:** increased 6.0%, or Ps.107.4 million, primarily reflecting higher professional fees associated with the acquisition and integration of ASUR US Airports (Ps.91.0 million), together with higher personnel costs, security and cleaning services, and depreciation and amortization. This was partially offset by lower concession fees, maintenance and conservation expenses, electricity costs and technical assistance.
- **Puerto Rico:** declined 6.7%, or Ps.52.3 million, mainly due to the FX conversion impact from the appreciation of the Mexican peso against the US dollar.
- **Colombia:** increased 33.0%, or Ps.166.4 million, primarily due to higher depreciation and amortization reflecting a change in the concession amortization method in 3Q25, as well as increases in personnel costs, taxes and duties, security and cleaning services, and provision for doubtful accounts. This was partially offset by lower maintenance and conservation, and electricity costs.
- **United States:** total operating costs amounted to Ps.367.5 million, primarily comprised of leases payable to the airport authorities, personnel expenses, taxes and duties, cleaning services, marketing costs, insurance and sureties, and the provision for doubtful accounts, partially offset by favorable lease-related accounting effects associated with agreements with the US airport authorities, according to IFRS16.

Cost of Services increased 32.2%, or Ps.484.0 million in 1Q26, mainly due to increases in personnel costs, security and cleaning, professional fees, insurance and sureties, cost of goods at convenience stores, leases paid to the airport authorities, taxes and duties, higher provisions for doubtful accounts. This was partially offset by lower maintenance and electricity costs, together with favorable lease-related accounting effects associated with agreements with US airport authorities, according to IFRS16.

Construction Costs declined 17.3%, or Ps.106.5 million, reflecting declines of 25.0% in Mexico, or Ps.130.9 million, and 42.9% in Colombia, or Ps.1.3 million, partially offset by a 28.9% increase in Puerto Rico, or Ps.25.7 million.

Administrative Expenses which reflect administrative costs incurred in Mexico, were relatively flat (+0.3%) YoY.

Technical Assistance Fees decreased 5.3%, reflecting lower EBITDA generated by ASUR's Mexican operations.

Concession Fees decreased by 6.5% on a consolidated basis, reflecting decreases of 7.4%, 8.9% and 2.9% in Mexico, Puerto Rico, and Colombia, respectively.

Depreciation and Amortization increased 25.9%, or Ps.161.6 million, reflecting increases of 139.9%, or Ps.156.1 million in Colombia from an adjustment to the concession amortization method, and 5.9%, or Ps.18.3 million, in Mexico. This was partially offset by a decline of 6.3%, or Ps.12.8 million, in Puerto Rico.

Consolidated Operating Profit and EBITDA

Consolidated Operating Profit for 1Q26 decreased to Ps.4,687.9 million with a margin of 52.9%, compared to Ps.5,099.8 million and a margin of 58.0% in 1Q25.

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 56.1% in 1Q26, from 62.4% in 1Q25, mainly impacted by the change in amortization method for concessions in Colombia introduced in 3Q25.

EBITDA decreased by 6.5%, or Ps.371.2 million, to Ps.5,353.6 million in 1Q26, from Ps.5,724.8 million in 1Q25. By country of operations, EBITDA in Mexico decreased 5.3%, or Ps.238.8 million, to Ps.4,234.4 million, in Puerto Rico by 7.5%, or Ps.48.8 million, to Ps.605.3 million, and in Colombia, by 5.5%, or Ps.33.1 million, to Ps.564.3 million. EBITDA also reflects the first full-quarter consolidation of ASUR US Airports, which reported negative EBITDA of Ps.50.5 million during the period, reflecting the initial ramp-up phase of operations and the impact of IFRS-related lease accounting. The **Consolidated EBITDA Margin** was 60.4% in 1Q26 compared to 65.1% in 1Q25.

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, was 64.1% in 1Q26, compared to 70.0% in 1Q25.

Comprehensive Financing Gain (Loss)

Table 5: Consolidated Comprehensive Financing Gain (Loss)

	First Quarter		% Chg.
	2025	2026	
Interest Income	463,933	158,941	(65.7)
Interest Expense	(244,997)	(656,640)	168.0
Foreign Exchange Gain (Loss), Net	(214,129)	31,539	n/a
Total	4,807	(466,160)	n/a

In 1Q26, ASUR recorded a **Comprehensive Financing Loss** of Ps.466.2 million, compared to a gain of Ps.4.8 million in 1Q25.

This YoY variation was primarily driven by an increase of 168.0%, or Ps.411.6 million in interest expenses, mainly due to two loans incurred in Mexico (Ps. 9,500.0 million on May 22, 2025, and Ps. 6,390.0 million on December 5, 2025), together with Ps.120.6 million related to the measurement and subsequent accretion of lease liabilities associated with ASUR US Airports' agreements with airports authorities, in accordance with IFRS 16, which results in the recognition of financial expenses over time as these agreements are treated as lease obligations rather than operating expenses. In addition, interest income decreased 65.7%, or Ps.305.0 million, reflecting a lower yield.

This was partially offset by a Foreign Exchange Gain of Ps.31.5 million in 1Q26, compared to a foreign exchange loss of Ps.214.1 million in 1Q25. The 1Q26 gain reflects the depreciation of the Mexican peso against the U.S. dollar at quarter-end and the average appreciation, by 0.01% and 2.3%, respectively, on a lower U.S. dollar net asset position versus 1Q25, compared to a quarter-end and average appreciation of 1.7% and 1.8%, respectively, on 1Q25 on a U.S. dollar net asset position.

Income Taxes

Income taxes decreased by Ps.170.9 million YoY, primarily due to the following declines:

- Ps.57.4 million in income tax expense, mainly driven by a lower taxable base at Cancún Airport and Colombia.
- Ps.113.6 million in deferred income taxes, primarily in Mexico. This decrease also reflects the tax benefit from unredeemed asset balances at Cancun Airport together with a decline in Colombia resulting from the change in the amortization method of the concession.

Net Majority Income

ASUR reported a 20.0% YoY decrease in **Net Majority Income** for 1Q26, totaling Ps.2,813.2 million, compared to Ps.3,515.8 million in 1Q25. This YoY variation was mainly driven by: i) an increase of Ps.156.1 million in amortization and depreciation mainly reflecting the adjustment in the amortization methodology in Colombia, ii) a total of Ps.319.2 million in interest payments in Mexico, and iii) a Ps.264.5 million reduction in interest income in Mexico. Earnings per common share for the quarter were Ps.9.3773, and earnings per ADS were US\$5.2087 (one ADS represents ten Series B common shares). This compares with earnings per share of Ps.11.7193 and earnings per ADS of US\$6.5095 in the same period of the prior year.

Net Income

Net Income for 1Q26 totaled Ps.2,926.4 million, compared to Ps.3,638.2 million in 1Q25, representing a YoY decrease of 19.6%, or Ps.711.8 million.

Consolidated Financial Position

As of March 31, 2026, airport concessions represented 62.6% of the Company's total assets, investment properties represented 13.7%, current assets represented 23.1%, and other assets represented 0.6%.

As of March 31, 2026, cash and cash equivalents totaled Ps.13,811.7 million, a 24.2% increase from Ps.11,116.3 million as of December 31, 2025. The cash position by country was as follows: Mexico Ps.10,709.8 million, Colombia Ps.2,264.9 million, United States Ps.542.2 million, and Puerto Rico Ps.294.8 million.

As of March 31, 2026, ASUR's valuation of its investment in Aerostar (Puerto Rico), in accordance with IFRS 3 "Business Combinations," resulted in the following impacts on the Balance Sheet: i) the recognition of a net intangible asset of Ps.4,418.9 million, ii) goodwill of Ps.860.1 million (net of an impairment loss of Ps.4,719.1 million), iii) deferred income tax liability of Ps.441.9 million, and iv) a minority interest of Ps.4,781.2 million in Stockholders' Equity.

As of March 31, 2026, 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.365.7 million, ii) goodwill of Ps.1,412.3 million, iii) deferred income tax payable of Ps.96.3 million, and iv) fair value recognition of bank loans of Ps.90.5 million.

