

ASUR ANNOUNCES 3Q26 RESULTS

Total passenger traffic decreased 1.2% YoY, reflecting decreases of 4.6% in Mexico and 3.2% in Puerto Rico, partially offset by increases of 5.2% in Colombia, and 1.4% in Brazil & Others

Results include one full month of operations from the acquisition of CPC Aeroportos which operates 20 airports across Brazil, Ecuador, Costa Rica and Curazao

Mexico City, October 22, 2026 - Grupo Aeroportuario del Sureste, S.A.B. de C.V. (NYSE: ASR; BMV: ASUR) (ASUR), a leading international airport group in the Americas, today announced its results for the three- and nine-month periods ended September 30, 2026.

3Q26 Highlights¹

- Total passenger traffic decreased 1.2% year-over-year ("YoY"):
 - Mexico:** decreased 4.6%, reflecting a decrease of 11.8% in international traffic, partially offset by an increase of 1.6% in domestic traffic.
 - Puerto Rico:** decreased 3.2%, reflecting decreases of 3.1% and 3.9% in domestic and international traffic, respectively.
 - Colombia:** increased 5.2%, reflecting increases of 6.5% in domestic traffic and 1.0% in international traffic.
 - Brazil & Others:** increased 1.4% YoY pro-forma for the acquisition completed on September 1, 2026, reflecting increases of 2.6% in Brazil and 1.7% in Ecuador, partially offset by decreases of 6.1% in Costa Rica, and 0.9% in Curazao.
- Revenues increased 18.9% YoY to Ps.10,420.5 million. Excluding construction services, revenues increased 12.6%.
- 3Q26 includes Ps.456.4 million in revenue from the U.S. commercial operations, acquired in December 2025, and Ps.676.4 million excluding construction from one full month of operations in Brazil & Others acquired on September 1, 2026, both with no comparable contribution in 3Q25.
- Commercial revenue per passenger increased 3.5% YoY to Ps.130.5.
- Consolidated EBITDA increased 1.7% YoY to Ps.4,719.3 million.
- Adjusted EBITDA Margin (excluding IFRIC 12) decreased to 60.3% from 66.7% in 3Q25.
- Cash and cash equivalents totaled Ps.20,091.8 million, with Net Debt-to-LTM EBITDA at 2.6x.

Table 1: Financial & Operational Highlights ¹

	Third Quarter		% Chg
	2025	2026	
Financial Highlights			
Total Revenue	8,765,450	10,420,538	18.9
Mexico	6,479,089	6,679,835	3.1
San Juan	1,325,782	1,270,911	(4.1)
Colombia	960,579	1,172,173	22.0
U.S.		456,421	0.0
Brazil & Others		841,198	0.0
Commercial Revenues per PAX	126.1	130.5	3.5
Mexico	144.2	129.1	(10.4)
San Juan	166.8	163.3	(2.1)
Colombia	59.1	65.2	10.3
Brazil & Others		67.4	n/a
EBITDA	4,639,368	4,719,290	1.7
Net Income	2,211,351	2,307,904	4.4
Majority Net Income	2,114,592	2,158,798	2.1
Earnings per Share (in pesos)	7.0486	7.1960	2.1
Earnings per ADS (in US\$)	3.9009	3.9825	2.1
Capex	1,872,758	2,716,593	45.1
Cash & Cash Equivalents	16,259,294	20,091,816	23.6
Net Debt	4,972,580	49,878,072	903.1
Net Debt/ LTM EBITDA	0.2	2.6	953.0
Operational Highlights			
Passenger Traffic			
Mexico	9,519,731	9,084,716	(4.6)
San Juan	3,354,150	3,247,661	(3.2)
Colombia	4,449,600	4,679,491	5.2
Brazil & Others	3,872,332	3,924,970	1.4

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, while Puerto Rico includes transit passengers and general aviation. Passengers in transit to Brazil, Costa Rica, Ecuador, and Curazao are excluded. 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.18.0692 (source: Diario Oficial de la Federación de México) while Colombian peso figures are calculated at an exchange rate of COP.182.3000 = Ps.1.00 (source: Investing), and Brazilian reais figures are calculated at an exchange rate of BRL 1 = Ps.3.4880 (source: Banco Central do Brasil). Definitions for EBITDA, Adjusted EBITDA Margin, and Majority Net Income can be found on page 23 of this report. Operating and financial data for Brazil & Others reflect performance for September 2026, following its September 1, 2026, acquisition, while September 2025 traffic figures are presented for comparison purposes only.

3Q26 Earnings Call

Day: Friday, October 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: **13763206**. Please dial in 10 minutes before the scheduled start time.

Replay: Friday, October 23, 2026, at 2:00 PM ET, ending at 11:59 PM ET on Friday, October 30, 2026. Replay Dial-in number: +1 844 512 2921 (U.S. Toll-Free); +1 412 317 6671 (International). Access Code: **13763206**

Recent Events

Internalization of the Technical Assistance and Technology Transfer Services and Extraordinary Dividends

On August 20, 2026, ASUR held a Shareholders' Meeting which approved the integration of the technical assistance and technology transfer services, via the merger of Inversiones y Técnicas Aeroportuarias, S.A.P.I. de C.V., ASUR's current strategic partner. Consequently, ASUR expects to issue and put into circulation approximately 7.2 million new net shares in its capital stock. By virtue of the merger, ASUR's shares in circulation would increase to approximately 307.3 million from 300.0 million.

Shareholders also approved the payment of two extraordinary cash dividends from the share buyback reserve of Ps.10.00 per share each, payable on November 30, 2026, and December 23, 2026, respectively, as well as amendments to the Company's bylaws to reflect the current regulatory framework and the proposed internalization.

ASUR Closes Acquisition of CPC Aeroportos

On September 1, 2026, after all conditions precedent to the agreement entered into on November 18, 2025, had been satisfied, ASUR and Motiva announced the completion of the acquisition of Motiva's entire equity interest in Companhia de Participações em Concessões ("CPC Aeroportos"), a Motiva subsidiary, for a purchase price of R\$5.1 billion (US\$992.2 million), following customary closing adjustments. The transaction adds 20 airports across four markets in Latin America and the Caribbean to ASUR's portfolio, including Brazil, Latin America's largest aviation market by passenger traffic.

Subsequent Events

Successful Placement by Cancun Airport of Senior Notes Rated Investment Grade

On October 8, 2026, ASUR announced the successful placement, through its subsidiary Aeropuerto de Cancún, S.A. de C.V., of US\$900 million Senior Notes bearing interest at 6.711% and maturing in 2031, and US\$900 million Senior Notes bearing interest at 7.491% and maturing in 2036. The notes were rated BBB by S&P Global Ratings and BBB+ by Fitch Ratings. ASUR used the net proceeds to repay or refinance in full the Ps.6,390 million and US\$1,230 million outstanding under the bridge facilities related to the acquisitions of ASUR US Airports and CPC Aeroportos, respectively, in addition to the Ps.675 million loan entered into Banco Santander, a partial prepayment of Ps.3,000 million on the Ps.9500.0 bank loan from BBVA Mexico, together with legal fees, interest and fees in connection with these financings.

Passenger Traffic

ASUR's total passenger traffic decreased 1.2% YoY to 20.9 million passengers in 3Q26.

Passenger traffic in Mexico decreased 4.6% YoY to 9.1 million passengers, reflecting a decrease of 11.8% in international traffic, partially offset by an increase of 1.6% in domestic traffic. In Puerto Rico, passenger traffic decreased 3.2% YoY to 3.2 million passengers, reflecting decreases of 3.1% and 3.9% in domestic and international traffic, respectively. In Colombia, passenger traffic increased 5.2% YoY to 4.7 million passengers, reflecting increases of 6.5% and 1.0% in domestic and international traffic, respectively.

During September 2026, total passenger traffic in Brazil increased 2.6% YoY, driven by a 2.9% increase in domestic traffic, partially offset by an 11.5% decrease in international traffic. Traffic in Ecuador increased 1.7%, with increases of 0.1% and 3.2% in domestic and international traffic, while traffic in Costa Rica decreased 6.1% YoY reflecting a 6.4% decrease in international traffic, partially offset by a 16.3% increase in domestic traffic. In Curazao, traffic decreased 0.9%, driven by a 1.6% decrease in international traffic, partially offset by an 8.9% increase in domestic passengers.

Detailed passenger traffic data by airport is provided in the tables on pages 25-27 of this report.

Table 2: Passenger Traffic Summary

	Third Quarter		% Chg	Nine - Month		% Var
	2025	2026		2025	2026	
Total México	9,519,731	9,084,716	(4.6)	30,481,397	29,534,119	(3.1)
- Cancun	6,714,404	6,125,059	(8.8)	22,196,857	20,882,658	(5.9)
- 8 Others Airports	2,805,327	2,959,657	5.5	8,284,540	8,651,461	4.4
Domestic Traffic	5,162,613	5,243,646	1.6	14,678,566	14,639,194	(0.3)
- Cancun	2,639,317	2,591,499	(1.8)	7,457,990	7,103,276	(4.8)
- 8 Others Airports	2,523,296	2,652,147	5.1	7,220,576	7,535,918	4.4
International traffic	4,357,118	3,841,070	(11.8)	15,802,831	14,894,925	(5.7)
- Cancun	4,075,087	3,533,560	(13.3)	14,738,867	13,779,382	(6.5)
- 8 Others Airports	282,031	307,510	9.0	1,063,964	1,115,543	4.8
Total San Juan, Puerto Rico	3,354,150	3,247,661	(3.2)	10,543,332	10,232,656	(2.9)
Domestic Traffic	2,869,504	2,781,717	(3.1)	9,220,652	8,932,700	(3.1)
International traffic	484,646	465,944	(3.9)	1,322,680	1,299,956	(1.7)
Total Colombia	4,449,600	4,679,491	5.2	12,635,396	13,459,376	6.5
Domestic Traffic	3,379,292	3,598,644	6.5	9,631,323	10,352,898	7.5
International traffic	1,070,308	1,080,847	1.0	3,004,073	3,106,478	3.4
Total Brazil & Others¹	3,872,332	3,924,970	1.4	3,872,332	3,924,970	1.4
Domestic Traffic	2,988,713	3,071,707	2.8	2,988,713	3,071,707	2.8
International traffic	883,619	853,263	(3.4)	883,619	853,263	(3.4)
Total Traffic	21,195,813	20,936,838	(1.2)	57,532,457	57,151,121	(0.7)
Domestic Traffic	14,400,122	14,695,714	2.1	36,519,254	36,996,499	1.3
International traffic	6,795,691	6,241,124	(8.2)	21,013,203	20,154,622	(4.1)

Note: Passenger figures for Mexico and Colombia exclude transit and general aviation passengers, while Puerto Rico includes transit passengers and general aviation. Passengers in transit to Brazil, Costa Rica, Ecuador, and Curazao are excluded.

¹ Passenger traffic for Brazil & Others reflects September 2026 only, following the September 1, 2026 acquisition; September 2025 figures are presented for comparison only.

Table 3: YoY Change in Passenger Traffic During 2026 & 2025

Region	Jan	Feb	Ma	Apr	May	Jun	Jul	Aug	Sep	Total
México	0.9%	1.6%	(2.4%)	(2.6%)	(4.2%)	(8.5%)	(4.0%)	(4.0%)	(6.1%)	(3.1%)
Domestic Traffic	(1.2%)	(1.0%)	(0.1%)	(1.9%)	1.3%	(4.7%)	3.6%	4.1%	(3.7%)	(0.3%)
International Traffic	2.5%	3.4%	(4.0%)	(3.3%)	(10.0%)	(12.1%)	(11.5%)	(13.6%)	(9.8%)	(5.7%)
Puerto Rico	(2.1%)	(2.1%)	(2.3%)	(2.2%)	(3.7%)	(4.6%)	(5.1%)	(5.1%)	3.1%	(2.9%)
Domestic Traffic	(2.6%)	(2.7%)	(2.7%)	(1.7%)	(4.4%)	(4.9%)	(5.1%)	(4.9%)	3.4%	(3.1%)
International Traffic	1.8%	3.1%	1.0%	(6.4%)	2.0%	(2.7%)	(5.0%)	(5.9%)	1.1%	(1.7%)
Colombia	15.0%	4.7%	12.5%	5.6%	6.6%	(1.0%)	5.8%	4.0%	5.7%	6.5%
Domestic Traffic	18.3%	4.6%	12.3%	5.9%	7.0%	(0.2%)	7.8%	5.8%	5.9%	7.5%
International Traffic	5.2%	5.2%	13.2%	4.7%	5.4%	(3.8%)	(0.1%)	(1.2%)	4.9%	3.4%
Brazil & Others									1.4%	1.4%
Domestic Traffic									2.8%	2.8%
International Traffic									(3.4%)	(3.4%)
Total	3.6%	1.6%	0.6%	(0.7%)	(1.6%)	(5.8%)	(2.0%)	(2.1%)	(0.0%)	(0.7%)
Domestic Traffic	4.1%	0.1%	2.4%	0.3%	1.3%	(3.4%)	2.3%	2.3%	1.8%	1.3%
International Traffic	2.9%	3.6%	(1.8%)	(2.4%)	(6.9%)	(10.0%)	(9.2%)	(10.7%)	(4.9%)	(4.1%)

¹ Passenger traffic for Brazil & Others reflects September 2026 only, following the September 1, 2026 acquisition; September 2025 figures are presented for comparison only.

Review of Consolidated Results

ASUR's consolidated 3Q26 and 9M26 results include the operations of ASUR US Airports, the Company's U.S. commercial operation, which was acquired in December 2025 and was not part of the consolidated results in 3Q25. Accordingly, YoY comparisons reflect the expanded scope of consolidation, primarily affecting non-aeronautical revenues, operating costs, and margins.

