

ASUR ANNOUNCES 2Q25 RESULTS

Passenger traffic increased by 3.2% in Puerto Rico and 1.0% in Colombia; and decreased by 1.7% in Mexico

Mexico City, July 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 six-month periods ended June 30, 2025.

2Q25 Highlights¹

- Total passenger traffic declined 0.1% YoY ("YoY"). By country of operations, passenger traffic showed the following YoY variations:
 - Mexico:** decreased 1.7%, driven by a 4.1% decrease in international traffic and a 0.8% increase in domestic traffic.
 - Puerto Rico (Aerostar):** increased 3.2%, reflecting an increase of 15.2% and 1.7% in international and domestic traffic, respectively.
 - Colombia (Airplan):** increased 1.0%, as of the 11.8% increase in international traffic offset the 1.9% decrease in domestic traffic.
- Revenues increased 17.9% YoY to Ps.8,715.4 million. Excluding construction services, revenues increased 4.8% YoY.
- Commercial revenue per passenger increased 6.3% YoY to Ps.135.9.
- Consolidated EBITDA increased 2.3% YoY to Ps.5,024.9 million.
- Adjusted EBITDA margin (excluding IFRIC 12 effect) decreased to 67.6% from 69.2% in 2Q24.
- Cash position of Ps.19,815.9 million at June 31, 2025, with Debt to LTM Adjusted EBITDA at 0.1x.
- Following shareholder approval at the April 24, 2025 annual shareholder meeting, ASUR distributed a Ps.80.00 per share cash dividend. The first tranche of Ps.50.00 was paid in May 2025, with two Ps.15.00 extraordinary dividends scheduled to be paid in September and November of 2025.

Table 1: Financial and Operating Highlights¹

	Second Quarter		%
	2024	2025	Chg.
Financial Highlights			
Total Revenue	7,394,010	8,715,432	17.9
Mexico	5,428,666	6,454,700	18.9
San Juan	1,182,580	1,354,837	14.6
Colombia	782,764	905,895	15.7
Commercial Revenues per PAX	127.9	135.9	6.3
Mexico	154.5	158.6	2.6
San Juan	147.3	165.4	12.3
Colombia	47.2	57.8	22.2
EBITDA	4,909,874	5,024,921	2.3
Net Income	3,779,413	2,270,182	(39.9)
Majority Net Income	3,673,567	2,144,814	(41.6)
Earnings per Share (in pesos)	12.2452	7.1494	(41.6)
Earnings per ADS (in US\$)	6.5019	3.7962	(41.6)
Capex	636,780	1,390,393	118.3
Cash & Cash Equivalents	14,996,995	19,815,868	32.1
Net Debt	(2,842,542)	1,934,015	n/a
Net Debt/ LTM EBITDA	(0.2)	0.1	n/a
Operational Highlights			
Passenger Traffic			
Mexico	10,193,640	10,016,529	(1.7)
San Juan	3,469,364	3,580,600	3.2
Colombia	4,099,011	4,139,442	1.0

2Q25 Earnings Call

Day: Wednesday, July 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: **13754405**. Please dial in 10 minutes before the scheduled start time.

Replay: Wednesday, July 23, 2025, at 2:00 PM ET, ending at 11:59 PM ET on Wednesday, July 30, 2025. Dial-in: +1 844 512 2921 (U.S. Toll-Free); +1 412 317 6671 (International). Access Code: **13754405**

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.18.8332 (source: Diario Oficial de la Federación de México) while Colombian peso figures are calculated at an exchange rate of COP. 218.1500 = 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 decreased 0.1% YoY to 17.7 million passengers.

In Mexico, total passenger traffic declined 1.7% YoY to 10.0 million in 2Q25, as a decrease of 4.1% in international traffic more than offset the 0.8% increase in domestic traffic.

Total passenger traffic in Puerto Rico increased 3.2% YoY to 3.6 million, reflecting an increase of 15.2% in international traffic and 1.7% in domestic traffic.

In Colombia, total passenger traffic increased 1.0% YoY to 4.1 million passengers, driven by the YoY 11.8% increase in international traffic, which offset the 1.9% decline 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

	Second Quarter		% Chg.	Six-Months		% Chg.
	2024	2025		2024	2025	
Total México	10,193,640	10,016,529	(1.7)	21,690,050	20,961,666	(3.4)
- Cancun	7,508,459	7,297,237	(2.8)	16,238,550	15,482,453	(4.7)
- 8 Others Airports	2,685,181	2,719,292	1.3	5,451,500	5,479,213	0.5
Domestic Traffic	4,897,005	4,935,469	0.8	9,512,090	9,515,953	0.0
- Cancun	2,545,231	2,530,905	(0.6)	4,864,912	4,818,673	(1.0)
- 8 Others Airports	2,351,774	2,404,564	2.2	4,647,178	4,697,280	1.1
International traffic	5,296,635	5,081,060	(4.1)	12,177,960	11,445,713	(6.0)
- Cancun	4,963,228	4,766,332	(4.0)	11,373,638	10,663,780	(6.2)
- 8 Others Airports	333,407	314,728	(5.6)	804,322	781,933	(2.8)
Total San Juan, Puerto Rico	3,469,364	3,580,600	3.2	6,731,260	7,189,182	6.8
Domestic Traffic	3,072,984	3,123,902	1.7	6,008,924	6,351,148	5.7
International traffic	396,380	456,698	15.2	722,336	838,034	16.0
Total Colombia	4,099,011	4,139,442	1.0	7,903,243	8,185,796	3.6
Domestic Traffic	3,235,205	3,173,375	(1.9)	6,198,665	6,252,031	0.9
International traffic	863,806	966,067	11.8	1,704,578	1,933,765	13.4
Total traffic	17,762,015	17,736,571	(0.1)	36,324,553	36,336,644	0.0
Domestic Traffic	11,205,194	11,232,746	0.2	21,719,679	22,119,132	1.8
International traffic	6,556,821	6,503,825	(0.8)	14,604,874	14,217,512	(2.7)

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	January	February	March	April	May	June	Total
México	(4.1%)	(7.5%)	(3.0%)	0.5%	(3.0%)	(2.8%)	(3.4%)
Domestic Traffic	(0.7%)	(2.9%)	1.1%	5.1%	(0.4%)	(2.1%)	0.0%
International Traffic	(6.5%)	(10.6%)	(5.7%)	(3.3%)	(5.6%)	(3.4%)	(6.0%)
Puerto Rico	9.3%	8.6%	13.7%	13.5%	1.3%	(3.3%)	6.8%
Domestic Traffic	8.0%	7.5%	13.8%	11.6%	0.2%	(5.1%)	5.7%
International Traffic	20.5%	19.2%	12.0%	29.6%	10.5%	9.2%	16.0%
Colombia	12.3%	3.3%	3.1%	4.8%	(3.4%)	1.7%	3.6%
Domestic Traffic	8.7%	1.1%	1.6%	2.0%	(6.1%)	(1.4%)	0.9%
International Traffic	24.2%	11.3%	8.4%	15.6%	6.7%	13.3%	13.4%
Total	1.7%	(2.6%)	1.2%	3.8%	(2.2%)	(1.8%)	0.0%
Domestic Traffic	4.3%	1.1%	4.9%	5.9%	(1.9%)	(2.8%)	1.8%
International Traffic	(1.8%)	(7.2%)	(3.6%)	0.5%	(2.9%)	(0.1%)	(2.7%)

Review of Consolidated Results

Table 4: Summary of Consolidated Results

	Second Quarter		% Chg.	Six-Months		% Chg.
	2024	2025		2024	2025	
Total Revenues	7,394,010	8,715,432	17.9	14,828,917	17,502,907	18.0
Aeronautical Services	4,613,942	4,816,236	4.4	9,257,579	10,019,456	8.2
Non-Aeronautical Services	2,480,028	2,615,686	5.5	5,014,865	5,585,424	11.4
Total Revenues Excluding Construction Revenues	7,093,970	7,431,922	4.8	14,272,444	15,604,880	9.3
Construction Revenues	300,040	1,283,510	327.8	556,473	1,898,027	241.1
Total Operating Costs & Expenses	3,051,086	4,301,424	41.0	5,906,770	7,989,073	35.3
Other Revenues						
Operating Profit	4,342,924	4,414,008	1.6	8,922,147	9,513,834	6.6
Operating Margin	58.7%	50.6%	(809 bps)	60.2%	54.4%	(581 bps)
Adjusted Operating Margin ¹	61.2%	59.4%	(183 bps)	62.5%	61.0%	(155 bps)
EBITDA	4,909,874	5,024,921	2.3	10,032,814	10,749,757	7.1
EBITDA Margin	66.4%	57.7%	(875 bps)	67.7%	61.4%	(624 bps)
Adjusted EBITDA Margin ²	69.2%	67.6%	(160 bps)	70.3%	68.9%	(141 bps)
Net income	3,779,413	2,270,182	(39.9)	6,966,167	5,908,401	(15.2)
Net income majority	3,673,567	2,144,814	(41.6)	6,755,658	5,660,598	(16.2)
Earnings per Share	12.2452	7.1494	(41.6)	22.5189	18.8687	(16.2)
Earnings per ADS in US\$	6.5019	3.7962	(41.6)	11.9570	10.0188	(16.2)