As of March 31, 2026, in accordance with IFRS 3, ASUR recognized goodwill of Ps.692.6 million as a result of the valuation of its investment in the United States.

As of March 31, 2026, total equity was Ps.49,428.2 million, representing 53.5% of Total Assets, while Total Liabilities amounted to Ps.42,933.8 million, or 46.5% of total assets. Deferred Liabilities represented 7.5% of total liabilities.

Total debt at quarter-end declined 0.5% to Ps.27,339.9 million, compared with Ps.27,486.6 million as of December 31, 2025, principally reflecting the effect of foreign exchange conversion, and a principal repayment of Ps.129.3 million in Puerto Rico.

On December 5, 2025, ASUR entered into a Ps.6,390.0 million Senior Credit Agreement with JPMorgan Chase Bank, N.A., bearing interest at the 28-day TIIE plus 0.75 percentage points and maturing in May 2027. In connection with this facility, the Company paid a Ps.16.4 million structuring fee on July 31, 2025, and a Ps.22.6 million upfront fee on December 15, 2025.

On November 26, 2025, the Company paid a Ps.119.2 million structuring fee in connection with a US\$936.0 million loan from JPMorgan related to the Motiva Airports project in Brazil.

As of March 31, 2026, 66.9% of ASUR's total debt was denominated in Mexican pesos, 31.5% in U.S. dollars (debt associated with Puerto Rico's operations), and 1.6% 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, 2026, no amounts have been drawn under this facility.

In July 2024, ASUR restructured its credit facility with BBVA Mexico, adjusting the repayment to a single principal payment at maturity. The facility carries an annual interest rate of TIIIE 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 March 31, 2026, 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 TIIIEF plus 1.5 points.

ASUR's Net Debt-to-LTM EBITDA ratio stood at 0.8x as of March 31, 2026, compared to negative 0.5x as of March 31, 2025. The interest coverage ratio was 8.1x in March 31, 2026 compared to 12.9x as of March 31, 2025.

Table 6: Consolidated Debt Indicators

	March 31, 2025	December 31, 2025	March 31, 2026
Leverage			
Total Debt/ LTM EBITDA (Times) ¹	0.6	1.4	1.6
Total Net Debt/ LTM EBITDA (Times) ²	(0.5)	0.8	0.8
Interest Coverage Ratio ³	12.9	9.6	8.1
Total Debt	12,923,203	27,486,563	27,339,887
Short-term Debt	993,850	625,850	605,638
Long-term Debt	11,929,353	26,860,713	26,734,249
Cash & Cash Equivalents	22,681,245	11,116,335	13,811,729
Total Net Debt ⁴	(9,758,042)	16,370,228	13,528,158

¹ The Total Debt to EBITDA Ratio is calculated as ASUR's interest-bearing liabilities divided by its EBITDA.

² The Total Net Debt to EBITDA Ratio is calculated as ASUR's interest-bearing liabilities minus Cash & Cash Equivalents, divided by its EBITDA.

³ The Interest Coverage Ratio for Mexico is calculated as ASUR's LTM EBITDA divided by its LTM interest expenses. For Puerto Rico as LTM Cash Flow Generation divided LTM debt service, and for Colombia as LTM EBITDA minus LTM taxes divided by LTM debt service.

⁴ Total net debt is calculated as Asur's total debt without cash & cash Equivalents.

Table 7: Consolidated Debt Profile (millions)*

Original Amount	Aerostar USD			Cancun Airport M ¹ Mxp \$				
	350 'M	200 'M	50 'M	BBVA 2,000	BBVA 9,500	Santander 2,650	JP Morgan 6,390	Syndicated Loan 440,000
Interest rate	5.75%	4.92%	6.75%	TIIE + 1.35 pp	TIIEF + 1.25 pp	TIIE + 1.50 pp	TIIEF + 0.75 pp	DTF + 4pp
Principal Balance as of March 31, 2026	244.0	200.0	42.0	1,750.0	9,500.0	675.0	6,390.0	67,897.2
2026	7.8	-	-	-	-	-	-	67,897.2
2027	16.6	-	-	-	9,500.0	675.0	6,390.0	-
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 Mexico loans were entered into on: i) May 22, 2025 with BBVA for Ps.9,500 million; ii) in September 2021 with Santander for Ps.2,650 million; iii) in October 2021 with BBVA for Ps.2,000 million; and iv) on December 5, 2025 with JPMorgan Chase Bank for Ps.6,390 million.

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 from Santander, respectively. Cancun Airport made capital payments of Ps.50 million on the BBVA loan on each of the following dates: April 14, 2023, July 14, 2023, October 13, 2023, January 15, 2024, and April 15, 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.

The Puerto Rico (Aerostar) bonds were issued in March 2013 and June 2015 (in May 2022 the payment date at maturity was modified to 2035). In July 2022, Aerostar issued senior secured notes for US\$200,000 million due March 22, 2035.

The Colombia (Airplan) syndicated loan was obtained in June 2015, with a grace period of three years. Airplan made capital payments for Cop.150,000 million in April 2022, and for Cop 100,000 million in April 2024. Airplan expects to make a voluntary prepayment of the remaining balance of the syndicated loan on April 22, 2026.

*Expressed in the original currency of each loan.

Strong Liquidity Position and Healthy Debt Maturity Profile

ASUR closed 1Q26 with a solid financial position, reporting Cash and Cash Equivalents of Ps.13,811.7 million and Total Debt plus interest of Ps.27,339.9 million.

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

Table 8: Liquidity Position as of March 31, 2026

Figures in thousands of Mexican pesos

Region of Operation	Cash & Equivalents	Total Debt	Short-term Debt	Long-term Debt	Principal payments (April - June 2026)
Mexico	10,709,831	18,290,994	157,219	18,133,775	0
Puerto Rico	294,762	8,623,954	296,906	8,327,048	0
Colombia	2,264,892	424,939	151,513	273,426	331,983
United States	542,244	0	0	0	
Total	13,811,729	27,339,887	605,638	26,734,249	331,983

Table 9: Debt Maturity Profile as of March 31, 2026

Figures in thousands of Mexican pesos

Region of Operation	2026	2027	2028	2029/2035
Mexico	0	16,565,000	0	1,750,000
Puerto Rico	140,611	299,175	292,215	8,016,960
Colombia	331,983	182,855	0	0
Total	472,594	17,047,030	292,215	9,766,960

¹ Figures in pesos converted at the exchange rate at the close of the quarter of Ps.18.0033=US\$1.00² Figures in pesos converted at the exchange rate at the close of the quarter of COP 204.52=Ps.1.00**Table 10: Debt Ratios at March 31, 2026**

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
Mexico ¹	15,392,566	1,132,683	13.6	3.0
Puerto Rico ²	1,450,311	750,408	1.9	1.1
Colombia ³	1,432,114	381,689	3.8	1.2
Total	18,274,991	2,264,780	8.1	

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.1.4 billion and LTM Debt Service was Ps.750.4 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.1.4 billion and Debt Service was Ps.381.7 million.

Accounts Receivables

Accounts receivable increased 2.3% YoY in 1Q26, primarily driven by the incorporation of the ASUR US Airports segment in the US, which contributed a portfolio of Ps. 36.0 million.

Table 11: Accounts Receivables at March 31, 2026

Figures in thousands of Mexican Pesos

Region	1Q25	1Q26	% Chg.
Mexico	2,576,924	2,505,193	(2.8)
Puerto Rico	261,849	369,682	41.2
Colombia	117,534	113,491	(3.4)
United States		36,038	-
Total	2,956,307	3,024,404	2.3

Note: Net of allowance for bad debts.

Capex

In 1Q26, ASUR made capital investments totaling Ps.544.3 million, of which Ps.409.5 million were allocated to the modernization of its Mexican airports under its development plan, Ps.132.9 million to Puerto Rico, and Ps.1.9 million to Colombia. This compares with Ps.645.3 million invested in 1Q25, of which Ps.541.2 million were allocated to Mexican airports, Ps.101.0 million to Puerto Rico, and Ps.3.1 million to Colombia.