On September 1, 2026, ASUR closed the acquisition of CPC Aeroportos, adding to its portfolio 17 airports in Brazil, and one each in Costa Rica, Curazao, and Ecuador ("Brazil & Others"), and starting on that date ASUR began to fully consolidate its operations on a line by line basis. From the acquisition date through September 30, 2026, these operations contributed revenues of Ps.841.2 million and EBITDA of Ps.313.2 million.

Table 4: Summary of Consolidated Results

	Third Quarter		% Chg	Nine- Months		% Chg.
	2025	2026		2025	2026	
Total Revenues	8,765,450	10,420,538	18.9	26,268,357	28,798,465	9.6
Aeronautical Services	4,578,013	4,814,779	5.2	14,597,469	14,482,411	(0.8)
Non-Aeronautical Services	2,375,014	3,014,646	26.9	7,960,438	9,045,775	13.6
Total Revenues Excluding Construction Revenues	6,953,027	7,829,425	12.6	22,557,907	23,528,186	4.3
Construction Revenues	1,812,423	2,591,113	43.0	3,710,450	5,270,279	42.0
Total Operating Expenses w/out Construction	3,258,084	3,939,655	20.9	9,349,130	11,060,462	18.3
Total Operating Costs & Expenses	5,070,507	6,530,768	28.8	13,059,580	16,330,741	25.0
Other Revenues	-	-	0.0	-	-	0.0
Operating Profit	3,694,943	3,889,770	5.3	13,208,777	12,467,724	(5.6)
Operating Margin	42.2%	37.3%	-483 bps	50.3%	43.3%	-699 bps
Adjusted Operating Margin ¹	53.1%	49.7%	-346 bps	58.6%	53.0%	-556 bps
EBITDA	4,639,368	4,719,290	1.7	15,389,125	14,661,760	(4.7)
EBITDA Margin	52.9%	45.3%	-764 bps	58.6%	50.9%	-767 bps
Adjusted EBITDA Margin ²	66.7%	60.3%	-645 bps	68.2%	62.3%	-590 bps
Net Income	2,211,351	2,307,904	4.4	8,119,752	7,618,874	(6.2)
Net Majority Income	2,114,592	2,158,798	2.1	7,775,190	7,268,409	(6.5)
Earnings per Share	7.0486	7.1960	2.1	25.9173	24.2280	(6.5)
Earnings per ADS in US\$	3.9009	3.9825	2.1	14.3434	13.4085	(6.5)
Total Commercial Revenues per Passenger ³	126.1	130.5	3.5	136.5	145.2	6.3
Commercial Revenues	2,211,559	2,703,313	22.2	7,406,683	8,319,339	12.3
Commercial Revenues from Direct Operations per Passenger ⁴	21.9	17.6	(19.5)	23.7	21.9	(7.7)
Commercial Revenues Excl. Direct Operations per Passenger	104.2	112.8	8.3	112.9	123.3	9.3

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.

Consolidated Revenues

Consolidated Revenues increased 18.9%, or Ps.1,655.1 million, to Ps.10,420.5 million. This YoY increase driven by the following increases:

- 26.9%, or Ps.639.6 million, to Ps.3,014.6 million in **Non-aeronautical Services Revenue**. This was primarily driven by revenue contributions of Ps.1,347.0 million in Mexico, Ps.532.5 million in Puerto Rico, Ps.456.4 million from the U.S. commercial operations, reflecting its third full quarter of consolidation following its acquisition in December 2025. Brazil & Others contributed Ps.361.9 million following its acquisition on September 1, 2026 and Colombia Ps.316.9 million.
- 43.0%, or Ps.778.7 million, to Ps.2,591.1 million, in **Construction Services Revenues**, primarily reflecting higher construction activity in Mexico.
- 5.2%, or Ps.236.8 million, to Ps.4,814.8 million in **Aeronautical Services Revenues**. Mexico contributed Ps.3,171.8 million; Puerto Rico and Colombia contributed Ps.610.5 million and Ps.718.0 million, respectively; and Brazil & Others contributed Ps.314.5 million during its first month following the acquisition.

Revenues Excluding Construction Services, which are recognized in accordance with IFRS and offset by the corresponding construction costs, increased 12.6% to Ps.7,829.4 million. Mexico accounted for 57.7% of total revenues excluding construction services, while Puerto Rico, Colombia, the United States and one month of operations in Brazil & Others accounted for 14.6%, 13.2%, 5.8% and 8.6%, respectively.

Commercial Revenues increased 22.2% YoY to Ps.2,703.3 million, primarily reflecting the Ps.412.8 million contribution from the U.S., Ps.264.4 million from Brazil & Others resulting from the first month of operations since its acquisition, and a 16.4% increase in Colombia to Ps.316.8 million. These increases were partially offset by decreases of 14.6% in Mexico to Ps.1,178.9 million and 5.2% in Puerto Rico to Ps.530.4 million.

Consolidated Operating Costs and Expenses

Consolidated Operating Costs and Expenses, including Construction Costs, increased 28.8% YoY, or Ps.1,460.3 million, to Ps.6,530.8 million in 3Q26. Excluding Construction Costs, operating costs and expenses increased 20.9%, or Ps.681.6 million. By region:

- **Mexico:** increased 2.2%, or Ps.37.3 million, primarily reflecting higher salaries and wages, professional fees, security and cleaning services, depreciation and amortization, provisions for doubtful accounts, and maintenance expenses. These increases were partly offset by lower concession fees, electricity costs, technical assistance fees, cost of sales related to ASUR's directly operated commercial operations, insurance and surety bonds, and tax recoveries and adjustments.
- **Puerto Rico:** decreased 5.6%, or Ps.43.5 million, primarily due to lower concession fees, electricity costs, taxes and fees, maintenance and conservation, insurance and surety bonds, as well as foreign currency translation effects.
- **Colombia:** decreased 7.7%, or Ps.62.5 million, mainly due to the favorable impact of the change in the concession amortization method in 3Q25. This was partially offset by higher personnel costs, security and cleaning services, electricity costs, and maintenance and conservation.
- **United States:** operating costs and expenses totaled Ps.294.1 million, primarily comprised of lease expenses payable to airport authorities, personnel costs, professional fees, and insurance and surety bond costs. These were partially offset by favorable accounting effects related to lease agreements with U.S. airport authorities under IFRS 16.
- **Brazil & Others:** Operating costs totaled Ps.456.1 million, primarily comprising depreciation and amortization, concession fees, salaries and wages, electricity costs, security services, maintenance and conservation, cleaning services, professional fees, insurance and surety bond costs, taxes and fees, and materials and supplies.

Cost of Services increased 39.6%, or Ps.596.9 million, during the quarter, primarily due to higher personnel costs, security and cleaning services, professional fees, insurance and surety bond costs, lease payments to airport authorities, and provisions for doubtful accounts. These increases were partially offset by lower maintenance and electricity costs, as well as the favorable accounting impact of lease agreements with U.S. airport authorities under IFRS 16.

Construction Costs increased 43.0%, or Ps.778.7 million, reflecting increases of 32.4%, or Ps.529.1 million, in Mexico, a Ps.164.9 million contribution from Brazil & Others, together with an increase Ps.134.7 million in Colombia. This was partially offset by a 28.1%, or Ps.50.0 million, decrease in Puerto Rico.

Administrative Expenses increased 102.8%, or Ps.89.7 million, primarily reflecting a Ps.66.1 million contribution from Brazil & Others.

Technical Assistance Fees decreased 31.6%.

Consolidated **Concession Fees** increased 3.3%, primarily reflecting a Ps.35.7 million contribution from Brazil & Others.

Depreciation and Amortization increased 0.2%, or Ps.2.0 million. This was primarily due to a 12.2%, or Ps.37.8 million, increase in Mexico; a Ps.93.0 million contribution from Brazil & Others; and a 0.8%, or Ps.1.5 million, increase in Puerto Rico. These increases were partially offset by a 29.9%, or Ps.130.4 million, decrease in Colombia, due to the adjustment to the concession amortization method.

Consolidated Operating Profit and EBITDA

Consolidated Operating Profit increased 5.3% YoY to Ps.3,889.8 million in 3Q26 resulting in an Operating Margin of 37.3%, compared to Ps.3,694.9 million and an Operating Margin of 42.2% in 3Q25.

Adjusted Operating Margin, which excludes the effect of IFRIC 12 related to the construction or improvement of concession assets in Mexico, Puerto Rico, Colombia, and Brazil & Others, was 49.7% in 3Q26, compared to 53.1% in 3Q25. It is calculated using revenues excluding Construction Services. The YoY decrease was primarily affected by the change in the concession amortization method in Colombia introduced in 3Q25.

EBITDA increased 1.7%, or Ps.79.9 million, to Ps.4,719.3 million in 3Q26, compared to Ps.4,639.4 million in 3Q25. By country, EBITDA increased by Ps.313.2 million in Brazil & Others following their inclusion in the portfolio starting September 1, 2026. EBITDA also reflected the third full quarter of consolidation of the U.S. operations, which reported EBITDA of Ps.49.0 million for the period. Puerto Rico's EBITDA increased 7.1%, or Ps.40.1 million, to Ps.602.4 million, and Colombia's increased 1.6%, or Ps.9.0 million, to Ps.590.0 million. These increases were partially offset by a 9.5%, or Ps.331.4 million, decrease in Mexico's EBITDA to Ps.3,164.7 million. Consolidated EBITDA margin was 45.3% in 3Q26, compared to 52.9% in 3Q25.

Adjusted EBITDA Margin, which excludes the effect of IFRIC 12 related to the construction or improvement of concession assets in Mexico, Puerto Rico, and Colombia, was 60.3% in 3Q26, compared to 66.7% in 3Q25.

Comprehensive Financing Gain (Loss)

Table 5: Consolidated Comprehensive Financing Gain (Loss)

	Third Quarter		% Chg	Nine- Months		% Chg.
	2025	2026		2025	2026	
Interest Income	352,335	237,339	(32.6)	1,200,017	586,483	(51.1)
Interest Expense	(445,672)	(871,697)	95.6	(1,019,786)	(2,077,315)	103.7
Foreign Exchange Gain (Loss), Net	(378,750)	(803,509)	112.1	(1,750,393)	(1,023,895)	(41.5)
Realized Gain on FX Forward Contracts	-	719,181	0.0	-	719,181	0.0
Total	(472,087)	(718,686)	52.2	(1,570,162)	(1,795,546)	14.4

In 3Q26, ASUR reported a **Comprehensive Financing Loss** of Ps.718.7 million, compared to a loss of Ps.472.1 million in 3Q25.

This YoY variation was primarily driven by a 112.1% increase in foreign exchange losses to Ps.803.5 million, compared to a loss of Ps.378.7 million in 3Q25. In 3Q26 the Mexican peso depreciated 3.4% against the U.S. dollar at period end and appreciated 1.2% on average, applied to a lower U.S. dollar-denominated net asset position than in 3Q25. By comparison, in 3Q25 the peso appreciated 2.6% against the U.S. dollar at period end and 1.1% on average, applied to a U.S. dollar-denominated net asset position.

Interest expense increased 95.6%, or Ps.426.0 million, primarily due to two loans obtained in Mexico (Ps.6,390.0 million on December 5, 2025, and Ps.22,225.0 million on August 31, 2026). The increase also included Ps.114.4 million related to the measurement and subsequent accrual of lease liabilities associated with ASUR's U.S. operations agreements with U.S. airport authorities. Under IFRS 16, these arrangements are treated as lease liabilities rather than operating expenses, resulting in finance costs being recognized over time. A further Ps.144.5 million related to the addition of Brazil & Others.

In 3Q26, ASUR reported a Ps.719.2 million gain on three foreign exchange forward contracts entered into for hedging purposes. Interest income decreased 32.6%, or Ps.115.0 million, due to lower cash balances and yields.

Income Taxes

Income taxes decreased by Ps.102.1 million YoY, primarily due to the following variations:

- A Ps.104.1 million decrease in income tax expense, mainly due to a lower taxable base at Cancún Airport.
- A Ps.2.0 million increase in deferred income taxes, primarily in Mexico, partially offset by a decrease in Colombia resulting from the change in the amortization method of the concession.

Net Majority Income

In 3Q26, ASUR reported a 2.1% increase in **Net Majority Income** to Ps.2,158.8 million, compared to Ps.2,114.6 million in 3Q25. The YoY increase was driven primarily by lower current income tax expense in Mexico and Colombia, as well as a gain on forward contracts, partially offset by a higher foreign exchange loss in Mexico.

In 3Q26, ASUR reported earnings of Ps.7.1960 per common share and US\$3.9825 per ADS (each ADS represents ten Series B common shares). This compares with earnings per common share of Ps.7.0486 and US\$3.9009 per ADS in the same period of the prior year.

Net Income

Net Income for 3Q26 totaled Ps. 2,307.9 million, compared to Ps.2,211.3 million in 3Q25, representing a YoY increase of 4.4%, or Ps.96.5 million.

Consolidated Financial Position

As of September 30, 2026, airport concessions represented 68.3% of the Company's total assets, investment properties represented 8.4%, current assets represented 19.6%, and other assets represented 3.7%.

As of September 30, 2026, cash and cash equivalents totaled Ps.20,091.8 million, an 80.7% increase from Ps.11,116.3 million as of December 31, 2025. Cash was distributed as follows: Mexico, Ps.13,008.2 million; Brazil & Others, Ps.3,079.0 million; Colombia, Ps.2,478.2 million; the United States, Ps.614.6 million; and Puerto Rico, Ps.911.8 million.

At the close of 3Q26, shareholders' equity totaled Ps.51,775.5 million, representing 34.8% of total assets, while liabilities totaled Ps.97,151.2 million, representing 65.2% of total assets. Deferred liabilities represented 3.5% of total liabilities.

Total debt increased 154.6% to Ps.69,969.9 million at the end of 3Q26, from Ps.27,486.6 million as of December 31, 2025. The increase was primarily due to the addition of Ps.21,009.2 million in debt from Brazil & Others and a Ps.22,225.1 million unsecured bridge loan obtained in Mexico on August 14, 2026.