Total Commercial Revenues per Passenger ³	127.9	135.9	6.3	126.4	141.5	12.0
Commercial Revenues	2,293,840	2,435,831	6.2	4,630,274	5,195,124	12.2
Commercial Revenues from Direct Operations per Passenger ⁴	22.0	23.7	7.9	22.9	24.5	7.1
Commercial Revenues Excl. Direct Operations per Passenger	106.0	112.2	5.9	103.5	117.0	13.0

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 2Q25 increased 17.9% YoY, or Ps.1,321.4 million, to Ps.8,715.4 million, primarily driven by the following increases:

- 327.8%, or Ps.983.5 million, in construction services revenues to Ps.1,283.5 million, primarily reflecting higher activity in Mexico.
- A 4.4%, or Ps.202.3 million, in aeronautical services revenues to Ps.4,816.2 million. Of this, Mexico contributed Ps.3,541.8 million while Puerto Rico and Colombia accounted for Ps.619.4 million and Ps.655.0 million, respectively.
- 5.5%, or Ps.135.7 million, in non-aeronautical services revenues to Ps.2,615.7 million. Mexico accounted for Ps.1,774.0 million, Puerto Rico Ps.594.7 million, and Colombia Ps.247.0 million.

Excluding Construction Services Revenues, which under IFRS are recognized as both revenue and cost, total revenues would have increased 4.8% to Ps.7,431.9 million, 71.5% of which accounted for total revenues in Mexico, while Puerto Rico and Colombia represented 16.3% and 12.2%, respectively.

Commercial revenues increased 6.2% YoY to Ps.2,435.8 million in 2Q25. By region, Mexico increased by 0.8% to Ps.1,596.7 million, Puerto Rico increased by 15.9% to Ps.592.0 million, and Colombia increased by 24.0% to Ps.247.0 million.

Commercial Revenues per Passenger increased by 6.3% to Ps.135.9 in 2Q25, from Ps.127.9 in 2Q24.

Consolidated Operating Costs and Expenses

Consolidated Operating Costs and Expenses increased 41.0% YoY, or Ps.1,250.3 million, to Ps.4,301.4 million.

Excluding construction costs, operating costs and expenses increased 9.7%, or Ps.266.9 million, YoY, driven by the following factors:

- Mexico: increased 7.3%, or Ps.120.7 million, mainly due to higher personnel and electricity costs, concession fees, security and cleaning services, depreciation and amortization, materials and supplies, insurance and surety bonds. This increase was partially offset by lower maintenance and conservation expenses.
- Puerto Rico: increased 13.9%, or Ps.91.9 million, primarily due to the FX effect from the Peso depreciation against the U.S. dollar and higher costs in operations, security, concession fees, depreciation and amortization, provision for doubtful accounts, software licenses, and cleaning services. This was partially offset by lower personnel and electricity costs.
- Colombia: increased 12.6%, or Ps.54.1 million, mainly due to higher personnel costs, security and cleaning services, insurance and surety costs, concession fees, depreciation and amortization, professional fees, higher provisions for uncollectible accounts, and maintenance reserves.

Cost of Services increased 11.3%, or Ps.153.7 million, in the quarter mainly due to increases in personnel, security and cleaning, professional fees, licenses, insurance and sureties, electricity, taxes and rights, maintenance reserves, and higher provisions for uncollectible accounts.

Construction Costs increased 327.8%, or Ps.983.5 million, reflecting increases of 669.8% in Mexico (Ps.991.0 million) and 177.4% in Colombia (Ps.2.4 million), together with a 6.6% decrease in Puerto Rico (Ps.9.9 million).

Administrative Expenses which reflect administrative costs incurred in Mexico, increased 12.6% year-over-year.

Technical Assistance Fees decreased 1.8%, reflecting lower EBITDA generated by ASUR's Mexican operations.

Concession Fees increased by 9.5% on a consolidated basis, reflecting increases of 6.6%, 15.4%, and 18.6% in Mexico, Colombia, and Puerto Rico, respectively, driven by an increase in regulated and non-regulated revenues.

Depreciation and Amortization increased 7.8%, or Ps.44.0 million, reflecting increases of 7.7%, or Ps.22.6 million in Mexico, 1.4%, or Ps.1.4 million in Colombia, and 11.7%, or Ps.20.0 million, in Puerto Rico.

Consolidated Operating Profit and EBITDA

Consolidated Operating Profit for 2Q25 increased to Ps.4,414.0 million with a margin of 50.6%, compared to Ps.4,342.9 million and a margin of 58.7% in 2Q24.

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, was 59.4% in 2Q25, compared to 61.2% in 2Q24.

EBITDA increased by 2.3%, or Ps.115.0 million, to Ps.5,024.9 million in 2Q25, from Ps.4,909.9 million in 2Q24. By country of operations, EBITDA in Puerto Rico increased 20.3%, or Ps.110.2 million to Ps.653.2 million, and in Colombia by 15.0%, or Ps.67.8 million to Ps.520.8 million. In Mexico, EBITDA decreased 1.6%, or Ps.63.0 million to Ps.3,850.9 million. The **Consolidated EBITDA Margin** was 57.7% in 2Q25, compared to 66.4% in 2Q24.

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 67.6% in 2Q25, compared to 69.2% in 2Q24.

Comprehensive Financing Gain (Loss)

Table 5: Consolidated Comprehensive Financing Gain (Loss)

	Second Quarter		% Chg.	Six-Months		% Chg.
	2024	2025		2024	2025	
Interest Income	372,072	383,749	3.1	781,797	847,682	8.4
Interest Expense	(106,097)	(329,117)	210.2	(361,499)	(574,114)	58.8
Foreign Exchange Gain (Loss), Net	941,963	(1,157,514)	n/a	745,598	(1,371,643)	n/a
Total	1,207,938	(1,102,882)	n/a	1,165,896	(1,098,075)	n/a

In 2Q25, ASUR recorded a **Comprehensive Financing Loss** of Ps.1,102.9 million, compared to a gain of Ps.1,207.9 million in 2Q24.

This YoY variation was primarily driven by a Foreign Exchange Loss of Ps.1,157.5 million in 2Q25, compared to a foreign exchange gain of Ps.942.0 million in 2Q24. The 2Q25 loss reflects the appreciation of the Mexican peso against the U.S. dollar at quarter-end and on average, by 7.8% and 4.5%, respectively, on a U.S. dollar net asset position, compared to a depreciation of 10.4% and 4.4%, respectively, in 2Q24 on a U.S. dollar net asset position.

In addition, interest income increased 3.1%, or Ps.11.7 million, reflecting higher yields and a larger cash position, while interest expense increased by 210.2%, or Ps.223.0 million, mainly due to the Ps.9,500.0 million loan incurred in Mexico on May 22, 2025.

Income Taxes

Income taxes decreased by Ps.729.1 million year-over-year, primarily due to the following decreases:

- A Ps.487.2 million decrease in income tax expense, mainly driven by a decrease in the taxable base in Mexico, and
- A Ps.241.9 million decrease 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 2Q24. 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 41.6% YoY decrease in **Net Majority Income** for 2Q25, totaling Ps.2,144.8 million, compared to Ps.3,673.6 million in 2Q24. This YoY variation was mainly driven by a Foreign Exchange Loss of Ps.1,157.5 million in 2Q25 resulting from the appreciation of the Mexican peso against the US dollar compared to a foreign exchange gain of Ps.942.0 million in 2Q24 reflecting the depreciation of the Mexican peso against the US dollar. Earnings per common share for the quarter were Ps.7.1494, and earnings per ADS were US\$3.7962. (one ADS represents ten Series B common shares). This compares with earnings per share of Ps.12.2452 and earnings per ADS of US\$6.5019 in the same period of the prior year.

Net Income

Net Income for 2Q25 totaled Ps.2,270.2 million, compared to Ps.3,779.4 million in 2Q24, representing a YoY decrease of 39.9%, or Ps.1,509.2 million.

Consolidated Financial Position

As of June 30, 2025, airport concessions represented 67.7% of the Company's total assets, current assets accounted for 31.7%, and other assets represented 0.6%.

As of June 30, 2025, Cash and cash equivalents totaled Ps.19,815.9 million, a 1.3% decline from Ps.20,083.4 million as of December 31, 2024. The cash position by country was as follows: Mexico Ps.17,823.8 million, Colombia Ps.813.0 million, and Puerto Rico Ps.1,179.1 million.