Relevant Events

On March 26, 2026, Airplan entered into Addendum No. 27 (Otro sí 27) to the concession agreement with ANI and the AOH (collectively, the "Grantors"), authorizing the execution of a project (the "Immediate Interventions to Address Unexpected Demand") at José María Córdova International Airport. The project covers a series of capacity expansion and service-level improvement works, including domestic and international check-in facilities, a departing baggage handling system, security checkpoints, remote boarding areas, new aircraft platforms and immigration facilities. The estimated capital expenditure for this project is COP 164,611 million in current pesos (equivalent to COP 65,934 million in constant January 2007 pesos).

Review of Mexico Operations

Table 12: Mexico Revenues & Commercial Revenues Per Passenger

	First Quarter		% Chg
	2025	2026	
Total Passenger	10,993	10,989	(0.0)
Total Revenues	6,472,205	6,191,990	(4.3)
Aeronautical Services	3,879,762	3,874,716	(0.1)
Non-Aeronautical Services	2,069,791	1,925,482	(7.0)
Construction Revenues	522,652	391,792	(25.0)
Total Revenues Excluding Construction Revenues	5,949,553	5,800,198	(2.5)
Total Commercial Revenues	1,862,075	1,728,309	(7.2)
Commercial Revenues from Direct Operations	379,898	393,050	3.5
Commercial Revenues Excluding Direct Operations	1,482,177	1,335,259	(9.9)
Total Commercial Revenues per Passenger	169.4	157.3	(7.2)
Commercial Revenues from Direct Operations per Passenger ¹	34.6	35.8	3.5
Commercial Revenues Excl. Direct Operations per Passenger	134.8	121.5	(9.9)

For the purposes of this table, approximately 47.5 and 51.2 thousand transit and general aviation passengers are included in 1Q25 and 1Q26 respectively.

¹ Represents the operation of ASUR in its convenience stores and parking lots in Mexico.

Mexico Revenues

Mexico Revenues for 1Q26 declined 4.3% YoY to Ps.6,192.0 million. **Excluding Construction Services, Revenues** declined 2.5% YoY, reflecting a 7.0% decrease in non-aeronautical revenues, mainly due to the appreciation of the Mexican peso against the US dollar to Ps.17.5774 in 1Q26 compared to Ps.20.4186 in 1Q25, while aeronautical services revenue remained relatively flat (-0.1%) during the period.

Commercial Revenues for the quarter declined 7.2% YoY, reflecting the appreciation of the Mexican peso against the US dollar. Additionally, **Commercial Revenue per Passenger** declined to Ps.157.3 in 1Q26, from Ps.169.4 in 1Q25.

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 five new commercial locations over the past twelve months: four at Mérida Airport and one at Cancun Airport. Additional details on these openings can be found on page 24 of this report.

Table 13: Mexico Commercial Revenue Performance

Business Line	YoY Chg
	1Q25
Teleservices	3.9%
Car rental	(19.3%)
Banks and foreign exchange	(39.0%)
Other Revenues	(23.2%)
Duty Free	(10.2%)
Car parking	5.3%
Retail	0.3%
Food and Beverage	(2.7%)
Ground Transportation	4.6%
Advertising	1.3%
Total Commercial Revenues	

Table 14: Mexico Summary Retail and Other Commercial Space Opened since March 31,2025

Type of Commercial Space ¹	# Of Spaces Opened
Cancún	1
Other Revenues	1
8 Other airports	4
Banks and foreign exchange	1
Retail	2
Car rental	1
Mexico	5

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

	First Quarter		% Chg.
	2025	2026	
Cost of Services	735,980	871,149	18.4
Administrative	88,102	88,087	(0.0)
Technical Assistance	114,929	108,850	(5.3)
Concession Fees	537,560	497,670	(7.4)
Depreciation and Amortization	310,002	328,271	5.9
Operating Costs and Expenses Excluding Construction Costs	1,786,573	1,894,027	6.0
Construction Costs	522,652	391,792	(25.0)
Total Operating Costs & Expenses	2,309,225	2,285,819	(1.0)

Total Operating Costs and Expenses decreased 1.0%, or Ps.23.4 million YoY. Excluding construction costs, operating costs and expenses increased 6.0%, or Ps.107.4 million, primarily reflecting higher professional fees associated with the ASUR US Airports acquisition (Ps. 91.0 million), together with increases in personnel costs, security and cleaning services, and depreciation and amortization. These increases were partially offset by lower concession fees, maintenance and conservation expenses, electricity costs, and technical assistance.

Cost of Services increased 18.4% YoY, mainly due to higher professional expenses incurred in connection with ASUR US Airports, together with higher personnel expenses, security and cleaning services, partly offset by a reduction in maintenance and conservation, and electricity costs.

Administrative Expenses remained relatively flat YoY.

Technical Assistance Fees paid to ITA decreased 5.3%, reflecting a decrease in EBITDA related to the Mexican operations.

Concession Fees, which include payments made to the Mexican government, decreased by 7.4%, mainly due to a lower tariff calculation base.

Depreciation and Amortization increased by 5.9% YoY, reflecting the recognition of investments made to date.

Mexico Consolidated Comprehensive Financing Gain (Loss)

Table 16: Mexico Comprehensive Financing Gain (Loss)

	First Quarter		% Chg
	2025	2026	
Interest Income	365,968	101,430	(72.3)
Interest Expense	(81,120)	(400,345)	393.5
Foreign Exchange Gain (Loss), Net	(213,632)	30,903	n/a
Total	71,216	(268,012)	n/a

During 1Q26, ASUR's operations in Mexico reported a **Comprehensive Financing Loss** of Ps.268.0 million, compared with a gain of Ps.71.2 million in 1Q25. This was mainly due to an increase in interest expenses of 393.5%, or Ps.319.2 million, primarily reflecting the Ps.9,500.0 million loan obtained on May 22, 2025, and the Ps.6,390.0 million loan obtained on December 5, 2025. Additionally, Interest Income decreased by 72.3%, or Ps.264.5 million, mainly reflecting lower yields.

Lastly, ASUR's Mexican operations recorded a Foreign Exchange Gain of Ps.30.9 million in 1Q26, compared to a loss of Ps.213.6 million in 1Q25. The 1Q26 Foreign Exchange Gain resulted mainly from the depreciation of the Mexican peso against the U.S. dollar at quarter-end and appreciation on average, by 0.01% and 2.3%, respectively, on a lower U.S. dollar net asset position compared to 1Q25. This compares to a 1.7% quarter-end and 1.8% average appreciation of the peso in 1Q25, also on a U.S. dollar net asset position.

Mexico Operating Profit (Loss) and EBITDA

Table 17: Mexico Profit & EBITDA

	First Quarter		% Chg.
	2025	2026	
Total Revenue	6,472,205	6,191,990	(4.3)
Total Revenues Excluding Construction Revenues	5,949,553	5,800,198	(2.5)
Operating Profit	4,162,980	3,906,171	(6.2)
Operating Margin	64.3%	63.1%	(124 bps)
Adjusted Operating Margin ¹	70.0%	67.3%	(263 bps)
Net Profit ²	2,978,138	2,484,691	(16.6)
EBITDA	4,473,204	4,234,441	(5.3)
EBITDA Margin	69.1%	68.4%	(73 bps)
Adjusted EBITDA Margin ³	75.2%	73.0%	(218 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.193.0 million and Ps. 208.8 million from ASUR's participation in Aerostar in 1Q26 and 1Q25, respectively, and of Ps.239.5 million and Ps.372.9 million for Airplan in 1Q26 and 1Q25, 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.3,906.2 million in 1Q26, with an **Operating Margin** of 63.1%, compared to Ps.4,163.0 million and an operating margin of 64.3% in 1Q25.

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 67.3% in 1Q26, compared to 70.0% in 1Q25.

EBITDA decreased by 5.3% YoY, or Ps.238.7 million, to Ps.4,234.4 million in 1Q26, from Ps.4,473.2 million in 1Q25. The **EBITDA Margin** was 68.4% in 1Q26, compared to 69.1% in 1Q25.

The **Adjusted EBITDA Margin**, which excludes the effect of IFRIC 12 related to construction and improvements of concessioned assets, declined to 73.0% in 1Q26, from 75.2% in 1Q25.