As of September 30, 2026, 26.5% of ASUR's debt was denominated in Mexican pesos, 46.4% in U.S. dollars, and 27.1% in Brazilian reais.

Net debt to LTM EBITDA stood at 2.6x at the end of 3Q26, compared to net debt to LTM EBITDA of 0.2x as of September 30, 2025. The interest coverage ratio was 5.2x as of September 30, 2026, compared to 12.8x as of September 30, 2025.

Table 6: Consolidated Debt Indicators

	September 30, 2025	December 31, 2025	September 30, 2026
Leverage			
Total Debt/ LTM EBITDA (Times) ¹	1.0	1.4	3.6
Total Net Debt/ LTM EBITDA (Times) ²	0.2	0.8	2.6
Interest Coverage Ratio ³	12.8	9.6	5.2
Total Debt	21,231,874	27,486,563	69,969,888
Short-term Debt	334,138	625,850	17,746,767
Long-term Debt	20,897,736	26,860,713	52,223,121
Cash & Cash Equivalents	16,259,294	11,116,335	20,091,816
Total Net Debt ⁴	4,972,580	16,370,228	49,878,072

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 less cash and cash equivalents.

Table 7: Consolidated Debt Profile (millions)*

	Aerostar US\$			Cancun Airport M 'Mxp \$				US\$
Original Amount	350 'M	200 'M	50 'M	BBVA 2,000	BBVA 9,500	Santander 2,650	JP, Morgan 6,390	JP, Morgan 1,230 M
Interest rate	5.75%	4.92%	6.75%	TIIE + 1.35 pp	TIIEF + 1.25 pp	TIIE + 1.50 pp	TIIEF + 0.75 pp	SOFR + 125 PP m
Principal Balance as of September 30, 2026	244.0	200.0	42.0	1,750.0	9,500.0	675.0	6,390.0	1,230.0
2026	-	-	-	-	-	-	-	-
2027	16.6	-	-	-	9,500.0	675.0	6,390.0	1,230.0
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	-	-	-	-	-

Table 7.1.A: Consolidated debt profile Brazil & Others (millions)*

CPC and Subsidiaries							
Notes payable (Debentures)							
	Central Block	South Block	South Block	South Block	South Block	South Block	South Block
Currency	BRL	BRL	BRL	BRL	BRL	BRL	BRL
Creditor	BNDES	BNDES	BNDES	BNDES	BNDES	BNDES	BNDES
Original amount	800	2,500	100	120	100	200	180
Interest rate	IPCA + 6,96%	IPCA + 6,99%	IPCA + 6,99%	IPCA + 6,99%	IPCA + 6,99%	IPCA + 6,99%	IPCA + 6,99%
Principal Balance as of September 30, 2026	799	2,500	100	120	100	200	180
2026	0.8	-	-	-	-	-	-
2027	4.0	2.5	0.1	0.1	0.1	0.2	0.2
2028	7.2	12.5	0.5	0.6	0.5	1.0	0.9
2029	10.0	30.0	1.2	1.4	1.2	2.4	2.2
2030	17.6	37.4	1.5	1.8	1.5	3.0	2.7
2031	24.0	49.8	2.0	2.4	2.0	4.0	3.6
2032	25.6	60.0	2.4	2.9	2.4	4.8	4.3
2033	28.8	75.1	3.0	3.6	3.0	6.0	5.4
2034	31.2	87.5	3.5	4.2	3.5	7.0	6.3
2035	32.8	100.1	4.0	4.8	4.0	8.0	7.2
2036	44.0	112.5	4.5	5.4	4.5	9.0	8.1
2037	48.0	119.8	4.8	5.8	4.8	9.6	8.6
2038	56.0	137.4	5.5	6.6	5.5	11.0	9.9
2039	58.0	150.1	6.0	7.2	6.0	12.0	10.8
2040	59.2	175.1	7.0	8.4	7.0	14.0	12.6
2041	65.4	175.0	7.0	8.4	7.0	14.0	12.6
2042	68.0	175.1	7.0	8.4	7.0	14.0	12.6
2043	67.2	200.0	8.0	9.6	8.0	16.0	14.4
2044	64.0	200.0	8.0	9.6	8.0	16.0	14.4
2045	32.0	200.0	8.0	9.6	8.0	16.0	14.4
2046	32.0	200.0	8.0	9.6	8.0	16.0	14.4
2047	23.3	200.2	8.0	9.6	8.0	16.0	14.4

*Expressed in the original currency of each loan.

Table 7.1.B: Consolidated debt profile Brazil & Others (millions)*

Currency Creditor Original amount	CPC and Subsidiaries								
	Loans								
	Belo Horizonte	Central Block	Central Block	Central Block	Central Block	South Block	South Block	Costa Rica	Curazao
	BRL BNDEN	BRL BNB	BRL BNB	BRL BNDEN	BRL BNDEN	BRL BNDEN	BRL BNDEN	USD BAC	USD MCB
	457	129	8	70	42	150	20	85	45
Interest rate	TJLP + 2,31%	IPCA + 2,80%	IPCA + 2,29%	IPCA + 8,05%	IPCA + 8,05%	IPCA + 8,25%	IPCA + 8,25%	SOFR + 3,03%	4.20%
Principal Balance as of September 30, 2026	384	128	8	69	41	150	20	85	27
2026	7.1	1.7	0.1	0.8	0.5	-	-	-	1.0
2027	29.8	6.8	0.4	3.3	2.0	1.5	0.2	-	4.3
2028	32.3	6.8	0.4	3.3	2.0	3.2	0.4	-	4.4
2029	35.0	6.8	0.4	3.3	2.0	3.2	0.5	21.3	4.6
2030	37.9	6.8	0.4	3.3	2.0	3.2	0.5	21.3	4.8
2031	41.1	6.8	0.4	3.3	2.0	3.2	0.5	21.3	5.0
2032	44.5	6.8	0.4	3.3	2.0	3.2	0.5	21.3	2.5
2033	48.2	6.8	0.4	3.3	2.0	3.2	0.5	-	-
2034	52.2	6.8	0.4	3.3	2.0	3.2	0.5	-	-
2035	56.5	6.8	0.4	3.3	2.0	3.2	0.5	-	-
2036	-	6.8	0.4	3.3	2.0	3.2	0.5	-	-
2037	-	6.8	0.4	3.3	2.0	3.2	0.5	-	-
2038	-	6.8	0.4	3.3	2.0	3.2	0.5	-	-
2039	-	6.8	0.4	3.3	2.0	3.2	0.5	-	-
2040	-	6.8	0.4	3.3	2.0	3.2	0.5	-	-
2041	-	6.8	0.4	3.3	2.0	3.2	0.5	-	-
2042	-	6.8	0.4	3.3	2.0	3.2	0.5	-	-
2043	-	6.8	0.4	3.3	2.0	3.2	0.5	-	-
2044	-	6.8	0.4	3.3	2.0	3.2	0.5	-	-
2045	-	4.0	0.3	3.3	2.0	3.2	0.5	-	-
2046	-	-	-	3.3	2.0	3.2	0.5	-	-
2047	-	-	-	2.7	1.6	87.0	11.3	-	-

Strong Liquidity Position and Healthy Debt Maturity Profile

ASUR closed 3Q26 with a solid financial position, reporting Cash and Cash Equivalents of Ps.20,091.8 million and Total interest-bearing debt of Ps.69,969.9 million.

The following tables show the liquidity position and debt profile for each of ASUR's regions of operations:

Table 8: Liquidity Position as of September 30, 2026

Figures in thousands of Mexican pesos

Region of Operation	Cash & Equivalents	Total Debt	Short-term Debt	Long-term Debt	Principal payments (Oct – Dec 2026)
Mexico	13,008,209	40,437,296	16,773,595	23,663,701	32,290,116
Puerto Rico	911,780	8,523,412	313,448	8,209,964	0
Colombia	2,478,189	0	0	0	0
United States	614,629	0	0	0	0
Brazil & Others	3,079,009	21,009,180	659,724	20,349,456	533,809
Total	20,091,816	69,969,888	17,746,767	52,223,121	32,823,925

Table 9: Debt Maturity Profile as of September 30, 2026

Figures in thousands of Mexican pesos

Region of Operation	2026	2027	2028	2029/2035
Mexico	0	37,439,576	0	1,750,000
Puerto Rico	0	300,270	293,285	8,046,305
Brasil & Others	533,809	152,352	215,487	18,289,959
Total	533,809	37,892,198	508,772	28,086,264

¹ Figures in pesos converted at the exchange rate at the close of the quarter of Ps.18.0692=US\$1.00² Figures in pesos converted at the exchange rate at the close of the quarter of COP.182.3000=Ps.1.00² Figures in pesos converted at the exchange rate at the close of the quarter of Ps.3.4880 = BRL1.0

Note: figures only reflect principal payments.

On October 8, 2026, the Company prepaid the following loans in full, without any penalty—with the exception of a partial prepayment made to BBVA México: a) The senior credit facility with JPMorgan Chase Bank, N.A., entered into on December 5, 2025, for \$6,390.0, bearing an annual interest rate equivalent to the 28-day TIEEF rate plus an applicable margin of 0.75 percentage points, with a maturity date of June 21, 2027; b) The unsecured bridge loan, for which JPMorgan Chase Bank, N.A. served as administrative agent, totaling US\$1,230 million, with a maturity date of November 5, 2027, bearing interest at the Secured Overnight Financing Rate (SOFR) plus an applicable margin; c) The bank loan entered into on September 26, 2025, with Banco Santander for \$675.0, maturing on September 26, 2027, subject to a one-day TIEEF rate (calculated on a backward-looking basis with a 5-day lookback period) plus 1.50 percentage points; and d) A partial prepayment of \$3,000.0 on a \$9,500.0 bank loan from BBVA México—intended for general corporate purposes and maturing on May 21, 2027—which is repayable in a single installment at maturity and bears interest at the 28-day TIEEF rate plus 1.25 percentage points.

The following table shows the debt coverage under ASUR's debt agreements for each of its regions and operations:

Table 10: Debt Ratios at September 30, 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	14,711,323	1,604,768	9.2	3.0
Puerto Rico ²	1,521,055	759,171	2.0	1.1
Brazil & Other	3,774,728	1,483,233	2.5	1.3
Total	20,007,106	3,847,172	5.2	

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.1.5 billion and LTM Debt Service was Ps.759.1 million.³ Under the applicable debt agreement, the debt ratio is calculated as follows:

- Southern Block —under the BNDES agreement: Adjusted EBITDA = profit before tax ± financial result ± share of results of associates + depreciation and amortization + impairment ± gain or loss on the sale of fixed assets, as reported in the financial statements; divided by debt service (interest and principal paid, based on the monthly TRM/SAP position).
- BH Airport and Central Block: (LTM EBITDA – current income tax (IR and CSLL) – fixed concession fee) ÷ debt service.

Accounts Receivables

Accounts receivable increased 103.6% YoY in 3Q26, primarily reflecting the consolidation of the acquired Brazil & Others operations, which added Ps.756.4 million in receivables, together with increases in Mexico and Puerto Rico.

Table 11: Accounts Receivable at September 30, 2026

Figures in thousands of Mexican Pesos

Region	3Q25	3Q26	% Chg.
Mexico	1,240,013	1,972,663	59.1
Puerto Rico	179,417	264,994	47.7
Colombia	85,150	105,999	24.5
United States		(36,898)	-
Brazil & Other		756,418	-
Total	1,504,580	3,063,176	103.6

Note: Net of allowance for bad debts.

Capex

In 3Q26, ASUR made investments totaling Ps.2,716.6 million. Of this amount, Ps.2,241.5 million was allocated to modernizing its Mexican airports under its development plan; Ps.140.2 million to Puerto Rico; Ps.138.5 million to Colombia; Ps.18.0 million to the United States; and Ps.178.4 million to Brazil & Others. This compares with investments of Ps.1,872.7 million in 3Q25, of which Ps.1,681.8 million was allocated to the Mexican airports, Ps.187.9 million to Puerto Rico, and Ps.3.0 million to Colombia.

For the first nine months of 2026, ASUR made investments totaling Ps.5,211.2 million. Of this amount, Ps.4,414.6 million was allocated to modernizing its Mexican airports under its development plan; Ps.393.2 million to Puerto Rico; Ps.202.9 million to Colombia; Ps.22.1 million to the United States; and Ps.178.4 million to Brazil & Others. This compares with investments totaling Ps.3,908.5 million in the first nine months of 2025, of which Ps.3,461.1 million was allocated to the Mexican airports, Ps.437.5 million to Puerto Rico, and Ps.9.9 million to Colombia.

Review of Mexico Operations

Table 12: Mexico Revenues & Commercial Revenues Per Passenger

	Third Quarter		% Chg	Nine- Months		% Chg.
	2025	2026		2025	2026	
Total Passenger	9,573	9,133	(4.6)	30,634	29,684	(3.1)
Total Revenues	6,479,089	6,679,835	3.1	19,405,994	19,802,384	2.0
Aeronautical Services	3,306,284	3,171,810	(4.1)	10,727,876	10,426,261	(2.8)
Non-Aeronautical Services	1,540,904	1,346,979	(12.6)	5,384,649	4,832,687	(10.3)
Construction Revenues	1,631,901	2,161,046	32.4	3,293,469	4,543,436	38.0
Total Revenues Excluding Construction Revenues	4,847,188	4,518,789	(6.8)	16,112,525	15,258,948	(5.3)
Total Commercial Revenues	1,379,975	1,178,948	(14.6)	4,838,811	4,300,329	(11.1)
Commercial Revenues from Direct Operations	298,000	280,350	(5.9)	1,010,407	990,679	(2.0)
Commercial Revenues Excluding Direct Operations	1,081,975	898,598	(16.9)	3,828,404	3,309,650	(13.6)
Total Commercial Revenues per Passenger	144.2	129.1	(10.5)	158.0	144.9	(8.3)
Commercial Revenues from Direct Operations per Passenger ¹	31.1	30.7	(1.4)	33.0	33.4	1.2
Commercial Revenues Excl. Direct Operations per Passenger	113.0	98.4	(12.9)	125.0	111.5	(10.8)

For the purposes of this table, approximately 52.9 and 48.1 thousand transit and general aviation passengers are included in 3Q25 and 3Q26 respectively, while 152.8 and 149.6 thousand transit and general aviation passengers are included in 9M25 and 9M26.