As of June 30, 2025, the valuation of ASUR's 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. 4,751.4 million, ii) net goodwill impairment of Ps.899.7 million (impairment loss of Ps.4,719.1 million), iii) deferred income taxes of Ps.475.1 million, and iv) minority interest of Ps.4,916.8 million in stockholders' equity.

As of June 30, 2025, the valuation of ASUR's investment in Airplan (Colombia), under IFRS 3, resulted in the following effects on the balance sheet: i) the recognition of a net intangible asset of Ps.722.2 million, ii) goodwill of Ps.1,477.4 million, iii) deferred taxes of Ps.219.6 million, iv) fair value recognition of bank loans of Ps.94.7 million.

As of June 310, 2025, total equity was Ps.42,228.5 million, representing 52.5% of Total Assets, while Total Liabilities amounted to Ps.38,269.6 million, or 47.5% of total assets. Deferred Liabilities represented 9.9% of total liabilities.

Total debt at quarter-end increased 62.8% to Ps.21,749.9 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.133.6 million in Puerto Rico.

As of June 30, 2025, 54.9% of ASUR's total debt was denominated in Mexican pesos, 43.2% 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 March 31, 2025, no amounts had been drawn from this facility.

ASUR's Net Debt-to-LTM EBITDA ratio stood at 0.1x as of June 30, 2025, compared to negative 0.2x as of June 30, 2024. The interest coverage ratio increased to 12.7x from 12.2x as of June 30, 2024.

Table 6: Consolidated Debt Indicators

	June 30, 2024	December 31, 2024	June 30, 2025
Leverage			
Total Debt/ LTM EBITDA (Times) ¹	0.7	0.7	1.1
Total Net Debt/ LTM EBITDA (Times) ²	(0.2)	(0.3)	0.1
Interest Coverage Ratio ³	12.2	12.5	12.7
Total Debt	12,154,453	13,359,456	21,749,883
Short-term Debt	1,291,986	1,131,530	1,142,219
Long-term Debt	10,862,467	12,227,926	20,607,664
Cash & Cash Equivalents	14,996,995	20,083,457	19,815,868
Total Net Debt ⁴	(2,842,542)	(6,724,001)	1,934,015

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

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

³ The Interest Coverage Ratio for Mexico is calculated as ASUR's LTM EBITDA divided by its LTM interest expenses. For Puerto Rico, it is calculated 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)*

	Aerostar US\$			Cancun Airport M' Mxp \$			Airplan M Col Ps
Original Ammount	350 'M	200 'M	50 'M	BBVA 2,000	Santander 2,650	BBVA 9,500	Sindicaded Loan 440,000
Interest rate	5.75%	4.92%	6.75%	TIIIE + 1.4 pp	TIIIE +1.5 pp	TIIIEF + 1.25 pp	DTF + 4pp
Principal Balance as of June 30, 2025	271.3	200.0	42.0	1,750.0	675.0	9,500.0	67,897.2
2025	7.1			-	675.0		-
2026	15.0			-			30,499.7
2027	16.6			-		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. Airplan made capital payments for Cop. 150,000 million in April 2022 and Cop 100,000 million in April 2024. 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. Cancun 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.

*Expressed in the original currency of each loan.

Strong Liquidity Position and Healthy Debt Maturity Profile

ASUR closed 2Q25 with a solid financial position, reporting Cash and Cash Equivalents of Ps. 19,915.9 million and Total Debt plus interest of Ps.21,749.9 million.

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

Table 8: Liquidity Position as of June 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	17,823,751	11,936,476	727,752	11,208,724	0
Puerto Rico	1,179,099	9,405,313	412,353	8,992,960	133,084
Colombia	813,018	408,094	2,114	405,980	0
Total	19,815,868	21,749,883	1,142,219	20,607,664	133,084

Table 9: Debt Maturity Profile as of June 30, 2025

Figures in thousands of Mexican pesos

Region of Operation	2025	2026	2027	2028/ 2035
México	675,000	0	0	11,250,000
Puerto Rico	133,083	282,381	312,966	8,692,204
Colombia	0	139,811	171,430	0
Total	808,083	422,192	484,396	19,942,204

¹ Figures in pesos converted at the exchange rate at the close of the quarter Ps. 18.8332=US\$1.00

² Figures in pesos converted at the exchange rate at the close of the quarter of COP 218.1500 =Ps.1.00

Note: figures Only reflect principal payments

Table 10: Debt Ratios at June 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	15,903,109	376,558	42.2	3.0
Puerto Rico ²	1,698,579	772,380	2.2	1.1
Colombia ³	1,407,989	344,690	4.1	1.2
Total	19,009,677	1,493,628	12.7	

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.772.3 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.344.7 million.

Accounts Receivables

Accounts receivables declined 18.4% YoY in 2Q25, primarily reflecting an increase in collections from clients in Mexico.

Table 11: Accounts Receivables at June 30, 2025

Figures in thousands of Mexican Pesos

Region	2Q24	2Q25	% Change
México	2,267,510	1,680,895	(25.9)
Puerto Rico	138,474	240,724	73.8
Colombia	100,682	124,081	23.2
Total	2,506,666	2,045,700	(18.4)

Note: Net of allowance for bad debts.

Capital Expenditures

In 2Q25, ASUR made capital investments of totaling Ps.1,390.4 million, of which Ps.1,238.0 million were allocated to the modernization of its Mexican airports under its development plan, Ps.148.6 million to Aerostar in Puerto Rico, and Ps.3.8 million to Airplan in Colombia. This compares with Ps.636.8 million invested in 2Q24, of which Ps.461.6 million were allocated to Mexican airports, Ps.173.7 million to Puerto Rico, and Ps.1.5 million to Colombia.

On an accumulated basis, total capital expenditures amounted to Ps.2,035.7 million, with Ps.1,779.2 million allocated to the modernization of Mexican airports, Ps.249.6 million to Aerostar in Puerto Rico, and Ps.6.9 million to Airplan in Colombia. This compares with Ps.819.4 million invested during the same period in 2Q24, including Ps.567.8 million for Mexican airports, Ps.246.1 million for Puerto Rico, and Ps.5.5 million for Colombia.

Review of Mexico Operations

Table 12: Mexico Revenues & Commercial Revenues Per Passenger

	Second Quarter		% Chg.	Six-Months		% Chg.
	2024	2025		2024	2025	
Total Passenger	10,249	10,069	(1.8)	21,803	21,062	(3.4)
Total Revenues	5,428,666	6,454,700	18.9	11,074,778	12,926,905	16.7
Aeronautical Services	3,513,751	3,541,830	0.8	7,099,255	7,421,592	4.5
Non-Aeronautical Services	1,766,963	1,773,954	0.4	3,641,091	3,843,745	5.6
Construction Revenues	147,952	1,138,916	669.8	334,432	1,661,568	396.8
Total Revenues Excluding Construction Revenues	5,280,714	5,315,784	0.7	10,740,346	11,265,337	4.9
Total Commercial Revenues	1,583,901	1,596,761	0.8	3,262,322	3,458,836	6.0
Commercial Revenues from Direct Operations	283,176	292,549	3.3	620,680	631,619	1.8
Commercial Revenues Excluding Direct Operations	1,300,725	1,304,212	0.3	2,641,642	2,827,217	7.0
Total Commercial Revenues per Passenger	154.5	158.6	2.6	149.6	164.2	9.8
Commercial Revenues from Direct Operations per Passenger ¹	27.6	29.1	5.1	28.5	30.0	5.3
Commercial Revenues Excl. Direct Operations per Passenger	126.9	129.5	2.1	121.2	134.2	10.8

For the purposes of this table, approximately 55.0 and 52.4 thousand transit and general aviation passengers are included in 2Q24 and 2Q25 respectively, while 113.4 and 99.9 thousand transit and general aviation passengers are included in 6M24 and 6M25, respectively.

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

Mexico Revenues

Mexico Revenues for 2Q25 increased 18.9% YoY to Ps.6,454.7 million, mainly reflecting the depreciation of the Mexican peso against the U.S. dollar—given that the average exchange rate in 2Q25 was Ps.19.51, compared with Ps.17.25 in 2Q24—as well as a 0.8% increase in domestic passenger traffic in 2Q25, compared with a 7.0% decrease in 2Q24.

Excluding Construction Services, Revenues increased 0.7% YoY, reflecting growth of 0.8% in aeronautical services revenue and 0.4% in non-aeronautical revenues.

Commercial Revenues for the quarter increased 0.8% YoY. Additionally, **Commercial Revenue per Passenger** increased to Ps.158.6 in 2Q25, from Ps.154.5 in 2Q24.