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.3,980.4 million as of March 31, 2026. The weighted implicit tariff was Ps.356.4 (in December 2025 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 1Q26, ASUR made capital investments in Mexico totaling Ps.409.4 million, compared to Ps.541.2 million in 1Q25.

Review of Puerto Rico Operations

The following analysis compares the standalone results of Aerostar for the three-month period ended March 31, 2026 and 2025.

As of March 31, 2026, 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.4,418.9 million, ii) goodwill of Ps.860.1 million (net of an impairment loss of Ps.4,719.1 million), iii) deferred income tax liability of Ps.441.9 million, and iv) a minority interest of Ps.4,781.2 million in Stockholders' Equity.

Puerto Rico Revenues

Table 18: Puerto Rico Revenues & Commercial Revenues Per Passenger

In thousands of Mexican pesos

	First Quarter		% Chg.
	2025	2026	
Total Passenger	3,609	3,530	(2.2)
Total Revenues	1,321,701	1,258,992	(4.7)
Aeronautical Services	602,284	566,369	(6.0)
Non-Aeronautical Services	630,643	578,196	(8.3)
Construction Revenues	88,774	114,427	28.9
Total Revenues Excluding Construction Revenues	1,232,927	1,144,565	(7.2)
Total Commercial Revenues	628,038	576,268	(8.2)
Commercial Revenues from Direct Operations	226,772	209,527	(7.6)
Commercial Revenues Excluding Direct Operations	401,266	366,741	(8.6)
Total Commercial Revenues per Passenger	174.0	163.3	(6.2)
Commercial Revenues from Direct Operations per Passenger ¹	62.8	59.4	(5.5)
Commercial Revenues Excl. Direct Operations per Passenger	111.2	103.9	(6.6)

Figures in Mexican pesos at the average exchange rate of Ps.17.5774 = US\$1.00 for 1Q26 and of Ps.20.4186 = USD1.00 for 1Q25.

¹ Represents ASUR's operations in convenience stores in Puerto Rico.

Total Puerto Rico Revenues for 1Q26 declined 4.7% YoY to Ps.1,259.0 million, reflecting the appreciation of the Mexican peso together with the 2.2% decline in passenger traffic.

Excluding Construction Services, Revenues decreased 7.2% YoY, reflecting decreases of 6.0% in aeronautical revenues and 8.3% in non-aeronautical revenues.

Commercial Revenue per Passenger declined to Ps.163.3 in 1Q26, from Ps.174.0 in 1Q25, mainly due to the appreciation of the Mexican peso.

A total of eight new commercial locations opened over the past twelve months through 1Q26, as shown in Table 20. Additional details on these openings can be found on page 24 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

Business Line	YoY Chg
	1Q25
Advertising	52.9%
Others revenues	31.7%
Ground Transportation	6.7%
Duty Free	1.5%
Retail	(1.8%)
Car rentals	(12.5%)
Food and beverage	(16.2%)
Banks and foreign exchange	(18.3%)
Car parking	(19.6%)
Total Commercial Revenues	(8.2%)

Table 20: Puerto Rico Summary Retail and Other Commercial Space Opened since March 31, 2025

Type of Commercial Space ¹	# of Spaces Opened
Duty Free	3
Food and beverage	3
Retail	2
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

	First Quarter		% Chg.
	2025	2026	
Cost of Services	517,768	483,702	(6.6)
Concession Fees	60,987	55,531	(8.9)
Depreciation and Amortization	203,149	190,384	(6.3)
Operating Costs and Expenses Excluding Construction Costs	781,904	729,617	(6.7)
Construction Costs	88,774	114,427	28.9
Total Operating Costs & Expenses	870,678	844,044	(3.1)

Figures in Mexican pesos at the average exchange rate of Ps.17.5774 = US\$1.00 for 1Q26 and of Ps.20.4186 = USD1.00 for 1Q25.

Total Operating Costs and Expenses in Puerto Rico for 1Q26 declined 3.1% YoY to Ps.844.0 million. Construction costs increased 28.9%, to Ps.114.4 million in 1Q26 from Ps.88.8 million in 1Q25.

Excluding Construction, Operating Costs and Expenses decreased 6.7%, or Ps.52.3 million, reflecting the appreciation of the Mexican peso against the US dollar.

Cost of Services declined by 6.6%, or Ps.34.1 million, in 1Q26 primarily due the FX conversion impact from the appreciation of the Mexican peso against the US dollar.

Concession Fees decreased by 8.9% YoY, or Ps.5.4 million, reflecting the impact of FX conversion.

Depreciation and Amortization decreased by 6.6%, or Ps.12.8 million, YoY, mainly reflecting the impact of FX conversion.

Puerto Rico Comprehensive Financing Gain (Loss)

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

	First Quarter		% Chg.
	2025	2026	
Interest Income	21,513	13,362	(37.9)
Interest Expense	(148,653)	(121,478)	(18.3)
Total	(127,140)	(108,116)	(15.0)

Figures in Mexican pesos at the average exchange rate of Ps.17.5774 = US\$1.00 for 1Q26 and Ps.20.4186 = USD1.00 for 1Q25.

During 1Q26, Puerto Rico reported a comprehensive financing loss of Ps.108.1 million, compared with a loss of Ps.127.1 million in 1Q25. The lower financing loss reflects the payments made in March and September 2025 on the principal amount of Aerostar's senior secured notes due March 22, 2035, and a decrease 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 bond private 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 March 31, 2026, 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 March 31, 2026, no amounts had been drawn under this facility.

On March 22, a principal repayment of Ps.129.3 million was made on Aerostar's US\$350 million senior loan.

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

	First Quarter		% Chg.
	2025	2026	
Total Revenue	1,321,701	1,258,992	(4.7)
Total Revenues Excluding Construction Revenues	1,232,927	1,144,565	(7.2)
Other Revenues			
Operating Profit	451,023	414,948	(8.0)
Operating Margin	34.1%	33.0%	(117 bps)
Adjusted Operating Margin ¹	36.6%	36.3%	(33 bps)
Net Income	306,088	284,723	(7.0)
EBITDA	654,172	605,332	(7.5)
EBITDA Margin	49.5%	48.1%	(141 bps)
Adjusted EBITDA Margin ²	53.1%	52.9%	(17 bps)

Figures in Mexican pesos at the average exchange rate of Ps.17.5774 = US\$1.00 for 1Q26 and Ps.20.4186 = USD1.00 for 1Q25.

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 1Q26 decreased 8.0% YoY to Ps.414.9 million, representing an Operating Margin of 33.0%, compared to Ps.451.0 million and an Operating Margin of 34.1% in 1Q25.

EBITDA decreased 7.5% YoY to Ps.605.3 million in 1Q26, from Ps.654.2 million in 1Q25. The EBITDA margin decreased to 48.1% in 1Q26, from 49.5% in 1Q25. The YoY decrease in EBITDA was principally the result of the appreciation of the Mexican Peso against the US Dollar, as the Average FX Rate in 1Q26 was Ps.17.5774 per dollar compared to Ps.20.4186 per dollar in 1Q25, thus driving a decrease in revenues. Excluding the FX conversion effect, aeronautical revenues decreased US\$1.6 million YoY reflecting the 2.2% decrease in total Passenger traffic during the period.

The **Adjusted EBITDA Margin**, which excludes the effect of IFRIC 12 with respect to construction or improvements to concessioned assets, decreased to 52.9% from 53.1% in 1Q25.

Puerto Rico Capital Expenditures

Capital expenditures in Puerto Rico totaled Ps.132.9 million in 1Q26, compared with Ps.101.0 million in 1Q25.

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 Colombia's standalone results for the three-month period ended March 31, 2026, and 2025.

As of March 31, 2026, 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.365.7 million, ii) goodwill of Ps.1,412.3 million, iii) deferred income tax payable of Ps.96.3 million, and iv) fair value recognition of bank loans of Ps.90.5 million.