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

Mexico Revenues

Mexico Revenues for 3Q26 increased 3.1% YoY to Ps.6,679.8 million. **Excluding Construction Services**, Revenue decreased 6.8% YoY, reflecting a 12.6% decrease in non-aeronautical services, primarily due to a 4.6% decrease in passenger traffic in 3Q26. Aeronautical services decreased 4.1% during the period.

Commercial Revenue in 3Q26 decreased 14.6% YoY, principally reflecting the decrease in passenger traffic. **Commercial Revenue per Passenger** decreased to Ps.129.1 in 3Q26 from Ps.144.2 in 3Q25.

ASUR classifies Commercial Revenues as revenues derived from the following activities: duty-free retail, car rentals, retail operations, banking and currency exchange services, advertising, telecommunications services, ground transportation, food and beverage operations, parking facilities, and other commercial activities.

As shown in Table 14, ASUR opened one new commercial space at Cancun Airport over the past 12. Additional details on this opening are provided on page 28 of this report.

Table 13: Mexico Commercial Revenue Performance

Business Line	YoY Chg	
	3Q26	9M26
Duty Free	(16.4%)	(13.9%)
Advertising	(52.6%)	(15.4%)
Other Revenues	(40.9%)	(27.6%)
Car rental	(17.6%)	(21.4%)
Retail	(9.8%)	(5.3%)
Food and Beverage	(9.5%)	(7.1%)
Ground Transportation	1.1%	1.3%
Banks and foreign exchange	3.7%	(26.4%)
Car parking	4.3%	5.2%
Teleservices	10.7%	14.2%
Total Commercial Revenues	(14.6%)	(11.1%)

Table 14: Mexico Summary Retail and Other Commercial Space Opened since September 30,2025

Type of Commercial Space ¹	# Of Spaces Opened
Cancún	
Other Revenues	1
8 Other Airports	
Banks and foreign exchange	
Car rental	
Total Commercial Spaces	1

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

Mexico Operating Costs and Expenses

Table 15: Mexico Operating Costs & Expenses

	Third Quarter		% Chg	Nine- Months		% Chg.
	2025	2026		2025	2026	
Cost of Services	783,956	815,600	4.0	2,325,187	2,510,652	8.0
Administrative	87,273	109,370	25.3	266,328	315,395	18.4
Technical Assistance	89,198	61,003	(31.6)	302,634	259,607	(14.2)
Concession Fees	394,190	368,125	(6.6)	1,401,905	1,274,825	(9.1)
Depreciation and Amortization	310,695	348,552	12.2	937,900	1,015,096	8.2
Operating Costs and Expenses Excluding Construction Costs	1,665,312	1,702,650	2.2	5,233,954	5,375,575	2.7
Construction Costs	1,631,901	2,161,046	32.4	3,293,469	4,543,436	38.0
Total Operating Costs & Expenses	3,297,213	3,863,696	17.2	8,527,423	9,919,011	16.3

Operating Costs and Expenses increased 17.2%, or Ps.566.5 million. Excluding Construction Costs, they increased 2.2%, or Ps.37.3 million, primarily reflecting lower concession fees, electricity costs, technical assistance fees, cost of sales from direct commercial operations, insurance and surety bonds, tax recoveries, and adjustments. These decreases were partially offset by higher salaries and wages, professional fees, security and cleaning services, depreciation and amortization, and maintenance expenses.

Cost of Services increased 4.0%, primarily due to higher salaries and wages, professional fees, security and cleaning services, and maintenance and conservation. These increases were partially offset by lower electricity costs, cost of sales from direct commercial operations, insurance and surety bonds, tax recoveries, and adjustments.

Administrative Expenses increased 25.3%, primarily due to higher personnel costs.

Technical Assistance Fees paid to ITA decreased 31.6%.

Concession Fees, which include fees paid to the Mexican government, decreased 6.6%, primarily due to a lower tariff calculation base.

Depreciation and Amortization increased 12.2% YoY, primarily reflecting the recognition of capital investments completed to-date.

Mexico Consolidated Comprehensive Financing Gain (Loss)

Table 16: Mexico Comprehensive Financing Gain (Loss)

	Third Quarter		% Chg	Nine- Months		% Chg.
	2025	2026		2025	2026	
Interest Income	306,103	131,554	(57.0)	985,591	362,548	(63.2)
Interest Expense	(299,819)	(494,055)	64.8	(548,156)	(1,286,086)	134.6
Foreign Exchange Gain (Loss), Net	(378,641)	(812,935)	114.7	(1,750,184)	(1,034,720)	(40.9)
Realized gain on foreign exchange forward contracts	-	719,181		-	719,181	-
Total	(372,357)	(456,255)	-	(1,312,749)	(1,239,077)	(5.6)

During 3Q26, ASUR's operations in Mexico reported a **Comprehensive Financing Loss** of Ps.456.2 million, compared to a loss of Ps.372.3 million in 3Q25.

The increase was mainly driven by a higher foreign exchange loss, which totaled Ps.812.9 million in 3Q26, compared to Ps.378.6 million in 3Q25. The 3Q26 foreign exchange loss primarily reflected the 3.4% depreciation of the Mexican peso against the U.S. dollar based on the closing exchange rate, and 1.2% average appreciation together with a lower U.S. dollar-denominated net monetary asset position compared to 3Q25. This compares with quarter-end and average appreciations of 2.6% and 1.1%, respectively, in 3Q25.

Interest expense increased 64.8%, or Ps.194.2 million, primarily reflecting the Ps.6,390.0 million loan entered into on December 5, 2025, and the US\$1,230 million syndicated loan entered into on August 31, 2026. Interest income decreased 57.0%, or Ps.174.5 million, primarily due to lower invested cash balances.

ASUR entered into three foreign exchange forward contracts to hedge currency exposure in January and June 2026, generating a gain of US\$42.0 million.

Mexico Operating Profit (Loss) and EBITDA

Table 17: Mexico Profit & EBITDA

	Third Quarter		% Chg	Nine- Months		% Chg.
	2025	2026		2025	2026	
Total Revenue	6,479,089	6,679,835	3.1	19,405,994	19,802,384	2.0
Total Revenues Excluding Construction Revenues	4,847,188	4,518,789	(6.8)	16,112,525	15,258,948	(5.3)
Operating Profit	3,181,876	2,816,139	(11.5)	10,878,571	9,883,373	(9.1)
Operating Margin	49.1%	42.2%	(695 bps)	56.1%	49.9%	(615 bps)
Adjusted Operating Margin ¹	65.6%	62.3%	(332 bps)	67.5%	64.8%	(275 bps)
Net Profit ²	1,986,977	1,625,897	(18.2)	6,677,903	6,003,477	(10.1)
EBITDA	3,496,103	3,164,691	(9.5)	11,820,226	10,900,220	(7.8)
EBITDA Margin	54.0%	47.4%	(658 bps)	60.9%	55.0%	(587 bps)
Adjusted EBITDA Margin ³	72.1%	70.0%	(209 bps)	73.4%	71.4%	(193 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.197.1 million and Ps.166.5 million from ASUR's participation in Aerostar in 3Q26 and 3Q25, respectively, and of Ps.274.9 million and Ps.328.8 million for Airplan in 3Q26 and 3Q25, 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.2,816.1 million in 3Q26, resulting in an **Operating Margin** of 42.2%, compared to Operating Income of Ps.3,181.9 million and an Operating Margin of 49.1% in 3Q25.

Adjusted Operating Margin, which excludes the impact of IFRIC 12 related to the construction or enhancement of concession assets and is calculated using revenues excluding Construction Services, was 62.3% in 3Q26, compared to 65.6% in 3Q25.

EBITDA decreased 9.5%, or Ps.331.4 million, to Ps.3,164.7 million in 3Q26, compared to Ps.3,496.1 million in 3Q25, mainly reflecting lower passenger traffic and the appreciation of the Mexican peso against the U.S. dollar. EBITDA Margin decreased to 47.4% from 54.0%.

Adjusted EBITDA Margin, which excludes the impact of IFRIC 12 related to the construction or enhancement of concession assets, decreased to 70.0% in 3Q26 from 72.1% in 3Q25.

Mexico Tariff Regulation

The Mexican Ministry of Communications, Infrastructure 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.10,720.6 million as of September 30, 2026. The weighted implicit tariff was Ps.351.7 (in December 2025 pesos) per traffic unit, representing approximately 70.3% 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 Communications, Infrastructure, and Transportation.

Mexico Capital Expenditures

Capital expenditures in Mexico totaled Ps.2,241.5 million in 3Q26, compared to Ps.1,681.8 million in 3Q25. These investments were primarily allocated to the modernization of ASUR's Mexican airports under its Master Development Program. For the nine months of 2026, capital expenditures totaled Ps.4,414.6 million, compared to Ps.3,461.1 million in the same period of 2025.

Review of Puerto Rico Operations

The following analysis compares the standalone results of ASUR's Puerto Rico operations for the three- and nine-month periods ended September 30, 2026 and 2025.

As of September 30, 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.4,352.7 million; (ii) goodwill of Ps.863.2 million (net of an impairment loss of Ps.4,719.1 million); (iii) deferred income tax liability of Ps.435.3 million; and (iv) a minority interest of Ps.4,758.7 million in shareholders' equity.

Puerto Rico Revenues

Table 18: Puerto Rico Revenues & Commercial Revenues Per Passenger

In thousands of Mexican pesos

	Third Quarter			% Chg	Nine- Months			% Chg.
	2025	2026			2025	2026		
Total Passenger	3,354	3,248		(3.2)	10,543	10,233		(2.9)
Total Revenues	1,325,782	1,270,911		(4.1)	4,002,320	3,750,162		(6.3)
Aeronautical Services	585,911	610,498		4.2	1,807,580	1,698,194		(6.1)
Non-Aeronautical Services	561,956	532,474		(5.2)	1,787,260	1,691,510		(5.4)
Construction Revenues	177,915	127,939		(28.1)	407,480	360,458		(11.5)
Total Revenues Excluding Construction Revenues	1,147,867	1,142,972		(0.4)	3,594,840	3,389,704		(5.7)
Total Commercial Revenues	559,564	530,352		(5.2)	1,779,709	1,685,316		(5.3)
Commercial Revenues from Direct Operations	208,929	198,311		(5.1)	657,689	618,705		(5.9)
Commercial Revenues Excluding Direct Operations	350,635	332,041		(5.3)	1,122,020	1,066,611		(4.9)
Total Commercial Revenues per Passenger	166.8	163.3		(2.1)	168.8	164.7		(2.4)
Commercial Revenues from Direct Operations per Passenger ¹	62.3	61.1		(2.0)	62.4	60.5		(3.1)
Commercial Revenues Excl. Direct Operations per Passenger	104.5	102.2		(2.2)	106.4	104.2		(2.0)

Figures in Mexican pesos at the average exchange rate of Ps.17.2614 = US\$.1.00 for 3Q26 and Ps.17.4065 =US\$.1.00 for 9M26.

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

Total Puerto Rico Revenues for 3Q26 decreased 4.1% YoY to Ps.1,270.9 million, primarily reflecting the appreciation of the Mexican peso together with a 3.2% decrease in passenger traffic.

Revenues Excluding Construction Services remained relatively flat (-0.4%) YoY, as a 5.2% decrease in non-aeronautical revenues was largely offset by a 4.2% increase in aeronautical services.

Commercial Revenue per Passenger declined to Ps.163.3 in 3Q26 from Ps.166.8 in 3Q25.

Seven new commercial spaces were opened over the past 12 months through 3Q26, as shown on table 20. Additional details on these openings are provided on page 28 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	
	3Q26	9M26
Others revenues	6.4%	24.9%
Advertising	(24.7%)	15.1%
Food and beverage	(10.2%)	(6.5%)
Ground Transportation	(11.1%)	0.5%
Duty Free	(11.6%)	(1.2%)
Retail	(11.3%)	(5.8%)
Car parking	4.6%	(7.0%)
Car rentals	(2.1%)	(7.6%)
Banks and foreign exchange	(9.1%)	(13.6%)
Total Commercial Revenues	(5.2%)	(5.3%)

Table 20: Puerto Rico Summary Retail and Other Commercial Space Opened since September 30, 2025

Type of Commercial Space ¹	# of Spaces Opened
Duty Free	1
Retail	4
Food and beverage	2
Total Commercial Spaces	7

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

Puerto Rico Costs & Expenses

Table 21: Puerto Rico Operating Costs & Expenses

In thousands of Mexican pesos

	Third Quarter		% Chg	Nine- Months		% Chg.
	2025	2026		2025	2026	
Cost of Services	530,002	487,602	(8.0)	1,550,970	1,475,446	(4.9)
Concession Fees	55,544	52,947	(4.7)	174,205	163,533	(6.1)
Depreciation and Amortization	193,516	195,043	0.8	586,933	581,656	(0.9)
Operating Costs and Expenses Excluding Construction Costs	779,062	735,592	(5.6)	2,312,108	2,220,635	(4.0)
Construction Costs	177,915	127,939	(28.1)	407,480	360,458	(11.5)
Total Operating Costs & Expenses	956,977	863,531	(9.8)	2,719,588	2,581,093	(5.1)

Figures in Mexican pesos at the average exchange rate of Ps.17.2614 = US\$.1.00 for 3Q26 and Ps.17.4065 =US\$.1.00 for 9M26.