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 seven 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

Business Line	YoY Chg	
	2Q25	6M25
Teleservices	53.9%	58.7%
Other Revenues	19.0%	23.7%
Duty Free	7.6%	10.9%
Car parking	6.7%	9.9%
Food and Beverage	3.5%	2.7%
Ground Transportation	1.1%	1.3%
Retail	(2.6%)	0.3%
Car rental	(10.7%)	13.8%
Banks and foreign exchange	(16.1%)	11.3%
Advertising	(18.3%)	(19.1%)
Total Commercial Revenues	0.8%	6.0%

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

Type of Commercial Space ¹	# Of Spaces Opened
8 Others airports	7
Retail	3
Banks and foreign exchange	1
Food and Beverage	1
Car rental	2
Mexico	7

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

	Second Quarter		% Chg.	Six-Months		% Chg.
	2024	2025		2024	2025	
Cost of Services	744,473	805,251	8.2	1,433,606	1,541,231	7.5
Administrative	80,753	90,953	12.6	159,772	179,055	12.1
Technical Assistance	100,279	98,507	(1.8)	206,594	213,436	3.3
Concession Fees	441,248	470,155	6.6	891,511	1,007,715	13.0
Depreciation and Amortization	294,588	317,203	7.7	583,772	627,205	7.4
Operating Costs and Expenses Excluding Construction Costs	1,661,341	1,782,069	7.3	3,275,255	3,568,642	9.0
Construction Costs	147,952	1,138,916	669.8	334,432	1,661,568	396.8
Total Operating Costs & Expenses	1,809,293	2,920,985	61.4	3,609,687	5,230,210	44.9

Total Operating Costs and Expenses increased 61.4%, or Ps.1,111.7 million YoY. Excluding construction costs, operating costs and expenses increased 7.3%, or Ps.120.7 million, primarily due to higher personnel expenses, electricity costs, concession fees, security and cleaning services, depreciation and amortization, increased consumption of materials and supplies, and insurance and surety bonds. These increases were partially offset by lower maintenance and conservation expenses.

Cost of Services increased 8.2%, mainly due to higher personnel expenses, security and cleaning services, insurance and surety bonds, electricity expenses, and increased consumption of materials and supplies. These were partially offset by a decline in maintenance and conservation expenses.

Administrative Expenses increased by 12.6% YoY.

Technical Assistance Fees paid to ITA declined 1.8%, reflecting a decrease in EBITDA related to the Mexican operations.

Concession Fees, which include payments made to the Mexican government, increased by 6.6%, mainly due to a higher tariff calculation base.

Depreciation and Amortization increased by 7.7% YoY, reflecting the recognition of investments made to date.

Mexico Consolidated Comprehensive Financing Gain (Loss)

Table 16: Mexico Comprehensive Financing Gain (Loss)

	Second Quarter		% Chg.	Six-Months		% Chg.
	2024	2025		2024	2025	
Interest Income	286,652	313,520	9.4	595,297	679,488	14.1
Interest Expense	(88,349)	(167,217)	89.3	(181,848)	(248,337)	36.6
Foreign Exchange Gain (Loss), Net	942,142	(1,157,911)	n/a	745,722	(1,371,543)	n/a
Total	1,140,445	(1,011,608)	n/a	1,159,171	(940,392)	n/a

During 2Q25, ASUR's operations in Mexico reported a **Comprehensive Financing Loss** of Ps.1,011.6 million, compared with a gain of Ps.1,140.4 million in 2Q24. This was mainly due to a Foreign Exchange Loss of Ps.1,157.9 million recorded in 2Q25, compared to a gain of Ps.942.1 million in 2Q24. The 2Q25 Foreign Exchange Loss resulted mainly from the appreciation of the Mexican peso against the U.S. dollar at quarter-end and on average, by 7.8% and 4.5%, respectively, on a U.S. dollar net asset position. This compares to a 10.4% quarter-end and 4.4% average depreciation of the peso in 2Q24, also on a U.S. dollar net asset position.

Additionally, Interest Income increased by 9.4%, or Ps.26.9 million, mainly reflecting higher yields and an increase in cash balances. Interest expense increased by 89.3%, or Ps.78.9 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

	Second Quarter		% Chg.	Six-Months		% Chg.
	2024	2025		2024	2025	
Total Revenue	5,428,666	6,454,700	18.9	11,074,778	12,926,905	16.7
Total Revenues Excluding Construction Revenues	5,280,714	5,315,784	0.7	10,740,346	11,265,337	4.9
Operating Profit	3,619,373	3,533,715	(2.4)	7,465,091	7,696,695	3.1
Operating Margin	66.7%	54.7%	(1193 bps)	67.4%	59.5%	(787 bps)
Adjusted Operating Margin ¹	68.5%	66.5%	(206 bps)	69.5%	68.3%	(118 bps)
Net Profit ²	3,189,436	1,712,788	(46.3)	5,854,406	4,690,926	(19.9)
EBITDA	3,913,960	3,850,919	(1.6)	8,048,862	8,324,123	3.4
EBITDA Margin	72.1%	59.7%	(1244 bps)	72.7%	64.4%	(828 bps)
Adjusted EBITDA Margin ³	74.1%	72.4%	(167 bps)	74.9%	73.9%	(105 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.209.3 million and 183.3 million from ASUR's participation in Aerostar in 2Q25 and 2Q24, respectively, and of Ps.255.9 million and Ps.221.1 million for Airplan in 2Q25 and 2Q24, 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.3,533.7 million in 2Q25, with an **Operating Margin** of 54.7%, compared to Ps.3,619.4 million and an operating margin of 66.7% in 2Q24.

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 66.5% in 2Q25, compared to 68.5% in 2Q24.

EBITDA decreased by 1.6% YoY, or Ps.63.0 million, to Ps.3,850.9 million in 2Q25, from Ps.3,914.0 million in 2Q24. The **EBITDA Margin** was 59.7% in 2Q25, compared to 72.1% in 2Q24.

The **Adjusted EBITDA Margin**, which excludes the effect of IFRIC 12 related to construction and improvements of concessioned assets, was 72.4% in 2Q25, compared to 74.1% in 2Q24.

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. 7,648.0 million as of June 30, 2025. The weighted implicit tariff was Ps.350.8 (in December 2024 pesos) per traffic unit, representing approximately 67.9% 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 2Q25, ASUR made capital investments in Mexico totaling Ps.1,238.0 million, compared to Ps.461.6 million in 2Q24. On an accumulated basis, capex reached Ps.1,779.2 million, compared to Ps.567.8 million as of 2Q24.

Review of Puerto Rico Operations

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

As of June 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.4,751.4 million, ii) goodwill of Ps.899.7 million (net of an impairment loss of Ps.4,719.1 million), iii) deferred income tax liability of Ps.475.1 million, and iv) a minority interest of Ps.4,916.8 million in Stockholders' Equity.

Puerto Rico Revenues

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

	Second Quarter		% Chg.	Six-Months		% Chg.
	2024	2025		2024	2025	
Total Passenger	3,469	3,581	3.2	6,731	7,189	6.8
Total Revenues	1,182,580	1,354,837	14.6	2,216,162	2,676,538	20.8
Aeronautical Services	518,307	619,385	19.5	1,020,895	1,221,669	19.7
Non-Aeronautical Services	513,556	594,661	15.8	978,290	1,225,304	25.2
Construction Revenues	150,717	140,791	(6.6)	216,977	229,565	5.8
Total Revenues Excluding Construction Revenues	1,031,863	1,214,046	17.7	1,999,185	2,446,973	22.4
Total Commercial Revenues	510,794	592,107	15.9	973,438	1,220,145	25.3
Commercial Revenues from Direct Operations	110,571	132,036	19.4	218,049	268,590	23.2
Commercial Revenues Excluding Direct Operations	400,223	460,071	15.0	755,389	951,555	26.0
Total Commercial Revenues per Passenger	147.3	165.4	12.3	144.6	169.7	17.4
Commercial Revenues from Direct Operations per Passenger ¹	31.9	36.9	15.7	32.4	37.4	15.3
Commercial Revenues Excl. Direct Operations per Passenger	115.4	128.5	11.4	112.2	132.4	17.9

Figures in pesos at the average exchange rate Ps.19.5158 = US. 1.00 for 2Q25 and Ps.19.9647 = USD1.00 for 6M25.

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

Total Puerto Rico Revenues for 2Q25 increased 14.6% YoY to Ps.1,354.8 million.

Excluding Construction Services, Revenues increased 17.7% YoY, reflecting an increase of 15.8% in non-aeronautical revenues and 19.8% in aeronautical revenues.

Commercial Revenue per Passenger increased to Ps.165.4 in 2Q25, from Ps.147.3 in 2Q24.