Table 24: Colombia Revenues & Commercial Revenues Per Passenger

In thousands of Mexican pesos

	First Quarter		% Chg.
	2025	2026	
Total Passenger	4,193	4,635	10.5
Total Revenues	993,569	969,342	(2.4)
Aeronautical Services	721,174	683,285	(5.3)
Non-Aeronautical Services	269,304	284,292	5.6
Construction Revenues ¹	3,091	1,765	(42.9)
Total Revenues Excluding Construction Revenues	990,478	967,577	(2.3)
Total Commercial Revenues	269,180	284,134	5.6
Total Commercial Revenues per Passenger	64.2	61.3	(4.5)

Figures in pesos at an average exchange rate of COP.210.3046 = Ps.1.00 Mexican pesos for 1Q26.

For the purposes of this table, approximately 146.3 and 141.4 thousand transit and general aviation passengers are included in 1Q25 and 1Q26.

Colombia Revenues

Total Revenues for Colombia in 1Q26 declined 2.4% YoY to Ps.969.3 million. Excluding construction services revenue, total revenues declined 2.3% YoY, principally reflecting the appreciation of the Colombian peso against the US dollar and stronger growth in domestic passenger traffic.

Commercial Revenue per Passenger decreased to Ps.61.3 in 1Q26, from Ps.64.2 in 1Q25.

As shown in Table 26, a total of 34 new commercial spaces were opened over the past twelve months at ASUR's Colombian airports, including: 13 at Olaya Herrera, 11 at Rionegro, five at Monteria, three at Quibdó, two at Carepa and 1 at Corozal. Further details on these openings can be found on page 24 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

Business Line	YoY Chg
	1Q26
Food and beverage	13.2%
Advertising	11.6%
Car parking	10.3%
Others revenues	8.7%
Retail	2.3%
Banks and foreign exchange	1.8%
Car rental	0.1%
Duty free	(6.3%)
Ground Transportation	(33.4%)
Teleservices	(76.3%)
Total Commercial Revenues	5.6%

Table 26: Colombia Summary Retail and Other Commercial Space Opened since March 31, 2025

Type of Commercial Space ¹	# of Spaces Opened
Food and beverage	1
Others revenues	18
Teleservices	8
Retail	4
Car rental	3
Total Commercial Spaces	34

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

	First Quarter		% Chg.
	2025	2026	
Cost of Services	203,751	219,459	7.7
Concession Fees	189,268	183,797	(2.9)
Depreciation and Amortization	111,636	267,782	139.9
Operating Costs and Expenses Excluding Construction Costs	504,655	671,038	33.0
Construction Costs	3,091	1,765	(42.9)
Total Operating Costs & Expenses	507,746	672,803	32.5

Figures in pesos at an average exchange rate of COP.210.3046 = Ps.1.00 Mexican pesos for 1Q26.

Total Operating Costs and Expenses for ASUR's Colombian airports in 1Q26 increased 32.5% YoY to Ps.672.8 million. Excluding construction costs, operating costs and expenses rose 33.0% to Ps.671.0 million, primarily reflecting higher depreciation and amortization mainly resulting from the adjustment to the concession amortization method introduced in 3Q25.

Cost of Services increased 7.7%, or Ps.15.7 million, mainly due to higher personnel expenses, taxes and duties, security, cleaning services, and higher provisions for uncollectible accounts. This was partially offset by a decrease in maintenance, conservation and electricity.

Construction Costs decreased by 42.9%, or Ps.1.3 million compared to 1Q25.

Concession Fees paid to the Colombian government declined 2.9%, principally reflecting lower regulated and non-regulated revenues compared with the same period last year.

Depreciation and Amortization increased 139.9% YoY, mainly reflecting a Ps.156.1 million adjustment to the concession amortization method introduced in 3Q25.

Colombia Comprehensive Financing Gain (Loss)

Table 28: Colombia, Comprehensive Financing Gain (Loss)

In thousands of Mexican pesos

	First Quarter		% Chg.
	2025	2026	
Interest Income	76,452	43,008	(43.7)
Interest Expense	(15,224)	(14,147)	(7.1)
Foreign Exchange Gain (Loss), Net	(497)	636	n/a
Total	60,731	29,497	(51.4)

Figures in pesos at an average exchange rate of COP.210.3046 = Ps.1.00 Mexican pesos for 1Q26.

During 1Q26, Colombia reported a **Comprehensive Financing Gain** of Ps.29.5 million, compared to Ps.60.7 million in 1Q25.

Interest income decreased by 43.7%, or Ps.33.4 million YoY, mainly due to a lower cash position and yields.

Interest expense declined 7.1%, or Ps.1.1 million YoY, primarily reflecting FX conversion impact.

Colombia Operating Profit (Loss) and EBITDA

Table 29: Colombia Profit & EBITDA

In thousands of Mexican pesos

	First Quarter		% Chg.
	2025	2026	
Total Revenue	993,569	969,342	(2.4)
Total Revenues Excluding Construction Revenues	990,478	967,577	(2.3)
Operating Profit	485,823	296,539	(39.0)
Operating Margin	48.9%	30.6%	(1830 bps)
Adjusted Operating Margin ¹	49.0%	30.6%	(1840 bps)
Net Profit	353,993	206,304	(41.7)
EBITDA	597,460	564,321	(5.5)
EBITDA Margin	60.1%	58.2%	(192 bps)
Adjusted EBITDA Margin ²	60.3%	58.3%	(200 bps)

Figures in pesos at an average exchange rate of COP.210.3046 = Ps.1.00 Mexican pesos for 1Q26.

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 1Q26, ASUR's operations in Colombia reported an **Operating Profit** of Ps.296.5 million, compared to an Operating Profit of Ps.485.8 million in 1Q25, principally reflecting an increase in depreciation and amortization resulting from a Ps.156.1 million adjustment to the concession amortization method.

The Operating Margin declined to 30.6% in 1Q26, from 48.9% in 1Q25. The Adjusted Operating Margin, which excludes the impact of IFRIC 12 with respect to construction or improvements to concessioned assets, declined to 30.6% in 1Q26, compared to 49.0% in 1Q25.

EBITDA for the quarter was Ps.564.3 million, resulting in an EBITDA margin of 58.2%, compared to EBITDA of Ps.597.5 million and an EBITDA margin of 60.1% in 1Q25.

Adjusted EBITDA Margin, which excludes the effect of IFRIC 12 related to the construction or improvements of concession assets, decreased to 58.3% in 1Q26, from 60.3% in 1Q25.

Colombia Capital Expenditures

During 1Q26, ASUR made capital investments of Ps.1.8 million in Colombia, compared to Ps.3.1 million in 1Q25.

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.683.3 million in 1Q26.

Review of ASUR US Operations

The following discussion presents the standalone results of ASUR US Airports for the three-month period ended March 31, 2026, reflecting the first full quarter of operations following its acquisition on December 11, 2025. ASUR US Airports holds the rights to develop and operate retail and food & beverage concessions under long-term agreements at major U.S. airport terminals, including Los Angeles International Airport (LAX), Chicago O'Hare (ORD), and John F. Kennedy International Airport (JFK).

As of March 31, 2026, the Company recognized goodwill of Ps. 692.6 million related to the acquisition of ASUR US Airports, in accordance with IFRS 3 "Business Combinations".

As this represents the first full quarter of consolidation, results reflect the initial ramp-up phase of operations and the impact of IFRS-related lease accounting.

ASUR US Revenues

Table 30: Asur US Airports Revenues & Commercial Revenues Per Passenger

In thousands of Mexican pesos

	First Quarter		% Var
	2025	2026	
Total Passenger			
Total Revenues	n/a	437,726	n/a
Aeronautical Services	-	-	-
Non-Aeronautical Services	n/a	437,726	n/a
Construction Revenues ¹	-	-	-
Total Revenues Excluding Construction Revenues	n/a	437,726	n/a
Total Commercial Revenues	n/a	354,148	n/a

Figures in Mexican pesos at the average exchange rate Ps.17.5774 = US\$1.00 for 1Q26

ASUR US Airports Total Revenues for 1Q26 amounted to Ps.437.7 million, primarily comprised of revenues from commercial space leasing income and other services, including leasing fees, marketing services, and cleaning services, among others.

