

ASUR ANNOUNCES 1Q25 RESULTS

Passenger traffic increased 10.6% in Puerto Rico and 6.4% in Colombia; and decreased 4.8% in Mexico

Mexico City, April 22, 2025 - Grupo Aeroportuario del Sureste, S.A.B. de C.V. (NYSE: ASR; BMV: ASUR) (ASUR), a leading international airport group with operations in Mexico, the United States, and Colombia, today announced its results for the three-month period ended March 31, 2025.

1Q25 Highlights¹

- Total passenger traffic increased 0.2% YoY ("YoY"). By country of operations, passenger traffic showed the following YoY variations:
 - Mexico:** decreased 4.8%, reflecting decreases of 7.5% in international traffic and 0.7% in domestic traffic.
 - Puerto Rico (Aerostar):** increased 10.6%, driven by increases of 10.6% and 9.9% in international and domestic traffic, respectively.
 - Colombia (Airplan):** increased 6.4%, reflecting an increases of 15.1% and 3.9% in international and domestic traffic, respectively.
- Revenues increased 18.2% YoY to Ps.8,787.5 million. Excluding construction services, revenues increased 13.9% YoY.
- Commercial revenue per passenger increased 17.5% YoY to Ps.146.8.
- Consolidated EBITDA increased 11.7% YoY to Ps.5,724.8 million.
- Adjusted EBITDA margin (excluding IFRIC 12 effect) declined to 70.0% from 71.4% in 1Q24.
- Cash position of Ps. 22,681.2 million at March 31, 2025, with Debt to LTM Adjusted EBITDA at negative 0.5x.
- On April 10, 2025, ASUR published its 2024 Sustainability Report, filed its 2024 Annual Report in Form 20-F with the US S.E.C and the Circular Unica 2024 with the Mexican Stock Exchange and regulator.

Table 1: Financial and Operating Highlights¹

	First Quarter		%
	2024	2025	Chg.
Financial Highlights			
Total Revenue	7,434,907	8,787,475	18.2
Mexico	5,646,112	6,472,205	14.6
San Juan	1,033,582	1,321,701	27.9
Colombia	755,213	993,569	31.6
Commercial Revenues per PAX	124.9	146.8	17.5
Mexico	145.3	169.4	16.6
San Juan	141.8	174.0	22.7
Colombia	50.2	64.2	27.9
EBITDA	5,122,940	5,724,836	11.7
Net Income	3,186,754	3,638,219	14.2
Majority Net Income	3,082,091	3,515,784	14.1
Earnings per Share (in pesos)	10.2736	11.7193	14.1
Earnings per ADS (in US\$)	5.0267	5.7341	14.1
Capex	182,584	645,357	253.5
Cash & Cash Equivalents	16,822,986	22,681,245	34.8
Net Debt	(5,073,921)	(9,758,042)	92.3
Net Debt/ LTM EBITDA	(0.3)	(0.5)	66.0
Operational Highlights			
Passenger Traffic			
Mexico	11,496,410	10,945,137	(4.8)
San Juan	3,261,896	3,608,582	10.6
Colombia	3,804,232	4,046,354	6.4

1Q25 Earnings Call

Day: Wednesday, April 23, 2025, at 10:00 AM ET; 8:00 AM Mexico City time

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

Access Code: 13753196. Please dial in 10 minutes before the scheduled start time.

Replay: Wednesday, April 23, 2025, at 2:00 PM ET, ending at 11:59 PM ET on Wednesday, April 30, 2025. Dial-in: +1 844 512 2921 (U.S. Toll-Free); +1 412 317 6671 (International). Access Code: 13753196

¹ Unless otherwise stated, all financial figures are unaudited and prepared in accordance with International Financial Reporting Standards (IFRS). All figures in this report are expressed in Mexican pesos, unless otherwise noted. Tables state figures in thousands of Mexican pesos, unless otherwise noted. Passenger figures for Mexico and Colombia exclude transit and general aviation passengers, unless otherwise noted. Commercial revenues include revenues from non-permanent ground transportation and parking lots. U.S. dollar figures are calculated at an exchange rate of US\$1.00 = Ps.20.4380 (source: Diario Oficial de la Federación de México) while Colombian peso figures are calculated at an exchange rate of COP 203.3400 = Ps.1.00 (source: Investing). Definitions for EBITDA, Adjusted EBITDA Margin, and Majority Net Income can be found on page 17 of this report.

Passenger Traffic

ASUR's total passenger traffic in 1Q25 increased 0.2% YoY to 18.6 million passengers.

In Mexico, total passenger traffic declined 4.8% YoY to 10.9 million in 1Q25, reflecting decreases of 7.5% in international traffic and 0.7% in domestic traffic.