A total of five new commercial locations opened over the past twelve months through 2Q25, as shown in Table 20. 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	
	2Q25	6M25
Others revenues	43.9%	50.6%
Ground Transportation	18.6%	30.3%
Duty Free	18.5%	16.7%
Car parking	17.9%	28.5%
Banks and foreign exchange	17.6%	25.1%
Retail	17.4%	22.6%
Car rentals	13.7%	26.0%
Food and beverage	8.8%	22.2%
Advertising	7.4%	28.3%
Total Commercial Revenues	15.9%	25.3%

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

Type of Commercial Space ¹	# of Spaces Opened
Duty Free	2
Retail	2
Food and beverage	1
Total Commercial space	5

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

	Second Quarter		% Chg.	Six-Months		% Chg.
	2024	2025		2024	2025	
Cost of Services	440,255	503,200	14.3	833,769	1,020,968	22.5
Concession Fees	48,628	57,674	18.6	95,427	118,661	24.3
Depreciation and Amortization	170,305	190,268	11.7	328,266	393,417	19.8
Operating Costs and Expenses Excluding Construction Costs	659,188	751,142	13.9	1,257,462	1,533,046	21.9
Construction Costs	150,717	140,791	(6.6)	216,977	229,565	5.8
Total Operating Costs & Expenses	809,905	891,933	10.1	1,474,439	1,762,611	19.5

Figures in pesos at the average exchange rate Ps.19.5158 = US. 1.00 for 2Q25 and Ps.19.9647 = USD1.00 for 6M25.

Total Operating Costs and Expenses in Puerto Rico for 2Q25 increased 10.1% YoY to Ps.891.9 million. Construction costs decreased 6.6%, to Ps.140.8 million in 2Q25 from Ps.150.7 million in 2Q24.

Excluding Construction, Operating Costs and Expenses increased 13.9%, or Ps.91.9 million, mainly reflecting the effect of foreign exchange conversion due to the depreciation of the Mexican peso against the U.S. dollar, and higher operating expenses, including increased costs in security services, concession fees, depreciation and amortization, provision for doubtful accounts, software licenses, and cleaning services. These were partially offset by lower personnel expenses and electricity costs.

Cost of Services increased by 14.3%, or Ps.62.9 million, in 2Q25, primarily due to the foreign exchange conversion effect due to the depreciation of the peso against the US dollar, as well as higher expenses related to security services, provision for doubtful accounts, software licenses, and cleaning services. These increases were partially offset by reductions in personnel and electricity costs.

Concession Fees increased by 18.6% YoY in 2Q25, or Ps.9.0 million, compared to 2Q24, driven by higher revenues.

Depreciation and Amortization increased by 11.7%, or Ps.20.0 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

	Second Quarter		% Chg.	Six-Months		% Chg.
	2024	2025		2024	2025	
Interest Income	30,604	21,164	(30.8)	61,163	42,677	(30.2)
Interest Expense	(129,971)	(139,273)	7.2	(258,792)	(287,926)	11.3
Total	(99,367)	(118,109)	18.9	(197,629)	(245,249)	24.1

Figures in pesos at the average exchange rate Ps.19.5158 = US. 1.00 for 2Q25 and Ps.19.9647 = USD1.00 for 6M25.

During 2Q25, Puerto Rico reported a comprehensive financing loss of Ps.118.1 million, compared with a loss of Ps.99.4 million in 2Q24, 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

	Second Quarter		% Chg.	Six-Months		% Chg.
	2024	2025		2024	2025	
Total Revenue	1,182,580	1,354,837	14.6	2,216,162	2,676,538	20.8
Total Revenues Excluding Construction Revenues	1,031,863	1,214,046	17.7	1,999,185	2,446,973	22.4
Other Revenues						
Operating Profit	372,675	462,904	24.2	741,723	913,927	23.2
Operating Margin	31.5%	34.2%	265 bps	33.5%	34.1%	68 bps
Adjusted Operating Margin ¹	36.1%	38.1%	201 bps	37.1%	37.3%	25 bps
Net Income	264,615	313,419	18.4	526,273	619,507	17.7
EBITDA	542,982	653,172	20.3	1,069,990	1,307,344	22.2
EBITDA Margin	45.9%	48.2%	230 bps	48.3%	48.8%	56 bps
Adjusted EBITDA Margin ²	52.6%	53.8%	118 bps	53.5%	53.4%	-9 bps

Figures in pesos at the average exchange rate Ps.19.5158 = US. 1.00 for 2Q25 and Ps.19.9647 = USD1.00 for 6M25.

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 2Q25 increased 24.2% YoY to Ps.462.9 million, with the Operating Margin expanding to 34.2%, compared to Ps.372.7 million and an Operating Margin of 31.5% in 2Q24.

EBITDA increased 20.3% YoY to Ps.653.2 million in 2Q25, from Ps.543.0 million in 2Q24. The EBITDA margin increased to 48.2% in 2Q25, from 45.9% in 2Q24.

The **Adjusted EBITDA Margin**, which excludes the effect of IFRIC 12 with respect to construction or improvements to concessioned assets, increased to 53.8%, from 52.6% in 2Q24.

Puerto Rico Capital Expenditures

During 2Q25, capital expenditures in Puerto Rico totaled Ps.148.5 million, compared with Ps.173.6 million in 2Q24. On an accumulated basis, total capex reached Ps.249.6 million, compared with Ps.246.1 million as of 2Q24.

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 six-month periods ended March 31, 2025, and 2024.

As of March 31, 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.722.2 million, ii) goodwill of Ps.1,477.4 million, iii) deferred income tax payable of Ps.219.6 million, and iv) fair value recognition of bank loans of Ps.94.7 million.

Table 24: Colombia Revenues & Commercial Revenues Per Passenger

In thousands of Mexican pesos

	Second Quarter		% Chg.	Six-Months		% Chg.
	2024	2025		2024	2025	
Total Passenger	4,214	4,274	1.4	8,104	8,467	4.5
Total Revenues	782,764	905,895	15.7	1,537,977	1,899,464	23.5
Aeronautical Services	581,884	655,021	12.6	1,137,429	1,376,195	21.0
Non-Aeronautical Services	199,509	247,071	23.8	395,484	516,375	30.6
Construction Revenues ¹	1,371	3,803	177.4	5,064	6,894	36.1
Total Revenues Excluding Construction Revenues	781,393	902,092	15.4	1,532,913	1,892,570	23.5
Total Commercial Revenues	199,145	246,963	24.0	394,514	516,143	30.8
Total Commercial Revenues per Passenger	47.2	57.8	22.2	48.7	61.0	25.3

Figures in pesos at an average exchange rate of COP.215.1081 = Ps.1.00 Mexican pesos for 2Q25 and for 6M25 the figures in pesos at the Colombian exchange rate of COP.209.9944 = Ps.1.00 Mexican pesos.

For the purposes of this table, approximately 115.3 and 135.0 thousand transit and general aviation passengers are included in 2Q24 and 2Q25, while 200.5 and 281.3 thousand transit and general aviation passengers are included in 6M24 and 6M25.

Colombia Revenues

Total Revenues for Colombia in 2Q25 increased 15.7% YoY to Ps.905.9 million. Excluding construction services revenue, total revenues increased 15.4% year-over-year, primarily reflecting higher total passenger traffic.

Commercial Revenue per Passenger was Ps.57.8 in 2Q25, compared to Ps.47.2 in 2Q24.

As shown in Table 26, a total of 35 new commercial spaces were opened over the past twelve months at ASUR's Colombian airports, including: nine at Rionegro, eight each at Olaya Herrera and Quibdó, four each at Montería and 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	
	2Q25	6M25
Teleservices	77.1%	387.8%
Ground Transportation	65.2%	107.6%
Car parking	32.6%	34.9%
Duty free	26.4%	21.6%
Others revenues	25.8%	31.2%
Car rental	22.2%	11.6%
Food and beverage	20.7%	30.6%
Retail	20.6%	33.3%
Advertising	11.7%	18.7%
Banks and foreign exchange	0.2%	8.0%
Total Commercial Revenues	24.1%	30.8%

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

Type of Commercial Space ¹	# of Spaces Opened
Others revenues	20
Teleservices	9
Food and beverage	4
Banks and foreign exchange	2
Total Commercial Spaces	35

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

	Second Quarter		% Chg.	Six-Months		% Chg.
	2024	2025		2024	2025	
Cost of Services	179,861	209,806	16.6	327,473	413,557	26.3
Concession Fees	148,600	171,456	15.4	291,478	360,724	23.8
Depreciation and Amortization	102,056	103,441	1.4	198,629	215,077	8.3
Operating Costs and Expenses Excluding Construction Costs	430,517	484,703	12.6	817,580	989,358	21.0
Construction Costs	1,371	3,803	177.4	5,064	6,894	36.1
Total Operating Costs & Expenses	431,888	488,506	13.1	822,644	996,252	21.1

Figures in pesos at an average exchange rate of COP.215.1081 = Ps.1.00 Mexican pesos for 2Q25 and COP.209.9944 = Ps.1.00 Mexican pesos for 6M25.