ASUR US Costs & Expenses

Table 31: Asur US Airports Costs & Expenses

In thousands of Mexican pesos

	First Quarter		% Var
	2025	2026	
Cost of Services	n/a	367,202	n/a
Administrative	n/a	305	n/a
Depreciation and Amortization	n/a	-	n/a
Operating Costs and Expenses Excluding Construction Costs	n/a	367,507	n/a
Total Operating Costs & Expenses	n/a	367,507	n/a

Figures in Mexican pesos at the average exchange rate Ps.17.5774 = US\$1.00 for 1Q26

ASUR US Airports operates under a cost structure that includes fixed lease obligations with airport authorities, which impacts margins, particularly during the initial phase of operations.

Total Operating Costs and Expenses in 1Q26 amounted to Ps.367.5 million, primarily comprised of leases payable to the airport authorities, personnel expenses, taxes and duties, cleaning services, marketing costs, allowance for doubtful accounts, and insurance and sureties, partially offset by favorable lease-related accounting effects associated with agreements with US airport authorities, according to IFRS16.

ASUR US Comprehensive Financial Gain/Loss

Table 32: Asur US Airports, Comprehensive Financing Gain (Loss)

In thousands of Mexican pesos

	First Quarter		% Chg.
	2025	2026	
Interest Income	n/a	1,141	n/a
Interest Expense	n/a	(120,670)	n/a
Total	n/a	(119,529)	n/a

Figures in Mexican pesos at the average exchange rate Ps.17.5774 = US\$1.00 for 1Q26

During 1Q26, ASUR US Airports recorded a comprehensive financing loss of Ps.119.5 million, primarily reflecting Ps.120.6 million in financial expenses related to the measurement and subsequent accretion of lease liabilities associated with agreements with the airport authorities, in accordance with IFRS 16, which results in the recognition of financial expenses over time as these agreements are treated as lease obligations rather than operating expenses.

ASUR US Operating Profit (Loss) and EBITDA

Table 33: Asur US Airports Profit & EBITDA

In thousands of Mexican pesos

	First Quarter		% Chg.
	2025	2026	
Total Revenue	n/a	437,726	n/a
Operating Profit	n/a	70,219	n/a
Operating Margin	n/a	16.0%	n/a
Net Profit	n/a	(49,310)	n/a
EBITDA	n/a	(50,451)	n/a
EBITDA Margin	n/a	-11.5%	(1153 bps)

Figures in Mexican pesos at the average exchange rate Ps.17.5774 = US\$1.00 for 1Q26

During 1Q26, ASUR US Airports reported an **Operating Profit** of Ps.70.2 million, representing an Operating Margin of 16.0%.

For the quarter, ASUR US Airports delivered a negative **EBITDA** of Ps.50.4 million resulting in a negative EBITDA margin of 11.5%, reflecting the initial ramp-up phase of operations following the acquisition, as well as the impact of IFRS-related lease accounting.

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 across the Americas. The Company operates nine airports in southeastern Mexico, including Cancún Airport, the largest tourist gateway in Mexico, the Caribbean, and Latin America; as well as six airports in northern Colombia, including Medellín international airport (Rionegro), the second busiest in Colombia.

ASUR also holds a 60% interest in Aerostar Airport Holdings, LLC, operator of Luis Muñoz Marín International Airport in San Juan, the capital of Puerto Rico, the island's primary international gateway. San Juan Airport was the first and remains the only major airport in the U.S. to have successfully completed a public-private partnership under the FAA Pilot Program. ASUR has recently expanded into airport commercial services through ASUR US Airports, which partners with airports and airlines to deliver enhanced retail and passenger experiences. ASUR US Airports operates at major U.S. hubs, including Los Angeles International, Chicago O'Hare, and John F. Kennedy International, and has historically shown competitive performance against U.S. commercial revenue benchmarks.

Headquartered in Mexico, ASUR is listed on both the Mexican Bolsa (BMV) under the symbol ASUR, and on the NYSE in the U.S., where it trades under the symbol ASR. One ADS represents ten (10) B-series shares. For further 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

		First Quarter		% Chg
		2025	2026	
Domestic Traffic		4,580,484	4,545,394	(0.8)
CUN	Cancun	2,287,768	2,121,630	(7.3)
CZM	Cozumel	52,559	56,761	8.0
HUX	Huatulco	160,129	153,222	(4.3)
MID	Merida	807,366	896,902	11.1
MTT	Minatitlan	36,336	32,572	(10.4)
OAX	Oaxaca	391,012	379,188	(3.0)
TAP	Tapachula	129,462	123,865	(4.3)
VER	Veracruz	383,896	420,848	9.6
VSA	Villahermosa	331,956	360,406	8.6
International Traffic		6,364,653	6,392,581	0.4
CUN	Cancun	5,897,448	5,911,466	0.2
CZM	Cozumel	150,667	146,277	(2.9)
HUX	Huatulco	80,426	89,596	11.4
MID	Mérida	111,751	121,989	9.2
MTT	Minatitlan	1,820	2,030	11.5
OAX	Oaxaca	74,635	68,330	(8.4)
TAP	Tapachula	5,584	6,323	13.2
VER	Veracruz	33,201	36,221	9.1
VSA	Villahermosa	9,121	10,349	13.5
Total Traffic Mexico		10,945,137	10,937,975	(0.1)
CUN	Cancun	8,185,216	8,033,096	(1.9)
CZM	Cozumel	203,226	203,038	(0.1)
HUX	Huatulco	240,555	242,818	0.9
MID	Merida	919,117	1,018,891	10.9
MTT	Minatitlan	38,156	34,602	(9.3)
OAX	Oaxaca	465,647	447,518	(3.9)
TAP	Tapachula	135,046	130,188	(3.6)
VER	Veracruz	417,097	457,069	9.6
VSA	Villahermosa	341,077	370,755	8.7

US Passenger Traffic, San Juan Airport (LMM)

		First Quarter		% Chg
		2025	2026	
SJU Total ¹		3,608,582	3,529,798	(2.2)
Domestic Traffic		3,227,246	3,141,313	(2.7)
International Traffic		381,336	388,485	1.9

Colombia, Passenger Traffic Airplan

		First Quarter		% Chg
		2025	2026	
Domestic Traffic		3,078,656	3,451,434	12.1
MDE	Medellín (Rio negro)	2,317,847	2,635,778	13.7
EOH	Medellín	273,442	272,660	(0.3)
MTR	Montería	350,626	403,189	15.0
APO	Carepa	40,163	44,887	11.8
UIB	Quibdó	78,443	88,341	12.6
CZU	Corozal	18,135	6,579	(63.7)
International Traffic		967,698	1,041,784	7.7
MDE	Medellín (Rio negro)	967,698	1,041,784	7.7
EOH	Medellín			-
MTR	Montería			-
APO	Carepa			-
UIB	Quibdó			-
CZU	Corozal			-
Total Traffic Colombia		4,046,354	4,493,218	11.0
MDE	Medellín (Rio negro)	3,285,545	3,677,562	11.9
EOH	Medellín	273,442	272,660	(0.3)
MTR	Montería	350,626	403,189	15.0
APO	Carepa	40,163	44,887	11.8
UIB	Quibdó	78,443	88,341	12.6
CZU	Corozal	18,135	6,579	(63.7)

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 Spaces Opened since March 31, 2025¹