Total Operating Costs and Expenses in Puerto Rico decreased 9.8% YoY to Ps.863.5 million in 3Q26. Construction Costs decreased 28.1%, from Ps.177.9 million in 3Q25 to Ps.127.9 million in 3Q26.

Excluding Construction Costs, operating costs and expenses decreased 5.6%, or Ps.43.4 million.

Cost of Services decreased 8.0%, or Ps.42.4 million, mainly reflecting decreases in electric energy, taxes and duties, maintenance and conservation, insurance and surety bonds, in addition to the FX conversion impact.

Concession Fees decreased 4.7%, or Ps.2.6 million, compared to 3Q25, primarily reflecting lower revenues.

Depreciation and Amortization increased 0.8%, or Ps.1.5 million, reflecting capital investments.

Puerto Rico Comprehensive Financing Gain (Loss)

Table 22: Puerto Rico Comprehensive Financing Gain (Loss)

In thousands of Mexican pesos

	Third Quarter		% Chg	Nine- Months		% Chg.
	2025	2026		2025	2026	
Interest Income	24,030	16,118	(32.9)	66,707	42,333	(36.5)
Interest Expense	(133,979)	(118,318)	(11.7)	(421,905)	(358,186)	(15.1)
Total	(109,949)	(102,200)	(7.0)	(355,198)	(315,853)	(11.1)

Figures in Mexican pesos at the average exchange rate of Ps.17.2614 = US\$.1.00 for 3Q26 and Ps.17.4065 =US\$.1.00 for 9M26.

During 3Q26, Puerto Rico reported a comprehensive financing loss of Ps.102.2 million, compared to a loss of Ps.109.9 million in 3Q25, mainly reflecting the payments made in 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 September 30, 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 September 30, 2026, no amounts had been drawn under this facility.

On March 22, 2026, 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

	Third Quarter		% Chg	Nine- Months		% Chg.
	2025	2026		2025	2026	
Total Revenue	1,325,782	1,270,911	(4.1)	4,002,320	3,750,162	(6.3)
Total Revenues Excluding Construction Revenues	1,147,867	1,142,972	(0.4)	3,594,840	3,389,704	(5.7)
Other Revenues	-	-	-	-	-	-
Operating Profit	368,805	407,380	10.5	1,282,732	1,169,069	(8.9)
Operating Margin	27.8%	32.1%	424 bps	32.0%	31.2%	-88 bps
Adjusted Operating Margin ¹	32.1%	35.6%	351 bps	35.7%	34.5%	-119 bps
Net Income	241,898	288,956	19.5	861,405	795,763	(7.6)
EBITDA	562,321	602,423	7.1	1,869,665	1,750,725	(6.4)
EBITDA Margin	42.4%	47.4%	499 bps	46.7%	46.7%	-3 bps
Adjusted EBITDA Margin ²	49.0%	52.7%	372 bps	52.0%	51.6%	-36 bps

Figures in Mexican pesos at the average exchange rate of Ps.17.2614 = US\$.1.00 for 3Q26 and Ps.17.4065 =US\$.1.00 for 9M26.

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 increased 10.5% to Ps.407.4 million in 3Q26, from Ps.368.8 million in 3Q25, with Operating Margin increasing to 32.1% from 27.8% in 3Q25.

EBITDA increased 7.1% to Ps.602.4 million in 3Q26, from Ps.562.3 million in 3Q25. The EBITDA Margin increased to 47.4% from 42.4% in 3Q25. The increase was primarily due to a decrease in cost of services.

Adjusted EBITDA Margin, which excludes the impact of IFRIC 12 related to the construction or enhancement of concession assets, increased to 52.7% in 3Q26 from 49.0% in 3Q25.

Puerto Rico Capital Expenditures

Capital expenditures totaled Ps.140.2 million in 3Q26, compared to Ps.187.9 million in 3Q25. For the nine-months of 2026, capital expenditures totaled Ps.393.2 million, compared to Ps.437.6 million in the same period of 2025.

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-and nine-month periods ended September 30, 2026, and 2025.

As of September 30, 2026, ASUR's valuation of its investment in 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.217.7 million, ii) goodwill of Ps.1,417.5 million, and iii) deferred income tax payable of Ps.76.2 million.

Table 24: Colombia Revenues & Commercial Revenues Per Passenger

In thousands of Mexican pesos

	Third Quarter		% Chg	Nine- Months		% Chg.
	2025	2026		2025	2026	
Total Passenger	4,606	4,860	5.5	13,073	13,918	6.5
Total Revenues	960,579	1,172,173	22.0	2,860,043	3,125,890	9.3
Aeronautical Services	685,818	717,969	4.7	2,062,013	2,043,454	(0.9)
Non-Aeronautical Services	272,154	316,912	16.4	788,529	880,887	11.7
Construction Revenues ¹	2,607	137,292	5,166.3	9,501	201,549	2,021.3
Total Revenues Excluding Construction Revenues	957,972	1,034,881	8.0	2,850,542	2,924,341	2.6
Total Commercial Revenues	272,020	316,762	16.4	788,163	880,447	11.7
Total Commercial Revenues per Passenger	59.1	65.2	10.3	60.3	63.3	4.9

Figures in pesos at an average exchange rate of COP.184.8508 = Ps.1.00 for 3Q26 and COP.200.8433=Ps.1.00 for 9M26.

For the purposes of this table, approximately 156.2 and 180.0 thousand transit and general aviation passengers are included in 3Q25 and 3Q26, and 437.6 and 458.2 thousand transit and general aviation passengers are included in 9M25 and 9M26.

Colombia Revenues

Total Revenues for Colombia in 3Q26 increased 22.0% YoY to Ps.1,172.2 million. Excluding construction services revenue, total revenues increased 8.0% YoY, principally reflecting stronger growth in domestic passenger traffic.

Commercial Revenue per Passenger increased to Ps.65.2 in 3Q26, from Ps.59.1 in 3Q25.

As shown in Table 26, ASUR opened 31 new commercial spaces across its Colombian airports over the past 12 months, including 12 at Olaya Herrera, 10 at Rionegro, 5 at Monteria, 2 at Quibdó and one each at Corozal and Carepa. Additional information is available on page 28 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	
	3Q26	9M26
Car rental	35.1%	20.9%
Advertising	8.1%	12.6%
Food and beverage	19.4%	16.6%
Others revenues	23.2%	15.7%
Car parking	25.5%	16.8%
Teleservices	(44.4%)	(56.3%)
Retail	7.5%	6.0%
Banks and foreign exchange	(1.3%)	1.3%
Duty free	(4.9%)	(3.5%)
Ground Transportation	(22.4%)	(26.0%)
Total Commercial Revenues	16.4%	11.7%

Table 26: Colombia Summary Retail and Other Commercial Space Opened Since September 30, 2025

Type of Commercial Space ¹	# of Spaces Opened
Others revenues	24
Retail	4
Car rental	3
Total Commercial Spaces	31

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

Colombia Costs & Expenses

Table 27: Colombia Costs & Expenses

In thousands of Mexican pesos

	Third Quarter		% Chg	Nine- Months		% Chg.
	2025	2026		2025	2026	
Cost of Services	194,290	248,041	27.7	607,847	686,102	12.9
Concession Fees	182,737	196,852	7.7	543,461	557,701	2.6
Depreciation and Amortization	436,683	306,297	(29.9)	651,760	854,141	31.1
Operating Costs and Expenses Excluding Construction Costs	813,710	751,190	(7.7)	1,803,068	2,097,944	16.4
Construction Costs	2,607	137,292	5,166.3	9,501	201,549	2,021.3
Total Operating Costs & Expenses	816,317	888,482	8.8	1,812,569	2,299,493	26.9

Figures in pesos at an average exchange rate of COP.184.8508 = Ps.1.00 for 3Q26 and COP.200.8433=Ps.1.00 for 9M26.

Total Operating Costs and Expenses for the Colombian airport operations increased 8.8% YoY in 3Q26 to Ps.888.5 million. Excluding construction costs, operating costs and expenses decreased 7.7% to Ps.751.2 million, primarily reflecting the favorable impact following the adjustment to the concession amortization method introduced in 3Q25. This was partly offset by higher personnel, cleaning, electricity costs and maintenance and conservation.

Cost of Services increased 27.7%, or Ps.53.7 million, primarily due to higher personnel, security and surveillance, cleaning, electricity and maintenance costs.

Construction Costs increased 5 Ps.134.7 to 137.3 million in 3Q26 from Ps.2.6 million in 3Q25.

Concession Fees paid to the Colombian government increased 7.7%, primarily reflecting higher regulated and non-regulated revenues compared to the same period of the prior year.

Depreciation and Amortization decreased 29.9%, primarily due to a Ps.130.4 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

	Third Quarter		% Chg	Nine- Months		% Chg.
	2025	2026		2025	2026	
Interest Income	22,202	55,091	148.1	147,719	143,511	(2.8)
Interest Expense	(11,874)	(110)	(99.1)	(49,725)	64,406	n/a
Foreign Exchange Gain (Loss), Net	(109)	2,262	n/a	(209)	3,661	n/a
Total	10,219	57,243	460.2	97,785	211,578	116.4

Figures in pesos at an average exchange rate of COP.184.8508 = Ps.1.00 for 3Q26 and COP.200.8433=Ps.1.00 for 9M26.

During 3Q26, the Colombian operations reported a **Comprehensive Financing Gain** of Ps.57.2 million, compared to a Comprehensive Financing Gain of Ps.10.2 million in 3Q25. Interest income increased 148.1%, or Ps.32.9 million, primarily due to higher cash balances and investment yields. Interest expense decreased by 99.1%, or Ps.11.8 million, primarily reflecting loan repayments on May 22, 2026.

Colombia Operating Profit (Loss) and EBITDA

Table 29: Colombia Profit & EBITDA

In thousands of Mexican pesos

	Third Quarter			Nine- Months		
	2025	2026	% Chg	2025	2026	% Chg.
Total Revenue	960,579	1,172,173	22.0	2,860,043	3,125,890	9.3
Total Revenues Excluding Construction Revenues	957,972	1,034,881	8.0	2,850,542	2,924,341	2.6
Operating Profit	144,262	283,691	96.6	1,047,474	826,397	(21.1)
Operating Margin	15.0%	24.2%	918 bps	36.6%	26.4%	-1019 bps
Adjusted Operating Margin ¹	15.1%	27.4%	1235 bps	36.7%	28.3%	-849 bps
Net Profit	(17,524)	229,510	n/a	580,444	684,488	17.9
EBITDA	580,944	589,989	1.6	1,699,234	1,680,538	(1.1)
EBITDA Margin	60.5%	50.3%	-1015 bps	59.4%	53.8%	-565 bps
Adjusted EBITDA Margin ²	60.6%	57.0%	-363 bps	59.6%	57.5%	-214 bps

Figures in pesos at an average exchange rate of COP.184.8508 = Ps.1.00 for 3Q26 and COP.200.8433=Ps.1.00 for 9M26.

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 the Colombian operations was Ps.283.7 million in 3Q26, compared to Ps.**144.3** million in 3Q25. The increase primarily reflected a Ps.130.4 million favorable impact in depreciation and amortization following the change in the concession-amortization methodology.

Operating Margin increased to 24.2% in 3Q26 from 15.0% in 3Q25. **Adjusted Operating Margin**, which excludes the impact of IFRIC 12 related to the construction or enhancement of concession assets, increased to 27.4% from 15.1% in 3Q25.

EBITDA increased to Ps.590.0 million in 3Q26 from Ps.580.9 million in 3Q25, while the EBITDA Margin decreased to 50.3% from 60.5% in 3Q25.

Adjusted EBITDA Margin, which excludes the impact of IFRIC 12 related to the construction or enhancement of concession assets, decreased to 57.0% in 3Q26, compared to 60.6% in 3Q25.

Colombia Capital Expenditures

Capital expenditures totaled Ps.138.5 million in 3Q26, compared to Ps.3.0 million in 3Q25. For the nine months of 2026, capital expenditures totaled Ps.202.9 million, compared to Ps.9.9 million in the same period of 2025.

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.718.0 million in 3Q26 and Ps.2,043.4 million during 9M26.

Review of U.S. Operations

The following discussion presents the standalone results of the U.S. commercial operations for the three- and nine-month periods ended September 30, 2026, reflecting the third full quarter of operations following the acquisition of ASUR US Airports on December 11, 2025. ASUR 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 September 30, 2026, the Company recognized goodwill of Ps.744.5 million related to this acquisition, in accordance with IFRS 3 "Business Combinations".

U.S. Revenues

Table 30: U.S. Operations Revenues

In thousands of Mexican pesos

	Third Quarter		% Chg	Nine- Months		% Chg
	2025	2026		2025	2026	
Total Revenues		456,421	n/a		1,278,831	n/a
Total Commercial Revenues		412,806	n/a		1,188,802	n/a

Figures in Mexican pesos at the average exchange rate of Ps.17.2614 = US\$.1.00 for 3Q26 and Ps.17.4065 =US\$.1.00 for 9M26.

Total Revenues for 3Q26 were Ps.456.4 million, consisting primarily of commercial space rental income and other revenues (including leasing fees, among others).

ASUR U.S. Costs & Expenses

Table 31: U.S. Operations Costs & Expenses

In thousands of Mexican pesos

	Third Quarter		% Chg	Nine- Months		% Chg.
	2025	2026		2025	2026	
Cost of Services		292,536	n/a		899,250	n/a
Administrative		1,549	n/a		10,920	n/a
Total Operating Costs & Expenses		294,085	n/a		910,170	n/a

Figures in Mexican pesos at the average exchange rate of Ps.17.2614 = US\$.1.00 for 3Q26 and Ps.17.4065 =US\$.1.00 for 9M26.

ASUR Airports operates under a cost structure that includes fixed lease obligations with airport authorities, resulting in lower operating margins, particularly during the initial phase of operations.