Total Operating Costs and Expenses for ASUR's Colombian airports in 2Q25 increased 13.1% YoY to Ps.488.5 million. Excluding construction costs, operating costs and expenses rose 12.6% to Ps.484.7 million, primarily reflecting higher personnel expenses, security and cleaning services, insurance and surety bonds, concession fees, depreciation and amortization, professional fees, provision for doubtful accounts, and maintenance and conservation reserves.

Cost of Services increased 16.6%, or Ps.29.9 million, mainly due to higher personnel expenses, security and cleaning services, insurance and surety bonds, professional fees, provision for doubtful accounts, and maintenance and conservation reserves.

Construction Costs decreased by 177.4%, or Ps.2.4 million compared to 2Q24.

Concession Fees paid to the Colombian government increased 15.4%, principally reflecting higher regulated and non-regulated revenues compared with the same period last year.

Depreciation and Amortization increased 1.4% year-over-year.

Colombia Comprehensive Financing Gain (Loss)

Table 28: Colombia, Comprehensive Financing Gain (Loss)

In thousands of Mexican pesos

	Second Quarter		% Chg.	Six-Months		% Chg.
	2024	2025		2024	2025	
Interest Income	54,816	49,065	(10.5)	125,337	125,517	0.1
Interest Expense	112,223	(22,627)	n/a	79,141	(37,851)	n/a
Foreign Exchange Gain (Loss), Net	(179)	397	n/a	(124)	(100)	(19.4)
Total	166,860	26,835	(83.9)	204,354	87,566	(57.1)

Figures in pesos at an average exchange rate of COP.215.1081 = Ps.1.00 Mexican pesos for 2Q25 and COP.209.9944 = Ps.1.00 Mexican pesos for 6M25.

During 2Q25, Colombia reported a **Comprehensive Financing Gain** of Ps.26.8 million, compared to Ps.166.9 million in 2Q24.

Interest income decreased by 10.5%, or Ps.5.8 million, mainly due to a lower cash position and yields.

Interest expense increased Ps.134.8 million YoY, primarily reflecting the amortization of the fair value of the loan incurred for the acquisition of the Colombia business for Ps.134.2 million in 2Q24, while no fair value amortization was recorded in 2Q25.

Colombia Operating Profit (Loss) and EBITDA

Table 29: Colombia Profit & EBITDA

In thousands of Mexican pesos

	Second Quarter		% Chg.	Six-Months		% Chg.
	2024	2025		2024	2025	
Total Revenue	782,764	905,895	15.7	1,537,977	1,899,464	23.5
Total Revenues Excluding Construction Revenues	781,393	902,092	15.4	1,532,913	1,892,570	23.5
Operating Profit	350,876	417,389	19.0	715,333	903,212	26.3
Operating Margin	44.8%	46.1%	125 bps	46.5%	47.6%	104 bps
Adjusted Operating Margin ¹	44.9%	46.3%	137 bps	46.7%	47.7%	106 bps
Net Profit	325,362	243,975	(25.0)	585,488	597,968	2.1
EBITDA	452,932	520,830	15.0	913,962	1,118,290	22.4
EBITDA Margin	57.9%	57.5%	(37 bps)	59.4%	58.9%	(55 bps)
Adjusted EBITDA Margin ²	58.0%	57.7%	(23 bps)	59.6%	59.1%	(53 bps)

Figures in pesos at an average exchange rate of COP.215.1081 = Ps.1.00 Mexican pesos for 2Q25 and COP.209.9944 = Ps.1.00 Mexican pesos for 6M25.

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 2Q25, ASUR's operations in Colombia reported an **Operating Profit** of Ps.417.4 million, compared to Ps.350.9 million in 2Q24. The Operating Margin increased to 46.1% in 2Q25, from 44.8% in 2Q24.

Adjusted Operating Margin, which excludes the impact of IFRIC 12 with respect to construction or improvements to concessioned assets, increased to 46.3% in 2Q25, from 44.9% in 2Q24.

EBITDA for the quarter was Ps.520.8 million, resulting in an EBITDA margin of 57.5%, compared to Ps.452.9 million and an EBITDA margin of 57.9% in 2Q24.

Adjusted EBITDA Margin, which excludes the effect of IFRIC 12 related to the construction or improvements of concession assets, decreased slightly to 57.7% in 2Q25, from 58.0% in 2Q24.

Colombia Capital Expenditures

During 2Q25, ASUR made capital investments of Ps.3.8 million in Colombia, compared to Ps.1.5 million in 2Q24. On an accumulated basis, total capex reached Ps.6.9 million, compared to Ps.5.5 million as of 2Q24.

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.655.0 million in 2Q25.

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

		Second Quarter		% Chg	Six - Months		% Chg
		2024	2025		2024	2025	
Domestic Traffic		4,897,005	4,935,469	0.8	9,512,090	9,515,953	-
CUN	Cancun	2,545,231	2,530,905	(0.6)	4,864,912	4,818,673	(1.0)
CZM	Cozumel	60,221	71,310	18.4	118,724	123,869	4.3
HUX	Huatulco	179,673	163,177	(9.2)	356,146	323,306	(9.2)
MID	Merida	797,817	849,247	6.4	1,598,902	1,656,613	3.6
MTT	Minatitlan	38,751	38,299	(1.2)	66,770	74,635	11.8
OAX	Oaxaca	366,090	380,328	3.9	741,286	771,340	4.1
TAP	Tapachula	151,472	122,250	(19.3)	299,428	251,712	(15.9)
VER	Veracruz	391,305	431,403	10.2	747,034	815,299	9.1
VSA	Villahermosa	366,445	348,550	(4.9)	718,888	680,506	(5.3)
International Traffic		5,296,635	5,081,060	(4.1)	12,177,960	11,445,713	(6.0)
CUN	Cancun	4,963,228	4,766,332	(4.0)	11,373,638	10,663,780	(6.2)
CZM	Cozumel	118,920	87,436	(26.5)	309,150	238,103	(23.0)
HUX	Huatulco	19,476	16,580	(14.9)	99,905	97,006	(2.9)
MID	Merida	89,448	92,594	3.5	188,596	204,345	8.4
MTT	Minatitlan	1,802	1,719	(4.6)	3,394	3,539	4.3
OAX	Oaxaca	58,403	58,569	0.3	115,398	133,204	15.4
TAP	Tapachula	2,844	6,699	135.5	6,450	12,283	90.4
VER	Veracruz	33,745	38,905	15.3	64,456	72,106	11.9
VSA	Villahermosa	8,769	12,226	39.4	16,973	21,347	25.8
Total Traffic México		10,193,640	10,016,529	(1.7)	21,690,050	20,961,666	(3.4)
CUN	Cancun	7,508,459	7,297,237	(2.8)	16,238,550	15,482,453	(4.7)
CZM	Cozumel	179,141	158,746	(11.4)	427,874	361,972	(15.4)
HUX	Huatulco	199,149	179,757	(9.7)	456,051	420,312	(7.8)
MID	Merida	887,265	941,841	6.2	1,787,498	1,860,958	4.1
MTT	Minatitlan	40,553	40,018	(1.3)	70,164	78,174	11.4
OAX	Oaxaca	424,493	438,897	3.4	856,684	904,544	5.6
TAP	Tapachula	154,316	128,949	(16.4)	305,878	263,995	(13.7)
VER	Veracruz	425,050	470,308	10.6	811,490	887,405	9.4
VSA	Villahermosa	375,214	360,776	(3.8)	735,861	701,853	(4.6)

US Passenger Traffic, San Juan Airport (LMM)

		Second Quarter		% Chg	Six - Months		% Chg
		2024	2025		2024	2025	
SJU Total ¹		3,469,364	3,580,600	3.2	6,731,260	7,189,182	6.8
Domestic Traffic		3,072,984	3,123,902	1.7	6,008,924	6,351,148	5.7
International Traffic		396,380	456,698	15.2	722,336	838,034	16.0