Business Name	Type	Opening Date
MEXICO		
Cancun		
ABT3, SA de CV	Other Revenues	January 2026
Mérida		
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		
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
Quick Bites	Food and Beverage	November 2025
Dufry	Duty free	February 2026
COLOMBIA		
Rionegro		
Ghi giraldo hermanos internacional S.A.S	Other Revenues	April 2025
Kubi Colombia S.A.S	Teleservices	April 2025
Aerovias del continente americano S.A	Other Revenues	July 2025
Aerovias del continente americano S.A	Other Revenues	July 2025
Agencia de viajes y turismo wetravel co S.A.S	Other Revenues	October 2025
Air transat a.t. inc. sucursal Colombia	Other Revenues	November 2025
C.E. logistica integral S.A.S	Retail	November 2025
Miniso Colombia S.A.S	Retail	November 2025
Securitas Colombia S.A	Other Revenues	November 2025
Fleet car company Colombia S.A.S.	Car rental	February 2026
Olaya Herrera		
Kubi Colombia S.A.S	Teleservices	April 2025
Phoenix tower internacional Colombia Ltda.	Teleservices	August 2025
Departamento de antioquia	Other Revenues	October 2025
Angie lizeth corredor moncada	Food and Beverage	November 2025
C.E. logistica integral S.A.S	Ventas Detalle	November 2025
Miniso Colombia S.A.S	Ventas Detalle	November 2025
America's air S.A.S	Other Revenues	December 2025
Central aerospace S.A.S.	Other Revenues	January 2026
Fondo de valorización del municipio de Medellín	Other Revenues	January 2026
Aerotaxi del upia S.A.S.	Other Revenues	January 2026
Desarrollos y progresos S.A.S.	Other Revenues	February 2026
Fleet car company Colombia s.a.s.	Car rental	March 2026
Solair S.A.S	Other Revenues	March 2026
Montería		
Kubi Colombia S.A.S	Teleservices	April 2025
Securitas Colombia S.A	Other Revenues	November 2025
La S.A. sociedad de apoyo aeronautico	Other Revenues	December 2025
Servicio aereo a territorios nacionales S.A.	Other Revenues	December 2025
Fleet car company Colombia s.a.s.	Car rental	March 2026
Corozal		
Kubi Colombia S.A.S	Teleservices	April 2025
Quibdó		
Kubi Colombia S.A.S	Teleservices	April 2025
Kubi Colombia S.A.S	Teleservices	April 2025
Global lounge colombia S.A.S	Other Revenues	January 2026
Carepa		
Kubi Colombia S.A.S	Teleservices	April 2025
Global lounge colombia S.A.S	Other Revenues	January 2026

* Only includes new stores opened during the period and excludes remodelings or contract renewals.
This table excludes commercial spaces operated by ASUR US Airports.

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

Item	1Q 2025	1Q 2025 Per Workload Unit	1Q 2026	1Q 2026 Per Workload Unit	YoY % Chg.	Per Workload Unit YoY % Chg.
Mexico						
Cancun ¹						
Aeronautical Revenues	2,938,951	353.4	2,895,022	356.3	(1.5)	0.8
Non-Aeronautical Revenues	1,891,684	227.4	1,753,817	215.9	(7.3)	(5.1)
Construction Services Revenues	457,858	55.1	283,660	34.9	(38.0)	(36.7)
Total Revenues	5,288,493	635.9	4,932,499	607.1	(6.7)	(4.5)
Operating Profit	3,374,326	405.7	3,084,553	379.6	(8.6)	(6.4)
EBITDA	3,565,742	428.7	3,281,338	403.9	(8.0)	(5.8)
Merida						
Aeronautical Revenues	288,564	293.6	319,146	299.9	10.6	2.1
Non-Aeronautical Revenues	74,611	75.9	76,307	71.7	2.3	(5.5)
Construction Services Revenues	4,229	4.3	13,045	12.3	208.5	186.0
Other ²	28	-	30	-	7.1	n/a
Total Revenues	367,432	373.8	408,528	383.9	11.2	2.7
Operating Profit	200,952	204.4	215,162	202.2	7.1	(1.1)
EBITDA	238,803	242.9	256,987	241.5	7.6	(0.6)
Villahermosa						
Aeronautical Revenues	110,826	313.1	119,279	315.6	7.6	0.8
Non-Aeronautical Revenues	21,489	60.7	20,161	53.3	(6.2)	(12.2)
Construction Services Revenues	1,606	4.5	8,614	22.8	436.4	406.7
Other ²	22	0.1	19	0.1	(13.6)	-
Total Revenues	133,943	378.4	148,073	391.8	10.5	3.5
Operating Profit	70,328	198.7	74,861	198.0	6.4	(0.4)
EBITDA	83,764	236.6	89,024	235.5	6.3	(0.5)
Other Airports ³						
Aeronautical Revenues	541,421	355.5	541,269	353.1	(0.0)	(0.7)
Non-Aeronautical Revenues	82,007	53.8	75,196	49.1	(8.3)	(8.7)
Construction Services Revenues	58,959	38.7	86,473	56.4	46.7	45.7
Other ²	69	-	70	-	1.4	n/a
Total Revenues	682,456	448.0	703,008	458.6	3.0	2.4
Operating Profit	352,683	231.6	328,783	214.5	(6.8)	(7.4)
EBITDA	420,201	275.9	404,277	263.7	(3.8)	(4.4)
Holding & Service Companies ⁴						
Construction Services Revenues	-	n/a	-	n/a	n/a	n/a
Other ²	177,114	n/a	210,653	n/a	18.9	n/a
Total Revenues	177,114	n/a	210,653	n/a	18.9	n/a
Operating Profit	164,691	n/a	202,812	n/a	23.1	n/a
EBITDA	164,694	n/a	202,815	n/a	23.1	n/a
Consolidation Adjustment Mexico						
Consolidation Adjustment	(177,234)	n/a	(210,500)	n/a	18.8	n/a
Total Mexico						
Aeronautical Revenues	3,879,762	347.1	3,874,716	349.1	(0.1)	0.6
Non-Aeronautical Revenues	2,069,791	185.2	1,925,482	173.5	(7.0)	(6.3)
Construction Services Revenues	522,652	46.8	391,792	35.3	(25.0)	(24.6)
Total Revenues	6,472,205	579.1	6,191,990	557.9	(4.3)	(3.7)
Operating Profit	4,162,980	372.5	3,906,171	351.9	(6.2)	(5.5)
EBITDA	4,473,204	400.2	4,234,441	381.5	(5.3)	(4.7)
San Juan Puerto Rico, US ⁵						
Aeronautical Revenues	602,284	n/a	566,369	n/a	(6.0)	n/a
Non-Aeronautical Revenues	630,643	n/a	578,196	n/a	(8.3)	n/a
Construction Services Revenues	88,774	n/a	114,427	n/a	28.9	n/a
Total Revenues	1,321,701	n/a	1,258,992	n/a	(4.7)	n/a
Operating Profit	451,023	n/a	414,948	n/a	(8.0)	n/a
EBITDA	654,172	n/a	605,332	n/a	(7.5)	n/a
Consolidation Adjustment San Juan						
Consolidation Adjustment						
Colombia ⁶						
Aeronautical Revenues	721,174	n/a	683,285	n/a	(5.3)	n/a
Non-Aeronautical Revenues	269,304	n/a	284,292	n/a	5.6	n/a
Construction Services Revenues	3,091	n/a	1,765	n/a	(42.9)	n/a
Total Revenues	993,569	n/a	969,342	n/a	(2.4)	n/a
Operating Profit	485,823	n/a	296,539	n/a	(39.0)	n/a
EBITDA	597,460	n/a	564,321	n/a	(5.5)	n/a
Consolidation Adjustment Colombia						
Consolidation Adjustment						
United States ⁷						
Aeronautical Revenues	-	-	-	n/a	n/a	n/a
Non-Aeronautical Revenues	-	-	437,726	n/a	n/a	n/a
Construction Services Revenues	-	-	-	n/a	n/a	n/a
Total Revenues	-	-	437,726	n/a	n/a	n/a
Operating Profit	-	-	70,219	n/a	n/a	n/a
EBITDA	-	-	(50,451)	n/a	n/a	n/a
Consolidation Adjustment Asur US						
Consolidation Adjustment						
CONSOLIDATED ASUR						
Aeronautical Revenues	5,203,220	n/a	5,124,370	n/a	(1.5)	n/a
Non-Aeronautical Revenues	2,969,738	n/a	3,225,696	n/a	8.6	n/a
Construction Services Revenues	614,517	n/a	507,984	n/a	(17.3)	n/a
Total Revenues	8,787,475	n/a	8,858,050	n/a	0.8	n/a
Operating Profit	5,099,826	n/a	4,687,877	n/a	(8.1)	n/a
EBITDA	5,724,836	n/a	5,353,643	n/a	(6.5)	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 these entities.