Total Operating Costs and Expenses for 3Q26 were Ps.294.1 million, primarily reflecting lease expenses payable to the airport authorities, personnel costs, and insurance and surety expenses, partially offset by favorable IFRS 16 accounting effects related to lease agreements with U.S. airport authorities.

U.S. Comprehensive Financial Gain/Loss

Table 32: U.S. Operations Comprehensive Financing Gain (Loss)

In thousands of Mexican pesos

	Third Quarter		% Chg	Nine- Months		% Chg.
	2025	2026		2025	2026	
Interest Income		2,300	n/a		5,815	n/a
Interest Expense		(114,736)	n/a		(352,971)	n/a
Total		(112,436)	n/a		(347,156)	n/a

Figures in Mexican pesos at the average exchange rate of Ps.17.2614 = US\$.1.00 for 3Q26 and Ps.17.4065 =US\$.1.00 for 9M26.

During 3Q26, ASUR Airports reported a comprehensive financing loss of Ps.112.4 million, primarily reflecting Ps.114.4 million in financial expenses related to the measurement and subsequent accretion of lease liabilities associated with agreements with the U.S. airport authorities, in accordance with IFRS 16. Because these agreements are accounted for as lease obligations under IFRS 16, a portion of the lease payments is recognized as finance costs over the lease term rather than as operating expenses.

U.S. Operating Profit (Loss) and EBITDA

Table 33: U.S. Operations Profit & EBITDA

In thousands of Mexican pesos

	Third Quarter		% Chg	Nine- Months		% Chg.
	2025	2026		2025	2026	
Total Revenue		456,421	n/a		1,278,831	n/a
Operating Profit		162,336	n/a		368,661	n/a
Operating Margin		35.6%	n/a		28.8%	n/a
Net Profit		47,835	n/a		19,440	n/a
EBITDA		48,964	n/a		17,054	n/a
EBITDA Margin		10.7%	n/a		1.3%	n/a

Figures in Mexican pesos at the average exchange rate of Ps.17.2614 = US\$.1.00 for 3Q26 and Ps.17.4065 =US\$.1.00 for 9M26.

During 3Q26, the U.S. operations reported an **Operating Profit** of Ps.162.3 million, representing an Operating Margin of 35.6%.

EBITDA for the quarter was Ps.49.0 million, resulting in an EBITDA margin of 10.7%, reflecting the impact of IFRS-related lease accounting.

Review of Brazil & Others Operations

The following analysis compares the standalone results of the first full month of operations of CPC Aeroportos following its acquisition on September 1, 2026. As of September 30, 2026, ASUR's valuation of this investment, in accordance with IFRS 3 "Business Combinations," resulted in the recognition of preliminary goodwill of Ps.7,191.8 million.

Brazil & Others Revenues

Table 34: Brazil & Others Revenues & Commercial Revenues Per Passenger

In thousands of Mexican pesos

	Third Quarter		% Chg
	2025	2026	
Total Passenger		3,925	n/a
Total Revenues		841,198	n/a
Aeronautical Services		314,502	n/a
Non-Aeronautical Services		361,860	n/a
Construction Revenues ¹		164,836	n/a
Total Revenues Excluding Construction Revenues		676,362	n/a
Total Commercial Revenues		264,445	n/a
Total Commercial Revenues per Passenger		67.4	n/a

Figures in pesos at an average exchange rate of Ps. 3.3554 = BRL 1.00 for the month of September 2026

Total Revenues for the month of September 2026 amounted to Ps.841.2 million.

Excluding Construction Services, Revenues amounted to Ps.676.4 million, comprised of Ps.361.9 million in non-aeronautical revenues and Ps.314.5 million in aeronautical revenues.

Commercial revenues reached Ps.264.4 million, with Commercial Revenues per Passenger at Ps.67.4 for September 2026.

Brazil & Others Operating Costs

Table 35: Brazil & Others Costs & Expenses

In thousands of Mexican pesos

	Third Quarter		% Chg
	2025	2026	
Cost of Services		261,405	n/a
Administrative		66,052	n/a
Concession Fees		35,682	n/a
Depreciation and Amortization		92,999	n/a
Operating Costs and Expenses Excluding Construction Costs		456,138	n/a
Construction Costs		164,836	n/a
Total Operating Costs & Expenses		620,974	n/a

Figures in pesos at an average exchange rate of Ps. 3.3554 = BRL 1.00 for the month of September 2026

Total Operating Costs and Expenses reached Ps.621.0 million. **Excluding Construction Costs**, Operating Costs and Expenses amounted to Ps.456.1 million, mainly reflecting depreciation and amortization, concession fees, personnel costs, electric energy, security services, maintenance and conservation, cleaning services, professional fees, insurance and surety bonds, taxes and duties, and materials and supplies.

Cost of Services were Ps.261.4 million, mainly reflecting personnel costs, electric energy, security services, maintenance and conservation, cleaning services, professional fees, insurance and surety bonds, taxes and duties, and materials and supplies.

Administrative Expenses amounted to Ps.66.0 million mainly reflecting personnel costs.

Concession Fees amounted to Ps.35.7 million and are based on revenue performance.

Depreciation and Amortization was Ps.93.0 million, reflecting capital investments.

Brazil & Others Comprehensive Financing Results

Table 36: Brazil & Others, Comprehensive Financing Gain (Loss)

In thousands of Mexican pesos

	Third Quarter		% Chg
	2025	2026	
Interest Income		32,276	n/a
Interest Expense		(144,478)	n/a
Foreign Exchange Gain (Loss), Net		7,164	n/a
Total		(105,038)	n/a

Figures in pesos at an average exchange rate of Ps. 3.3554 = BRL 1.00 for the month of September 2026

During September 2026, Brazil & Others reported a Ps.105.0 million **Comprehensive Financing Loss**, mainly reflecting interest expenses for Ps.144.5 million.

Brazil & Others Operating Income and EBITDA

Table 37: Brazil & Others Profit & EBITDA

In thousands of Mexican pesos

	Third Quarter		% Chg
	2025	2026	
Total Revenue		841,198	n/a
Total Revenues Excluding Construction Revenues		676,362	n/a
Operating Profit		220,224	n/a
Operating Margin		26.2%	2618 bps
Adjusted Operating Margin ¹		32.6%	3256 bps
Net Profit		115,706	n/a
EBITDA		313,223	n/a
EBITDA Margin		37.2%	3724 bps
Adjusted EBITDA Margin ²		46.3%	4631 bps

Figures in pesos at an average exchange rate of Ps. 3.3554 = BRL 1.00 for the month of September 2026

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 the month of September 2026 was Ps.220.2 million equivalent to an Operating Margin of 26.2%.

Adjusted Operating Margin, which excludes the impact of IFRIC12 related to the construction or enhancement of concession assets, was 32.6%.

EBITDA for September 2026 was Ps.313.2 million, or an EBITDA Margin of 37.2%. The Adjusted EBITDA Margin, which excludes the impact of IFRIC 12 related to the construction or enhancement of concession assets, was 46.3%.

Definitions

Concession Services Agreements (IFRIC 12 interpretation). In Mexico, Puerto Rico, and Brazil & Others, 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, as well as 53.5% in Ecuador, 20.2% in Curazao, 2.5% in Costa Rica and 61.7% in Bello Horizonte. Other than these operations, ASUR owns (directly or indirectly) 100% of its subsidiaries.

EBITDA is calculated as consolidated net income plus income tax, share of loss of investments accounted for using the equity method, extraordinary items, comprehensive financing costs and depreciation and amortization. EBITDA should not be considered an alternative to net income as an indicator of our operating performance or an alternative to cash flow 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 is calculated as consolidated EBITDA adjusted by certain items that include the impact of IFRS16 in connection with ASUR Airports and add back extraordinary items.

Adjusted EBITDA Margin is calculated by dividing Adjusted Consolidated EBITDA by Total Revenue Excluding Construction Services Revenue for Mexico, Colombia, Puerto Rico and Brazil & Others, and exclude the effect of IFRIC 12 with respect to the construction of, or improvements to, concessioned assets. IFRIC 12 requires ASUR to include in its income statement a revenue line reflecting revenues from the construction or improvement of concession assets during the relevant period. The same amount is recognized under the expense line "Construction Costs," as ASUR engages third parties to provide construction services. In Mexico, Puerto Rico, Colombia and Brazil & Others, construction revenues and construction costs are included in ASUR's income statement as a result of the application of IFRIC 12. Construction revenues therefore have no impact on EBITDA but affect the EBITDA margin, as the increase in revenues attributable to construction revenues does not result in a corresponding increase in EBITDA. Like EBITDA Margin, Adjusted EBITDA Margin should not be considered an indicator of our operating performance or an alternative to cash flow as an indicator of liquidity. It 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 diversified portfolio of 36 airport concessions across the Americas and a commercial services platform in the U.S.

ASUR operates nine airports in southeastern Mexico, including Cancún Airport, the largest tourist gateway in Mexico, the Caribbean, and Latin America; and six airports in northern Colombia, including Medellín international airport (Rionegro), the second busiest in Colombia. The Company also holds a controlling 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 acquired 100% of CPC Aeroportos' stake to operate 17 airports in Brazil, Latin America's largest aviation market by passenger traffic, as well as one airport each in Costa Rica, Curazao, and Ecuador.

ASUR also operates a commercial services platform in the U.S. through ASUR Airports, which partners with airports and airlines to deliver enhanced retail and passenger experiences. ASUR Airports operates at major U.S. hubs, including Los Angeles International, Chicago O'Hare, and John F. Kennedy International.

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, BBVA, BofA Merrill Lynch, Bradesco BBI, BTG Pactual, Citi Global Markets, GBM Grupo Bursatil, Goldman Sachs, HSBC Securities, Insight Investment Research, Itau BBA Securities, Jefferies, J.P. Morgan, Punto Research, Santander, Scotiabank, UBS Casa de Bolsa and Vector. Please note that any opinions, estimates or forecasts with respect to the performance of ASUR issued by these analysts reflect their own views, and therefore do not represent the opinions, estimates or forecasts of ASUR or its management. Although ASUR may refer to or distribute such statements, this does not imply that ASUR agrees with or endorses any information, conclusions or recommendations included therein.

Forward Looking Statements

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

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- SELECTED OPERATING TABLES & FINANCIAL STATEMENTS FOLLOW -

Passenger Traffic Breakdown by Airport

Mexico Passenger Traffic ¹

		Third Quarter		% Chg	Nine - Months		% Chg
		2025	2026		2025	2026	
Domestic Traffic		5,162,613	5,243,646	1.6	14,678,566	14,639,194	(0.3)
CUN	Cancun	2,639,317	2,591,499	(1.8)	7,457,990	7,103,276	(4.8)
CZM	Cozumel	73,282	74,937	2.3	197,151	201,293	2.1
HUX	Huatulco	173,243	173,878	0.4	496,549	486,358	(2.1)
MID	Merida	925,113	950,218	2.7	2,581,726	2,739,814	6.1
MTT	Minatitlan	39,653	34,848	(12.1)	114,288	101,938	(10.8)
OAX	Oaxaca	402,036	424,405	5.6	1,173,376	1,177,354	0.3
TAP	Tapachula	120,112	135,522	12.8	371,824	384,747	3.5
VER	Veracruz	440,709	474,899	7.8	1,256,008	1,340,051	6.7
VSA	Villahermosa	349,148	383,440	9.8	1,029,654	1,104,363	7.3
International Traffic		4,357,118	3,841,070	(11.8)	15,802,831	14,894,925	(5.7)
CUN	Cancun	4,075,087	3,533,560	(13.3)	14,738,867	13,779,382	(6.5)
CZM	Cozumel	57,264	54,311	(5.2)	295,367	285,211	(3.4)
HUX	Huatulco	4,371	4,903	12.2	101,377	113,120	11.6
MID	Merida	90,403	98,227	8.7	294,748	310,859	5.5
MTT	Minatitlan	2,069	2,413	16.6	5,608	6,616	18.0
OAX	Oaxaca	64,292	57,189	(11.0)	197,496	174,974	(11.4)
TAP	Tapachula	6,091	17,397	185.6	18,374	42,148	129.4
VER	Veracruz	43,304	46,992	8.5	115,410	123,789	7.3
VSA	Villahermosa	14,237	26,078	83.2	35,584	58,826	65.3
Total Traffic Mexico		9,519,731	9,084,716	(4.6)	30,481,397	29,534,119	(3.1)
CUN	Cancun	6,714,404	6,125,059	(8.8)	22,196,857	20,882,658	(5.9)
CZM	Cozumel	130,546	129,248	(1.0)	492,518	486,504	(1.2)
HUX	Huatulco	177,614	178,781	0.7	597,926	599,478	0.3
MID	Merida	1,015,516	1,048,445	3.2	2,876,474	3,050,673	6.1
MTT	Minatitlan	41,722	37,261	(10.7)	119,896	108,554	(9.5)
OAX	Oaxaca	466,328	481,594	3.3	1,370,872	1,352,328	(1.4)
TAP	Tapachula	126,203	152,919	21.2	390,198	426,895	9.4
VER	Veracruz	484,013	521,891	7.8	1,371,418	1,463,840	6.7
VSA	Villahermosa	363,385	409,518	12.7	1,065,238	1,163,189	9.2

U.S. Passenger Traffic, San Juan Airport

		Third Quarter		% Chg	Nine - Months		% Chg
		2025	2026		2025	2026	
SJU Total ¹		3,354,150	3,247,661	(3.2)	10,543,332	10,232,656	(2.9)
Domestic Traffic		2,869,504	2,781,717	(3.1)	9,220,652	8,932,700	(3.1)
International Traffic		484,646	465,944	(3.9)	1,322,680	1,299,956	(1.7)

Colombia, Passenger Traffic

		Third Quarter		% Chg	Nine - Months		% Chg
		2025	2026		2025	2026	
Domestic Traffic		3,379,292	3,598,644	6.5	9,631,323	10,352,898	7.5
MDE	Medellin (Rio Negro)	2,553,166	2,681,736	5.0	7,283,377	7,794,835	7.0
EOH	Medellin	327,419	330,819	1.0	889,318	893,891	0.5
MTR	Monteria	345,282	436,022	26.3	1,026,858	1,226,364	19.4
APO	Carepa	47,187	45,332	(3.9)	133,023	136,440	2.6
UIB	Quibdó	94,308	97,053	2.9	258,989	280,183	8.2
CZU	Corozal	11,930	7,682	(35.6)	39,758	21,185	(46.7)
International Traffic		1,070,308	1,080,847	1.0	3,004,073	3,106,478	3.4
MDE	Medellin (Rio Negro)	1,070,308	1,080,847	1.0	3,004,073	3,106,383	3.4
EOH	Medellin	-	-	-	-	-	-
MTR	Monteria	-	-	-	-	95	-
APO	Carepa	-	-	-	-	-	-
UIB	Quibdó	-	-	-	-	-	-
CZU	Corozal	-	-	-	-	-	-
Total Traffic Colombia		4,449,600	4,679,491	5.2	12,635,396	13,459,376	6.5
MDE	Medellin (Rio Negro)	3,623,474	3,762,583	3.8	10,287,450	10,901,218	6.0
EOH	Medellin	327,419	330,819	1.0	889,318	893,891	0.5
MTR	Monteria	345,282	436,022	26.3	1,026,858	1,226,459	19.4
APO	Carepa	47,187	45,332	(3.9)	133,023	136,440	2.6
UIB	Quibdó	94,308	97,053	2.9	258,989	280,183	8.2
CZU	Corozal	11,930	7,682	(35.6)	39,758	21,185	(46.7)

¹ Passenger figures for Mexico and Colombia exclude transit and general aviation passengers, and SJU includes transit passengers and general aviation.