Colombia, Passenger Traffic Airplan

		Second Quarter		% Chg	Six - Months		% Chg
		2024	2025		2024	2025	
Domestic Traffic		3,235,205	3,173,375	(1.9)	6,198,665	6,252,031	0.9
MDE	Medellín (Rio)	2,441,322	2,412,364	(1.2)	4,608,240	4,730,211	2.6
EOH	Medellín	295,525	288,457	(2.4)	598,870	561,899	(6.2)
MTR	Montería	359,558	330,950	(8.0)	721,395	681,576	(5.5)
APO	Carepa	46,048	45,673	(0.8)	87,649	85,836	(2.1)
UIB	Quibdó	84,859	86,238	1.6	166,561	164,681	(1.1)
CZU	Corozal	7,893	9,693	22.8	15,950	27,828	74.5
International Traffic		863,806	966,067	11.8	1,704,578	1,933,765	13.4
MDE	Medellín (Rio)	863,806	966,067	11.8	1,704,578	1,933,765	13.4
EOH	Medellín	-	-	-	-	-	-
MTR	Montería	-	-	-	-	-	-
APO	Carepa	-	-	-	-	-	-
UIB	Quibdó	-	-	-	-	-	-
CZU	Corozal	-	-	-	-	-	-
Total Traffic Colombia		4,099,011	4,139,442	1.0	7,903,243	8,185,796	3.6
MDE	Medellín (Rio)	3,305,128	3,378,431	2.2	6,312,818	6,663,976	5.6
EOH	Medellín	295,525	288,457	(2.4)	598,870	561,899	(6.2)
MTR	Montería	359,558	330,950	(8.0)	721,395	681,576	(5.5)
APO	Carepa	46,048	45,673	(0.8)	87,649	85,836	(2.1)
UIB	Quibdó	84,859	86,238	1.6	166,561	164,681	(1.1)
CZU	Corozal	7,893	9,693	22.8	15,950	27,828	74.5

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 June 30, 2024¹

Business Name	Type	Opening Date
MEXICO		
Mérida		
Flee Car Company MX, S.A. DE CV	Car Rental	September 2024
BBVA México, SA	Banks and foreign exchange	September 2024
Mera Aeropuertos	Food and Beverage	September 2024
Rubicela Ortiz Lopez	Retail	February 2025
Consorcio Operador Almond, SA de CV	Car Rental	March 2025
Superfarmacia Check 2013 SA de CV	Retail	June 2025
Tiendas Tropicales SA de CV	Retail	June 2025
SAN JUAN, PUERTO RICO		
Morena Mía	Retail	July 2024
Rum Boutique	Duty free	December 2024
Gustos Café	Food and Beverage	March 2025
Tech on the Go by Dufrý	Duty free	May 2025
Cavu	Retail	June 2025
COLOMBIA		
Rionegro		
Primeair S.A. Sucursal de Colombia	Other Revenues	August 2024
Phoenix Tower International Colombia Ltd.	Teleservices	September 2024
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
Eurona Telecom Colombia S.A.S.A.S.	Teleservices	April 2025
Ghi Giraldo Hermanos International S.A.S.	Other Revenues	April 2025
Olaya Herrera		
Novaventa S.A.S.	Food and Beverage	July 2024
BBi Colombia S.A.S.	Food and Beverage	September 2024
Aero Ambulancias S.A.S.	Other Revenues	Enero 2025
Fondo de Valorización del Municipio de Medellín	Other Revenues	Febrero 2025
Globo Cambio Foreign Exchange S.A.S.	Banks and foreign exchange	Mach 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		
Grupo Divitae S.A.S.	Food and Beverage	July 2024
Jetsmart Airlines S.A.S.	Other Revenues	c
Consorcio Aeropuerto CJ	Other Revenues	March 2025
Eurona Telecom colombia S.A.S.	Teleservices	April 2025
Corozal		
Moon Flights S.A.S.A.S.	Other Revenues	August 2024
Eurona Telecom Colombia S.A.S.	Teleservices	April 2025
Quibdó		
Clic Air S.A.	Other Revenues	July 2024
Aerovías 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		
Servicio Aereo a Territorios Nacionales S.A.	Other Revenues	September 2024
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	2Q 2024	2Q 2024 Per Workload Unit	2Q 2025	2Q 2025 Per Workload Unit	YoY % Chg.	Per Workload Unit YoY % Chg.
Mexico						
Cancun ¹						
Aeronautical Revenues	2,649,820	347.3	2,636,547	355.4	(0.5)	2.3
Non-Aeronautical Revenues	1,600,443	209.8	1,604,281	216.2	0.2	3.1
Construction Services Revenues	122,101	16.0	837,354	112.9	585.8	605.6
Total Revenues	4,372,364	573.1	5,078,182	684.5	16.1	19.4
Operating Profit	2,918,883	382.6	2,575,228	347.1	(11.8)	(9.3)
EBITDA	3,101,300	406.5	2,772,941	373.8	(10.6)	(8.0)
Merida						
Aeronautical Revenues	272,232	285.1	295,441	294.3	8.5	3.2
Non-Aeronautical Revenues	68,614	71.8	73,382	73.1	6.9	1.8
Construction Services Revenues	12,599	13.2	45,227	45.0	259.0	240.9
Other ²	26	-	30	-	15.4	n/a
Total Revenues	353,471	370.1	414,080	412.4	17.1	11.4
Operating Profit	177,808	186.2	186,635	185.9	5.0	(0.2)
EBITDA	213,329	223.4	224,570	223.7	5.3	0.1
Villahermosa						
Aeronautical Revenues	116,685	299.2	117,568	314.4	0.8	5.1
Non-Aeronautical Revenues	23,388	60.0	21,142	56.5	(9.6)	(5.8)
Construction Services Revenues	-	-	17,054	45.6	n/a	n/a
Other ²	23	0.1	20	0.1	(13.0)	-
Total Revenues	140,096	359.3	155,784	416.6	11.2	15.9
Operating Profit	76,155	195.3	66,124	176.8	(13.2)	(9.5)
EBITDA	88,974	228.1	79,626	212.9	(10.5)	(6.7)
Other Airports ³						
Aeronautical Revenues	475,014	328.0	492,274	341.1	3.6	4.0
Non-Aeronautical Revenues	74,518	51.5	75,149	52.1	0.8	1.2
Construction Services Revenues	13,252	9.2	239,281	165.8	1,705.6	1,702.2
Other ²	83	0.1	70	-	(15.7)	(100.0)
Total Revenues	562,867	388.8	806,774	559.0	43.3	43.8
Operating Profit	286,720	198.0	287,637	199.3	0.3	0.7
EBITDA	350,547	242.1	355,688	246.5	1.5	1.8
Holding & Service Companies ⁴						
Construction Services Revenues	-	n/a	-	n/a	n/a	n/a
Other ²	174,932	n/a	435,646	n/a	149.0	n/a
Total Revenues	174,932	n/a	435,646	n/a	149.0	n/a
Operating Profit	159,807	n/a	418,091	n/a	161.6	n/a
EBITDA	159,810	n/a	418,094	n/a	161.6	n/a
Consolidation Adjustment Mexico						
Consolidation Adjustment	(175,065)	n/a	(435,766)	n/a	148.9	n/a
Total Mexico						
Aeronautical Revenues	3,513,751	337.1	3,541,830	345.9	0.8	2.6
Non-Aeronautical Revenues	1,766,963	169.5	1,773,954	173.2	0.4	2.2
Construction Services Revenues	147,952	14.2	1,138,916	111.2	669.8	683.1
Total Revenues	5,428,666	520.8	6,454,700	630.3	18.9	21.0
Operating Profit	3,619,373	347.2	3,533,715	345.1	(2.4)	(0.6)
EBITDA	3,913,960	375.5	3,850,919	376.1	(1.6)	0.2
San Juan Puerto Rico, US ⁵						
Aeronautical Revenues	518,307	n/a	619,385	n/a	19.5	n/a
Non-Aeronautical Revenues	513,556	n/a	594,661	n/a	15.8	n/a
Construction Services Revenues	150,717	n/a	140,791	n/a	(6.6)	n/a
Total Revenues	1,182,580	n/a	1,354,837	n/a	14.6	n/a
Operating Profit	372,675	n/a	462,904	n/a	24.2	n/a
EBITDA	542,982	n/a	653,172	n/a	20.3	n/a
Consolidation Adjustment San Juan						
Consolidation Adjustment	-	n/a	-	n/a	n/a	n/a
Colombia ⁶						
Aeronautical Revenues	581,884	n/a	655,021	n/a	12.6	n/a
Non-Aeronautical Revenues	199,509	n/a	247,071	n/a	23.8	n/a
Construction Services Revenues	1,371	n/a	3,803	n/a	177.4	n/a
Total Revenues	782,764	n/a	905,895	n/a	15.7	n/a
Operating Profit	350,876	n/a	417,389	n/a	19.0	n/a
EBITDA	452,932	n/a	520,830	n/a	15.0	n/a
Consolidation Adjustment Colombia						
Consolidation Adjustment	-	n/a	-	n/a	n/a	n/a
CONSOLIDATED ASUR						
Aeronautical Revenues	4,613,942	n/a	4,816,236	n/a	4.4	n/a
Non-Aeronautical Revenues	2,480,028	n/a	2,615,686	n/a	5.5	n/a
Construction Services Revenues	300,040	n/a	1,283,510	n/a	327.8	n/a
Total Revenues	7,394,010	n/a	8,715,432	n/a	17.9	n/a
Operating Profit	4,342,924	n/a	4,414,008	n/a	1.6	n/a
EBITDA	4,909,874	n/a	5,024,921	n/a	2.3	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 these entities.

⁵ Reflects the results of operation of San Juan Airport, Puerto Rico, US for 2Q2025.