⁵ Reflects the results of operation of San Juan Airport, Puerto Rico, US for 1026.

⁶ Reflects the results of operation of Airplan, Colombia, for 1026.

⁷ Reflects the results of operation of United States for 1026.

Grupo Aeroportuario del Sureste, S.A.B. de C.V.
Consolidated Statements of Financial Position as of March 31, 2026 and December 31, 2025
Thousands of Mexican pesos

Item	March 2026	December 2025	Variation	%
Assets				
Current Assets				
Cash and Cash Equivalents	13,811,729	11,116,335	2,695,394	24.2
Cash and Cash Equivalents Restricted	2,076,611	2,041,027	35,584	1.7
Accounts Receivable, net	3,024,404	2,562,309	462,095	18.0
Document Receivable	100,696	100,696	-	-
Recoverable Taxes and Other Current Assets	2,276,710	2,057,420	219,290	10.7
Total Current Assets	21,290,150	17,877,787	3,412,363	19.1
Non Current Assets				
Investment in Financial Instrument	-	-	-	-
Machinery, Furniture and Equipment, net	320,918	303,068	17,850	5.9
Investment Properties	12,619,773	12,758,949	(139,176)	(1.1)
Intangible Assets, Airport Concessions and Goodwill-Net	57,848,919	58,022,949	(174,030)	(0.3)
investment Accounted by the Equity Method	282,243	283,108	(865)	(0.3)
Total Assets	92,362,003	89,245,861	3,116,142	3.5
Liabilities and Stockholders' Equity				
Current Liabilities				
Trade Accounts Payable	722,152	624,412	97,740	15.7
Bank Loans and Short Term Debt	605,638	625,850	(20,212)	(3.2)
Accrued Expenses and Others Payables	3,553,736	3,257,937	295,799	9.1
Current Lease Liabilities	1,393,304	1,394,981	(1,677)	(0.1)
Total Current Liabilities	6,274,830	5,903,180	371,650	6.3
Long Term Liabilities				
Bank Loans	18,407,201	18,396,343	10,858	0.1
Long Term Debt	8,327,048	8,464,370	(137,322)	(1.6)
Deferred Income Taxes	3,224,789	3,278,190	(53,401)	(1.6)
Employee Benefits	80,744	77,309	3,435	4.4
Non Current Lease liabilities	6,619,213	6,720,103	(100,890)	(1.5)
Total Long Term Liabilities	36,658,995	36,936,315	(277,320)	(0.8)
Total Liabilities	42,933,825	42,839,495	94,330	0.2
Stockholders' Equity				
Capital Stock	7,767,276	7,767,276	-	-
Legal Reserve	2,542,227	2,542,227	-	-
Majority Net Income for the Period	2,813,204	10,488,903	(7,675,699)	(73.2)
Cumulative Effect of Conversion of Foreign Currency	(716,530)	(788,686)	72,156	(9)
Retained Earnings	29,987,071	19,498,168	10,488,903	53.8
Non-Controlling Interests	7,034,930	6,898,478	136,452	2.0
Total Stockholders' Equity	49,428,178	46,406,366	3,021,812	6.5
Total Liabilities and Stockholders' Equity	92,362,003	89,245,861	3,116,142	3.5

Exchange Rate per Dollar Ps. 18.0033

Grupo Aeroportuario del Sureste, S.A.B. de C.V.
Consolidated Statement of Income from January 1 to March 31, 2026 and 2025

Thousands of Mexican pesos

Item	3M 2025	3M 2026	% Chg	1Q 2025	1Q 2026	% Chg
Revenues						
Aeronautical Services	5,203,220	5,124,370	(1.5)	5,203,220	5,124,370	(1.5)
Non-Aeronautical Services	2,969,738	3,225,696	8.6	2,969,738	3,225,696	8.6
Construction Services	614,517	507,984	(17.3)	614,517	507,984	(17.3)
Total Revenues	8,787,475	8,858,050	0.8	8,787,475	8,858,050	0.8
Operating Expenses						
Cost of Services	1,457,499	1,941,512	33.2	1,457,499	1,941,512	33.2
Cost of Construction	614,517	507,984	(17.3)	614,517	507,984	(17.3)
General and Administrative Expenses	88,102	88,392	0.3	88,102	88,392	0.3
Technical Assistance	114,929	108,850	(5.3)	114,929	108,850	(5.3)
Concession Fee	787,815	736,998	(6.5)	787,815	736,998	(6.5)
Depreciation and Amortization	624,787	786,437	25.9	624,787	786,437	25.9
Total Operating Expenses	3,687,649	4,170,173	13.1	3,687,649	4,170,173	13.1
Other Revenues						
Operating Income	5,099,826	4,687,877	(8.1)	5,099,826	4,687,877	(8.1)
Comprehensive Financing Cost	4,807	(466,160)	(9,797.5)	4,807	(466,160)	(9,797.5)
Income from Investment Results Accounted by the Equity Method	(1,010)	(864)	(14.5)	(1,010)	(864)	(14.5)
Income Before Income Taxes	5,103,623	4,220,853	(17.3)	5,103,623	4,220,853	(17.3)
Provision for Income Tax	1,408,598	1,351,221	(4.1)	1,408,598	1,351,221	(4.1)
Deferred Income Taxes	56,806	(56,776)	(199.9)	56,806	(56,776)	(199.9)
Net Income for the Year	3,638,219	2,926,408	(19.6)	3,638,219	2,926,408	(19.6)
Majority Net Income	3,515,784	2,813,204	(20.0)	3,515,784	2,813,204	(20.0)
Non-controlling Interests	122,435	113,204	(7.5)	122,435	113,204	(7.5)
Earning per Share	11.7193	9.3773	(20.0)	11.7193	9.3773	(20.0)
Earning per American Depositary Share (in U.S. Dollars)	6.5095	5.2087	(20.0)	6.5095	5.2087	(20.0)

Exchange Rate per Dollar Ps. 18.0033

Grupo Aeroportuario del Sureste, S.A.B. de C.V.
Consolidated Statement of Cash Flow for the periods of January 1,
to March 31, 2026 and 2025.
Thousands of Mexican pesos

Item	1Q 2025	1Q 2026	% Chg
Operating Activities			
Income Before Income Taxes	5,103,623	4,220,853	(17.3)
Depreciation and Amortization	624,787	786,437	25.9
Income from Results of Joint Venture Accounted by the Equity Method	1,010	864	(14.5)
Interest Income	(463,933)	(158,941)	(65.7)
Interest Payables	244,998	656,640	168.0
Foreign Exchange Gain (loss), Net Unearned	178,730	(43,030)	n/a
Sub-Total	5,689,215	5,462,823	(4.0)
Trade Receivables	5,038	(64,426)	n/a
Recoverable Taxes and other Current Assets	840,961	(90,590)	n/a
Income Tax Paid	(2,231,430)	(1,417,243)	(36.5)
Trade Accounts Payable	(968,895)	(251,421)	(74.1)
Net Cash Flow Provided by Operating Activities	3,334,889	3,639,143	9.1
Investing Activities			
Investment in Financial Instrument	25,668		n/a
Loans Granted to Third Parties			
Restricted Cash	10,759	(33,587)	n/a
Investments in Machinery, Furniture and Equipment, Net	(645,357)	(544,316)	(15.7)
Interest Income	464,368	158,941	(65.8)
Net Cash Flow used by Investing Activities	(144,562)	(418,962)	189.8
Excess Cash to Use in Financing Activities	3,190,327	3,220,181	0.9
Bank Loans			
Bank Loans Paid			
Long Term Debt Paid	(133,573)	(129,328)	(3.2)
Interest Paid	(374,196)	(494,770)	32.2
Dividends Paid			
Net Cash Flow Used by Financing Activities	(507,769)	(624,098)	22.9
Net Increase in Cash and Cash Equivalents	2,682,558	2,596,083	(3.2)
Cash and Cash Equivalents at Beginning of Period	20,083,457	11,116,335	(44.6)
Exchange Gain on Cash and Cash Equivalents	(84,770)	99,311	n/a
Cash and Cash Equivalents at the End of Period	22,681,245	13,811,729	(39.1)