Passenger Traffic Brazil & Others ¹

		Third Quarter		% Var	Nine - Months		% Var
		2025	2026		2025	2026	
Domestic Traffic		2,988,713	3,071,707	2.8	2,988,713	3,071,707	2.8
Others		233,667	236,201	1.1	233,667	236,201	1.1
SJO	San Jose, Costa Rica	7,181	8,352	16.3	7,181	8,352	16.3
CUR	Curazao	11,794	12,847	8.9	11,794	12,847	8.9
UIO	Quito, Ecuador	214,692	215,002	0.1	214,692	215,002	0.1
Brazil		2,755,046	2,835,506	2.9	2,755,046	2,835,506	2.9
BHA	Belo Horizonte	1,076,692	1,076,693	0.0	1,076,692	1,076,693	0.0
PLU	Pampulha	-	-	0.0	-	-	0.0
Southern Block		967,623	1,029,044	6.3	967,623	1,029,044	6.3
BHF	Bacacheri	-	-	0.0	-	-	0.0
BGX	Bagé	-	-	0.0	-	-	0.0
CWB	Curitiba	500,044	487,905	(2.4)	500,044	487,905	(2.4)
IGU	Foz do Iguacu	178,543	230,776	29.3	178,543	230,776	29.3
JOI	Joinville	46,659	42,480	(9.0)	46,659	42,480	(9.0)
LDB	Londrina	54,477	66,764	22.6	54,477	66,764	22.6
NVT	Navegantes	179,163	193,574	8.0	179,163	193,574	8.0
PET	Pelotas	7,027	6,576	(6.4)	7,027	6,576	(6.4)
URG	Uruguaiiana	1,710	969	(43.3)	1,710	969	(43.3)
Central Block		710,731	729,769	2.7	710,731	729,769	2.7
GYN	Goiânia	329,613	302,447	(8.2)	329,613	302,447	(8.2)
IMP	Imperatriz	29,999	27,487	(8.4)	29,999	27,487	(8.4)
PMW	Palmas	61,861	69,624	12.5	61,861	69,624	12.5
PNZ	Petrolina	36,584	50,805	38.9	36,584	50,805	38.9
SLZ	Sao Luis	164,934	177,540	7.6	164,934	177,540	7.6
THE	Teresina	87,740	101,866	16.1	87,740	101,866	16.1
International Traffic		883,619	853,263	(3.4)	883,619	853,263	(3.4)
Others		818,660	795,800	(2.8)	818,660	795,800	(2.8)
SJO	San Jose, Costa Rica	423,960	396,676	(6.4)	423,960	396,676	(6.4)
CUR	Curazao	173,144	170,456	(1.6)	173,144	170,456	(1.6)
UIO	Quito, Ecuador	221,556	228,668	3.2	221,556	228,668	3.2
Brazil		64,959	57,463	(11.5)	64,959	57,463	(11.5)
BHA	Belo Horizonte	45,838	38,024	(17.0)	45,838	38,024	(17.0)
PLU	Pampulha	-	-	0.0	-	-	0.0
Southern Block		19,121	19,439	1.7	19,121	19,439	1.7
BHF	Bacacheri	-	-	0.0	-	-	0.0
BGX	Bagé	-	-	0.0	-	-	0.0
CWB	Curitiba	15,763	15,547	(1.4)	15,763	15,547	(1.4)
IGU	Foz do Iguacu	3,358	3,892	15.9	3,358	3,892	15.9
JOI	Joinville	-	-	0.0	-	-	0.0
LDB	Londrina	-	-	0.0	-	-	0.0
NVT	Navegantes	-	-	0.0	-	-	0.0
PET	Pelotas	-	-	0.0	-	-	0.0
URG	Uruguaiiana	-	-	0.0	-	-	0.0
Central Block		-	-	-	-	-	-
GYN	Goiânia	-	-	0.0	-	-	0.0
IMP	Imperatriz	-	-	0.0	-	-	0.0
PMW	Palmas	-	-	0.0	-	-	0.0
PNZ	Petrolina	-	-	0.0	-	-	0.0
SLZ	Sao Luis	-	-	0.0	-	-	0.0
THE	Teresina	-	-	0.0	-	-	0.0

¹ Acquired on September 1, 2026. Figures for September 2025 are presented solely for comparative purposes. Passengers in transit to Brazil, Costa Rica, Ecuador, and Curazao are excluded.

Passenger Traffic Brazil & Others (cont.)¹

		Third Quarter		% Var	Nine - Months		% Var
		2025	2026		2025	2026	
Total Traffic Brazil & Others		3,872,332	3,924,970	1.4	3,872,332	3,924,970	1.4
Others		1,052,327	1,032,001	(1.9)	1,052,327	1,032,001	(1.9)
SJO	San Jose, Costa Rica	431,141	405,028	(6.1)	431,141	405,028	(6.1)
CUR	Curacao	184,938	183,303	(0.9)	184,938	183,303	(0.9)
UIO	Quito, Ecuador	436,248	443,670	1.7	436,248	443,670	1.7
Brazil		2,820,005	2,892,969	2.6	2,820,005	2,892,969	2.6
BHA	Belo Horizonte	1,122,530	1,114,717	(0.7)	1,122,530	1,114,717	(0.7)
PLU	Pampulha	-	-	0.0	-	-	0.0
Southern Block		986,744	1,048,483	6.3	986,744	1,048,483	6.3
BHF	Bacacheri	-	-	0.0	-	-	0.0
BGX	Bagé	-	-	0.0	-	-	0.0
CWB	Curitiba	515,807	503,452	(2.4)	515,807	503,452	(2.4)
IGU	Foz do Iguacu	181,901	234,668	29.0	181,901	234,668	29.0
JOI	Joinville	46,659	42,480	(9.0)	46,659	42,480	(9.0)
LDB	Londrina	54,477	66,764	22.6	54,477	66,764	22.6
NVT	Navegantes	179,163	193,574	8.0	179,163	193,574	8.0
PET	Pelotas	7,027	6,576	(6.4)	7,027	6,576	(6.4)
URG	Uruguiana	1,710	969	(43.3)	1,710	969	(43.3)
Central Block		710,731	729,769	2.7	710,731	729,769	2.7
GYN	Goiânia	329,613	302,447	(8.2)	329,613	302,447	(8.2)
IMP	Imperatriz	29,999	27,487	(8.4)	29,999	27,487	(8.4)
PMW	Palmas	61,861	69,624	12.5	61,861	69,624	12.5
PNZ	Petrolina	36,584	50,805	38.9	36,584	50,805	38.9
SLZ	Sao Luis	164,934	177,540	7.6	164,934	177,540	7.6
THE	Teresina	87,740	101,866	16.1	87,740	101,866	16.1

¹ Acquired on September 1, 2026. Figures for September 2025 are presented solely for comparative purposes. Passengers in transit to Brazil, Costa Rica, Ecuador, and Curacao are excluded.

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

ASUR Retail and Other Commercial Space Opened since September 30, 2025¹

Business Name	Type	Opening Date
MEXICO		
Cancún		
ABT3, SA de CV	Other Revenues	January 2026
SAN JUAN, PUERTO RICO		
Quick Bites	Food and Beverage	November 2025
Dufry	Duty free	February 2026
Forza	Retail	May 2026
LaCoste (Dufry)	Retail	May 2026
Global Lounge	Retail	August 2026
Quick Bites	Food and Beverage	August 2026
Athletic Store - Conv. Store	Retail	August 2026
COLOMBIA		
Rionegro		
Agencia de viajes y turismo wetravel co S.A.S.	Other Revenues	October 2025
Securitas Colombia S.A.	Other Revenues	November 2025
Miniso Colombia S.A.S.	Retail	November 2025
C.E. logistica integral S.A.S.	Retail	November 2025
Air transat a.t. inc. sucursal Colombia	Other Revenues	November 2025
Fleet car company Colombia S.A.S.	Car rental	February 2026
Aeroenlaces nacionales S.A.	Other Revenues	June 2026
Dsv air & sea S.A.S.	Other Revenues	June 2026
Toolbox services mro S.A.S.	Other Revenues	July 2026
Compañía metropolitana de buses S.A.	Other Revenues	August 2026
Olaya Herrera		
Departamento de antioquia	Other Revenues	October 2025
Miniso colombia S.A.S.	Retail	November 2025
C.E. logistica integral S.A.S.	Retail	November 2025
America's air S.A.S.	Other Revenues	December 2025
Fondo de valorización del municipio de medellín	Other Revenues	January 2026
Central aerospace S.A.S.	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
Alma air S.A.S.	Other Revenues	May 2026
Aeroejecutivos de antioquia S.A.S.	Other Revenues	June 2026
Montería		
Securitas Colombia S.A.	Other Revenues	November 2025
Servicio aereo a territorios nacionales S.A.	Other Revenues	December 2025
La S.A. Sociedad de apoyo aeronautico	Other Revenues	December 2025
Fleet car company Colombia S.A.S.	Car rental	March 2026
Menzies aviation colombia S.A.S.	Other Revenues	June 2026
Corozal		
Moon flights S.A.S.	Other Revenues	May 2026
Quibdó		
Global lounge colombia S.A.S.	Other Revenues	January 2026
Helistar S.A.S.	Other Revenues	May 2026
Carepa		
Global lounge colombia S.A.S	Other Revenues	January 2026

* 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

					(1 of 2)	
Item	3Q 2025	3Q 2025 Per Workload Unit	3Q 2026	3Q 2026 Per Workload Unit	YoY % Chg.	Per Workload Unit YoY % Chg.
Mexico						
Cancun ¹						
Aeronautical Revenues	2,388,603	349.9	2,207,729	354.7	(7.6)	1.4
Non-Aeronautical Revenues	1,377,508	201.8	1,181,573	189.8	(14.2)	(5.9)
Construction Services Revenues	1,163,194	170.4	1,606,623	258.1	38.1	51.5
Total Revenues	4,929,305	722.1	4,995,925	802.6	1.4	11.1
Operating Profit	2,481,770	363.5	2,111,567	339.3	(14.9)	(6.7)
EBITDA	2,669,591	391.0	2,324,782	373.5	(12.9)	(4.5)
Merida						
Aeronautical Revenues	315,463	291.0	331,038	296.9	4.9	2.0
Non-Aeronautical Revenues	73,998	68.3	71,438	64.1	(3.5)	(6.1)
Construction Services Revenues	65,200	60.1	46,310	41.5	(29.0)	(30.9)
Other ²	32	-	33	-	3.1	n/a
Total Revenues	454,693	419.4	448,819	402.5	(1.3)	(4.0)
Operating Profit	214,246	197.6	217,866	195.4	1.7	(1.1)
EBITDA	253,990	234.3	260,486	233.6	2.6	(0.3)
Villahermosa						
Aeronautical Revenues	116,731	309.6	132,790	314.7	13.8	1.6
Non-Aeronautical Revenues	20,055	53.2	20,337	48.2	1.4	(9.4)
Construction Services Revenues	16,422	43.6	67,997	161.1	314.1	269.5
Other ²	20	0.1	18	-	(10.0)	(100.0)
Total Revenues	153,228	406.5	221,142	524.0	44.3	28.9
Operating Profit	71,125	188.7	82,087	194.5	15.4	3.1
EBITDA	85,010	225.5	97,175	230.3	14.3	2.1
Other Airports ³						
Aeronautical Revenues	485,487	333.9	500,253	327.8	3.0	(1.8)
Non-Aeronautical Revenues	69,343	47.7	73,630	48.3	6.2	1.3
Construction Services Revenues	387,085	266.2	440,116	288.4	13.7	8.3
Other ²	71	-	69	-	(2.8)	n/a
Total Revenues	941,986	647.8	1,014,068	664.5	7.7	2.6
Operating Profit	275,115	189.2	273,051	178.9	(0.8)	(5.4)
EBITDA	347,889	239.3	350,679	229.8	0.8	(4.0)
Holding & Service Companies ⁴						
Construction Services Revenues	-	n/a	-	n/a	n/a	n/a
Other ²	151,532	n/a	140,818	n/a	(7.1)	n/a
Total Revenues	151,532	n/a	140,818	n/a	(7.1)	n/a
Operating Profit	139,620	n/a	131,568	n/a	(5.8)	n/a
EBITDA	139,623	n/a	131,569	n/a	(5.8)	n/a
Consolidation Adjustment Mexico						
Consolidation Adjustment	(151,655)	n/a	(140,939)	n/a	(7.1)	n/a
Total Mexico						
Aeronautical Revenues	3,306,284	339.4	3,171,810	341.5	(4.1)	0.6
Non-Aeronautical Revenues	1,540,904	158.2	1,346,979	145.0	(12.6)	(8.3)
Construction Services Revenues	1,631,901	167.5	2,161,046	232.7	32.4	38.9
Total Revenues	6,479,089	665.1	6,679,835	719.2	3.1	8.1
Operating Profit	3,181,876	326.6	2,816,139	303.2	(11.5)	(7.2)
EBITDA	3,496,103	358.9	3,164,691	340.8	(9.5)	(5.0)
San Juan Puerto Rico, US ⁵						
Aeronautical Revenues	585,911	n/a	610,498	n/a	4.2	n/a
Non-Aeronautical Revenues	561,956	n/a	532,474	n/a	(5.2)	n/a
Construction Services Revenues	177,915	n/a	127,939	n/a	(28.1)	n/a
Total Revenues	1,325,782	n/a	1,270,911	n/a	(4.1)	n/a
Operating Profit	368,805	n/a	407,380	n/a	10.5	n/a
EBITDA	562,321	n/a	602,423	n/a	7.1	n/a
Consolidation Adjustment San Juan						
Consolidation Adjustment	-	n/a	-	n/a	n/a	n/a