⁶ Reflects the results of operation of Airplan, Colombia, for 2Q2025.

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

Item	June 2025	December 2024	Variation	%
Assets				
Current Assets				
Cash and Cash Equivalents	19,815,868	20,083,457	(267,589)	(1.3)
Cash and Cash Equivalents Restricted	1,956,525	2,043,625	(87,100)	(4.3)
Accounts Receivable, net	2,045,700	2,804,341	(758,641)	(27.1)
Document Receivable	100,696	100,696	-	-
Recoverable Taxes and Other Current Assets	1,559,873	623,892	935,981	150.0
Total Current Assets	25,478,662	25,656,011	(177,349)	(0.7)
Non Current Assets				
Investment in Financial Instrument	-	1,537,688	(1,537,688)	n/a
Machinery, Furniture and Equipment, net	250,610	268,450	(17,840)	(6.6)
Intangible Assets, Airport Concessions and Goodwill-Net	54,481,878	55,886,163	(1,404,285)	(2.5)
investment Accounted by the Equity Metod	287,040	288,440	(1,400)	(0.5)
Total Assets	80,498,190	83,636,752	(3,138,562)	(3.8)
Liabilities and Stockholders' Equity				
Current Liabilities				
Trade Accounts Payable	254,022	325,701	(71,679)	(22.0)
Bank Loans and short term debt	1,142,219	1,131,530	10,689	0.9
Accrued Expenses and Others Payables	12,416,519	4,429,775	7,986,744	180.3
Total Current Liabilities	13,812,760	5,887,006	7,925,754	134.6
Long Term Liabilities				
Bank Loans	11,614,704	2,163,853	9,450,851	436.8
Long Term Debt	8,992,960	10,064,073	(1,071,113)	(10.6)
Deferred Income Taxes	3,789,930	3,852,813	(62,883)	(1.6)
Employee Benefits	59,303	56,382	2,921	5.2
Total Long Term Liabilities	24,456,897	16,137,121	8,319,776	51.6
Total Liabilities	38,269,657	22,024,127	16,245,530	73.8
Stockholders' Equity				
Capital Stock	7,767,276	7,767,276	-	-
Legal Reserve	2,542,227	2,542,227	-	-
Majority Net Income for the Period	5,660,598	13,551,429	(7,890,831)	(58.2)
Cumulative Effect of Conversion of Foreign Currency	(457,730)	391,485	(849,215)	(217)
Retained Earnings	19,511,934	29,960,505	(10,448,571)	(34.9)
Non- Controlling interests	7,204,228	7,399,703	(195,475)	(2.6)
Total Stockholders' Equity	42,228,533	61,612,625	(19,384,092)	(31.5)
Total Liabilities and Stockholders' Equity	80,498,190	83,636,752	(3,138,562)	(3.8)

Exchange Rate per Dollar Ps. 18.8332

Grupo Aeroportuario del Sureste, S.A.B. de C.V.
Consolidated Statement of Income from January 1 to June 30, 2025 and 2024

Thousands of Mexican Pesos

Item	6M 2024	6M 2025	% Chg	2Q 2024	2Q 2025	% Chg
Revenues						
Aeronautical Services	9,257,579	10,019,456	8.2	4,613,942	4,816,236	4.4
Non-Aeronautical Services	5,014,865	5,585,424	11.4	2,480,028	2,615,686	5.5
Construction Services	556,473	1,898,027	241.1	300,040	1,283,510	327.8
Total Revenues	14,828,917	17,502,907	18.0	7,394,010	8,715,432	17.9
Operating Expenses						
Cost of Services	2,594,848	2,975,756	14.7	1,364,589	1,518,257	11.3
Cost of Construction	556,473	1,898,027	241.1	300,040	1,283,510	327.8
General and Administrative Expenses	159,772	179,055	12.1	80,753	90,953	12.6
Technical Assistance	206,594	213,436	3.3	100,279	98,507	(1.8)
Concession Fee	1,278,416	1,487,100	16.3	638,476	699,285	9.5
Depreciation and Amortization	1,110,667	1,235,699	11.3	566,949	610,912	7.8
Total Operating Expenses	5,906,770	7,989,073	35.3	3,051,086	4,301,424	41.0
Other Revenues	-	-	-	-	-	-
Operating Income	8,922,147	9,513,834	6.6	4,342,924	4,414,008	1.6
Comprehensive Financing Cost	1,165,896	(1,098,075)	(194.2)	1,207,938	(1,102,882)	(191.3)
Income from Investment Results Accounted by the Equity Method	(4,506)	(1,400)	(68.9)	(1,825)	(390)	(78.6)
Income Before Income Taxes	10,083,537	8,414,359	(16.6)	5,549,037	3,310,736	(40.3)
Provision for Income Tax	2,679,316	2,424,386	(9.5)	1,502,975	1,015,788	(32.4)
Deferred Income Taxes	438,054	81,572	(81.4)	266,649	24,766	(90.7)
Net Income for the Year	6,966,167	5,908,401	(15.2)	3,779,413	2,270,182	(39.9)
Majority Net Income	6,755,658	5,660,598	(16.2)	3,673,567	2,144,814	(41.6)
Non- controlling Interests	210,509	247,803	17.7	105,846	125,368	18.4
Earning per Share	22.5189	18.8687	(16.2)	12.2452	7.1494	(41.6)
Earning per American Depositary Share (in U.S. Dollars)	11.9570	10.0188	(16.2)	6.5019	3.7962	(41.6)
Exchange Rate per Dollar Ps. 18.8332						

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

Consolidated Statement of Cash Flow for the Periods of January 1, to June 30, 2025 an 2024.

Thousands of Mexican Pesos

Item	6M 2024	6M 2025	% Chg	2Q 2024	2Q 2025	% Chg
Operating Activities						
Income Before Income Taxes	10,083,537	8,414,359	(16.6)	5,549,037	3,310,736	(40.3)
Depreciation and Amortization	1,110,667	1,235,699	11.3	566,949	610,912	7.8
Income from Investment Results Accounted by the Equity Method	4,506	1,400	(68.9)	1,825	390	(78.6)
Interest Income	(781,797)	(847,682)	8.4	(372,073)	(383,749)	3.1
Interest Payables	361,499	574,115	58.8	106,096	329,117	210.2
Foreign Exchange Gain (loss), Net Unearned	(628,963)	244,035	n/a	(812,000)	65,305	n/a
Sub-Total	10,149,449	9,621,926	(5.2)	5,039,834	3,932,711	(22.0)
Trade Receivables	(51,946)	883,799	n/a	353,997	878,761	148.2
Recoverable Taxes and other Current Assets	(409,284)	1,045,818	n/a	(316,969)	204,857	n/a
Income Tax Paid	(2,550,735)	(4,262,760)	67.1	(1,439,067)	(2,031,330)	41.2
Trade Accounts Payable	173,534	(1,292,253)	n/a	218,255	(323,359)	n/a
Net Cash Flow Provided by Operating Activities	7,311,018	5,996,530	(18.0)	3,856,050	2,661,640	(31.0)
Investing Activities						
Investment in Financial Instrument	517,813	1,537,688	197.0	498,013	1,512,020	203.6
Restricted Cash	(8,988)	(106,718)	1,087.3	(72,015)	(117,477)	63.1
Investments in Machinery, Furniture and Equipment, net	(819,364)	(2,035,750)	148.5	(636,780)	(1,390,393)	118.3
Interest Income	720,343	846,886	17.6	340,568	382,518	12.3
Net Cash Flow used by Investing Activities	409,804	242,106	(40.9)	129,786	386,668	197.9
Excess Cash to Use in Financing Activities	7,720,822	6,238,636	(19.2)	3,985,836	3,048,308	(23.5)
Bank Loans		9,500,000	n/a		9,500,000	n/a
Bank Loans Paid	(538,712)		n/a	(488,712)		n/a
Long Term Debt Paid	(97,926)	(133,573)	36.4			
Interest Paid	(459,519)	(509,048)	10.8	(93,896)	(134,852)	43.6
Dividends Paid	(6,277,800)	(15,000,000)	138.9	(6,277,800)	(15,000,000)	138.9
Net Cash Flow Used by Financing Activities	(7,373,957)	(6,142,621)	(16.7)	(6,860,408)	(5,634,852)	(17.9)
Net Increase in Cash and Cash Equivalents	346,865	96,015	(72.3)	(2,874,572)	(2,586,544)	(10.0)
Cash and Cash Equivalents at Beginning of Period	13,872,897	20,083,457	44.8	16,822,986	22,681,246	34.8
Exchange Gain on Cash and Cash Equivalents	777,233	(363,604)	n/a	1,048,581	(278,834)	n/a
Cash and Cash Equivalents at the End of Period	14,996,995	19,815,868	32.1	14,996,995	19,815,868	32.1