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

(2 of 2)

Colombia ⁶						
Aeronautical Revenues	685,818	n/a	717,969	n/a	4.7	n/a
Non-Aeronautical Revenues	272,154	n/a	316,912	n/a	16.4	n/a
Construction Services Revenues	2,607	n/a	137,292	n/a	5,166.3	n/a
Total Revenues	960,579	n/a	1,172,173	n/a	22.0	n/a
Operating Profit	144,262	n/a	283,691	n/a	96.6	n/a
EBITDA	580,944	n/a	589,989	n/a	1.6	n/a
Consolidation Adjustment Colombia						
Consolidation Adjustment	-	n/a	-	n/a	n/a	n/a
United States ⁷						
Aeronautical Revenues	-	-	-	n/a	n/a	n/a
Non-Aeronautical Revenues	-	-	456,421	n/a	n/a	n/a
Construction Services Revenues	-	-	-	n/a	n/a	n/a
Total Revenues	-	-	456,421	n/a	n/a	n/a
Operating Profit	-	-	162,336	n/a	n/a	n/a
EBITDA	-	-	48,964	n/a	n/a	n/a
Consolidation Adjustment Estado Unidos						
Consolidation Adjustment	-	n/a	-	n/a	n/a	n/a
Brazil & Others ⁸						
Aeronautical Revenues	-	-	314,502	n/a	n/a	n/a
Non-Aeronautical Revenues	-	-	361,860	n/a	n/a	n/a
Construction Services Revenues	-	-	164,836	n/a	n/a	n/a
Total Revenues	-	-	841,198	n/a	n/a	n/a
Operating Profit	-	-	220,224	n/a	n/a	n/a
EBITDA	-	-	313,223	n/a	n/a	n/a
Consolidation Adjustment Brazil & Others						
Consolidation Adjustment	-	n/a	-	n/a	n/a	n/a
CONSOLIDATED ASUR						
Aeronautical Revenues	4,578,013	n/a	4,814,779	n/a	n/a	n/a
Non-Aeronautical Revenues	2,375,014	n/a	3,014,646	n/a	n/a	n/a
Construction Services Revenues	1,812,423	n/a	2,591,113	n/a	n/a	n/a
Total Revenues	8,765,450	n/a	10,420,538	n/a	n/a	n/a
Operating Profit	3,694,943	n/a	3,889,770	n/a	n/a	n/a
EBITDA	4,639,368	n/a	4,719,290	n/a	n/a	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, U.S. for 3Q26.

⁶ Reflects the results of operation of Airplan, Colombia, for 3Q26.

⁷ Reflects the results of operations of United States, for 3Q26.

⁸ Reflects operations in Brazil & Others for the month of September 2026.

Grupo Aeroportuario del Sureste, S.A.B. de C.V.
Consolidated Statements of Financial Position as of September 30, 2026 and December 31, 2025
Thousands of Mexican pesos

Item	September 2026	December 2025	Variation	%
Assets				
Current Assets				
Cash and Cash Equivalents	20,091,816	11,116,335	8,975,481	80.7
Cash and Cash Equivalents Restricted	2,579,073	2,041,027	538,046	39.6
Investment in Financial Instrument	269,672		269,672	-
Accounts Receivable, net	3,063,176	2,562,309	500,867	19.5
Document Receivable	100,696	100,696	-	-
Recoverable Taxes and Other Current Assets	3,022,617	2,057,420	965,197	46.9
Total Current Assets	29,127,050	17,877,787	11,249,263	62.9
Non Current Assets				
Investment in Financial Instrument	391,573	-	391,573	-
Machinery, Furniture and Equipment, net	481,133	303,068	178,065	58.8
Investment Properties	12,522,816	12,758,949	(236,133)	(1.9)
Intangible Assets, Airport Concessions and Goodwill-Net	101,744,791	58,022,949	43,721,842	75.4
Investment Accounted by the Equity Method	1,565,385	283,108	1,282,277	452.9
Deferred Income Taxes	3,093,966	-	3,093,966	-
Total Assets	148,926,714	89,245,861	59,680,853	66.9
Liabilities and Stockholders' Equity				
Current Liabilities				
Trade Accounts Payable	1,614,731	624,412	990,319	158.6
Bank Loans and Short Term Debt	17,746,767	625,850	17,120,917	2,735.6
Accrued Expenses and Others Payables	4,244,826	3,257,937	986,889	30.3
Current Lease liabilities	1,364,090	1,394,981	(30,891)	(2.2)
Obligations to the Grantor - Current	378,235	-	378,235	-
Total Current Liabilities	25,348,649	5,903,180	19,445,469	329.4
Long Term Liabilities				
Bank Loans	44,013,157	18,396,343	25,616,814	139.2
Long Term Debt	8,209,964	8,464,370	(254,406)	(3.0)
Deferred Income Taxes	3,442,375	3,278,190	164,185	5.0
Employee Benefits	149,020	77,309	71,711	92.8
Non Current Lease liabilities	6,477,140	6,720,103	(242,963)	(3.6)
Obligations to the Grantor - Non-Current	9,510,942	-	9,510,942	-
Total Long Term Liabilities	71,802,598	36,936,315	34,866,283	94.4
Total Liabilities	97,151,247	42,839,495	54,311,752	126.8
Stockholders' Equity				
Capital Stock	7,767,276	7,767,276	-	-
Legal Reserve	2,542,227	2,542,227	-	-
Majority Net Income for the Period	7,268,409	10,488,903	(3,220,494)	(30.7)
Cumulative Effect of Conversion of Foreign Currency	374,843	(788,686)	1,163,529	(148)
Retained Earnings	26,987,071	19,498,168	7,488,903	38.4
Non-Controlling Interests	6,835,641	6,898,478	(62,837)	(0.9)
Total Stockholders' Equity	51,775,467	46,406,366	5,369,101	11.6
Total Liabilities and Stockholders' Equity	148,926,714	89,245,861	59,680,853	66.9

Exchange Rate per Dollar Ps. 18.0692

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

Consolidated Statement of Income from January 1 to September 30, 2026 and 2025

Thousands of Mexican pesos

Item	9M 2025	9M 2026	% Chg	3Q 2025	3Q 2026	% Chg
Revenues						
Aeronautical Services	14,597,469	14,482,411	(0.8)	4,578,013	4,814,779	5.2
Non-Aeronautical Services	7,960,438	9,045,775	13.6	2,375,014	3,014,646	26.9
Construction Services	3,710,450	5,270,279	42.0	1,812,423	2,591,113	43.0
Total Revenues	26,268,357	28,798,465	9.6	8,765,450	10,420,538	18.9
Operating Expenses						
Cost of Services	4,484,004	5,832,855	30.1	1,508,248	2,105,184	39.6
Cost of Construction	3,710,450	5,270,279	42.0	1,812,423	2,591,113	43.0
General and Administrative Expenses	266,328	392,367	47.3	87,273	176,971	102.8
Technical Assistance	302,634	259,607	(14.2)	89,198	61,003	(31.6)
Concession Fee	2,119,571	2,031,741	(4.1)	632,471	653,606	3.3
Depreciation and Amortization	2,176,593	2,543,892	16.9	940,894	942,891	0.2
Total Operating Expenses	13,059,580	16,330,741	25.0	5,070,507	6,530,768	28.8
Other Revenues						
Operating Income	13,208,777	12,467,724	(5.6)	3,694,943	3,889,770	5.3
Comprehensive Financing Cost	(1,570,162)	(1,795,546)	14.4	(472,087)	(718,686)	52.2
Income from investment results Accounted by the Equity Method	(3,185)	43,219	1,457.0	(1,785)	44,452	2,590.3
Income Before Income Taxes	11,635,430	10,715,397	(7.9)	3,221,071	3,215,536	(0.2)
Provision for Income Tax	3,392,097	3,109,592	(8.3)	967,711	863,606	(10.8)
Deferred Income Taxes	123,581	(13,069)	(110.6)	42,009	44,026	4.8
Net Income for the Year	8,119,752	7,618,874	(6.2)	2,211,351	2,307,904	4.4
Majority Net Income	7,775,190	7,268,409	(6.5)	2,114,592	2,158,798	2.1
Non-Controlling Interests	344,562	350,465	1.7	96,759	149,106	54.1
Earnings per Share	25.9173	24.2280	(6.5)	7.0486	7.1960	2.1
Earning per American Depositary Share (in U.S. Dollars)	14.3434	13.4085	(6.5)	3.9009	3.9825	2.1
Exchange Rate per Dollar Ps. 18.0692						

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

Consolidated Statement of Cash Flow for the periods of January 1, to September 30, 2026 and 2025.

Thousands of Mexican pesos

Item	9M 2025	9M 2026	% Chg	3Q 2025	3Q 2026	% Chg
Operating Activities						
Income Before Income Taxes	11,635,430	10,715,397	(7.9)	3,221,071	3,215,536	(0.2)
Depreciation and Amortization	2,176,593	2,543,892	16.9	940,894	942,891	0.2
Income from investment results Accounted by the Equity Method	3,185	(43,219)	(1,457.0)	1,785	(44,452)	(2,590.3)
Interest Income	(1,200,016)	(586,482)	(51.1)	(352,334)	(236,717)	(32.8)
Interest Payables	1,019,786	2,077,373	103.7	445,671	783,731	75.9
Foreign Exchange Gain (loss), Net Unearned	1,486,057	1,064,965	(28.3)	1,242,022	865,115	(30.3)
Sub-Total	15,121,035	15,771,926	4.3	5,499,109	5,526,104	0.5
Trade Receivables	1,852,832	234,004	(87.4)	969,033	386,924	(60.1)
Recoverable Taxes and other Current Assets	1,000,388	928,361	(7.2)	(45,430)	445,265	(1,080.1)
Income Tax Paid	(5,403,616)	(3,653,538)	(32.4)	(1,140,856)	(829,350)	(27.3)
Trade Accounts Payable	(2,058,041)	(852,568)	(58.6)	(765,789)	(354,595)	(53.7)
Initial recognition of CPC Aeroportos cash	-	3,232,189	-	-	3,232,189	-
Net Cash Flow Provided by Operating Activities	10,512,598	15,660,374	49.0	4,516,067	8,406,537	86.1
Investing Activities						
Investment in Financial Instruments	1,537,688	-	(100.0)	-	-	-
Payments Received to Stockholders Capital CPC Aeroportos	-	(17,067,602)	-	-	(17,067,602)	-
Restricted Cash	(169,641)	(373,783)	120.3	(62,923)	(418,852)	565.7
Investments in Machinery, Furniture and Equipment, net	(3,908,508)	(5,211,220)	33.3	(1,872,758)	(2,716,593)	45.1
Interest Income	1,199,006	565,049	(52.9)	352,120	215,365	(38.8)
Net Cash Flow used by Investing Activities	(1,341,455)	(22,087,556)	1,546.5	(1,583,561)	(19,987,682)	1,162.2
Excess Cash to Use in Financing Activities						
	9,171,143	(6,427,182)	(170.1)	2,932,506	(11,581,145)	(494.9)
Bank Loans	9,500,000	20,874,576	119.7	-	20,874,576	-
Bank Loans Paid	-	(1,158,435)	-	-	(834,560)	-
Long Term Debt Paid	(263,130)	(270,453)	2.8	(129,557)	(141,125)	8.9
Interest Paid	(1,099,684)	(1,823,687)	65.8	(590,636)	(722,837)	22.4
Dividends Paid	(19,500,000)	(3,000,000)	(84.6)	(4,500,000)	-	(100.0)
Net Cash Flow used by Financing Activities	(11,362,814)	14,622,001	(228.7)	(5,220,193)	19,176,054	(467.3)
Net Increase in Cash and Cash Equivalents	(2,191,671)	8,194,819	(473.9)	(2,287,687)	7,594,909	(432.0)
Cash and Cash Equivalents at Beginning of Period	20,083,457	11,116,335	(44.6)	19,815,869	11,641,384	(41.3)
Exchange Gain on Cash and Cash Equivalents	(1,632,492)	780,662	(147.8)	(1,268,888)	855,523	(167.4)
Cash and Cash Equivalents at the End of Period	16,259,294	20,091,816	23.6	16,259,294	20,091,816	23.6