Total passenger traffic in Puerto Rico increased 10.6% YoY to 3.6 million, reflecting growth of 17.0% in international traffic and 9.9% in domestic traffic.

In Colombia, total passenger traffic increased 6.4% YoY to 4.0 million passengers, driven by increases of 15.1% in international traffic and 3.9% in domestic traffic.

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

	First Quarter		% Chg.
	2024	2025	
Total México	11,496,410	10,945,137	(4.8)
- Cancun	8,730,091	8,185,216	(6.2)
- 8 Other Airports	2,766,319	2,759,921	(0.2)
Domestic Traffic	4,615,085	4,580,484	(0.7)
- Cancun	2,319,681	2,287,768	(1.4)
- 8 Other Airports	2,295,404	2,292,716	(0.1)
International Traffic	6,881,325	6,364,653	(7.5)
- Cancun	6,410,410	5,897,448	(8.0)
- 8 Other Airports	470,915	467,205	(0.8)
Total San Juan, Puerto Rico	3,261,896	3,608,582	10.6
Domestic Traffic	2,935,940	3,227,246	9.9
International Traffic	325,956	381,336	17.0
Total Colombia	3,804,230	4,046,354	6.4
Domestic Traffic	2,963,460	3,078,656	3.9
International Traffic	840,770	967,698	15.1
Total Traffic	18,562,536	18,600,073	0.2
Domestic Traffic	10,514,485	10,886,386	3.5
International Traffic	8,048,051	7,713,687	(4.2)

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

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

Region	Jan	Feb	Mar	TOTAL
Mexico	(4.1%)	(7.5%)	(3.0%)	(4.8%)
Domestic Traffic	(0.7%)	(2.9%)	1.1%	(0.7%)
International Traffic	(6.5%)	(10.6%)	(5.7%)	(7.5%)
Puerto Rico	9.3%	8.6%	13.7%	10.6%
Domestic Traffic	8.0%	7.5%	13.8%	9.9%
International Traffic	20.5%	19.2%	12.0%	17.0%
Colombia	12.3%	3.3%	3.1%	6.4%
Domestic Traffic	8.7%	1.1%	1.6%	3.9%
International Traffic	24.2%	11.3%	8.4%	15.1%
Total	1.7%	(2.6%)	1.2%	0.2%
Domestic Traffic	4.3%	1.1%	4.9%	3.5%
International Traffic	(1.8%)	(7.2%)	(3.6%)	(4.2%)

Review of Consolidated Results

	First Quarter		% Chg.
	2024	2025	
Total Revenues	7,434,907	8,787,475	18.2
Aeronautical Services	4,643,637	5,203,220	12.1
Non-Aeronautical Services	2,534,837	2,969,738	17.2
Total Revenues Excluding Construction Revenues	7,178,474	8,172,958	13.9
Construction Revenues	256,433	614,517	139.6
Total Operating Costs & Expenses	2,855,684	3,687,649	29.1
Operating Profit	4,579,223	5,099,826	11.4
Operating Margin	61.6%	58.0%	(356 bps)
Adjusted Operating Margin ¹	63.8%	62.4%	(139 bps)
EBITDA	5,122,940	5,724,836	11.7
EBITDA Margin	68.9%	65.1%	(376 bps)
Adjusted EBITDA Margin ²	71.4%	70.0%	(132 bps)
Net Income	3,186,754	3,638,219	14.2
Net Income Majority	3,082,091	3,515,784	14.1
Earnings per Share	10.2736	11.7193	14.1
Earnings per ADS in US\$	5.0267	5.7341	14.1

Total Commercial Revenues per Passenger ³	124.9	146.8	17.5
Commercial Revenues	2,336,434	2,759,293	18.1
Commercial Revenues from Direct Operations per Passenger ⁴	23.8	25.3	6.4
Commercial Revenues Excl. Direct Operations per Passenger	101.1	121.5	20.2

¹ Adjusted operating margin excludes the effect of IFRIC12 with respect to the construction or improvements to concessioned assets in Mexico, Puerto Rico and Colombia, and is calculated by dividing operating income by total revenues minus revenues from construction services.

² Adjusted EBITDA Margin excludes the effect of IFRIC12 with respect to the construction or improvements to concessioned assets in Mexico, Puerto Rico and Colombia, and is calculated by dividing EBITDA by total revenues minus revenues from construction services.

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

⁴ Represents ASUR's operations in convenience stores.

Consolidated Revenues

Consolidated Revenues for 1Q25 increased 18.2% YoY, or Ps.1,352.6 million, to Ps.8,787.5 million, primarily driven by the following increases:

- 139.6%, or Ps.358.1 million in construction services revenues, reaching Ps.614.5 million, mainly due to an increase in construction services in Mexico.
- 12.1%, or Ps.559.6 million, in aeronautical services revenues to Ps.5,203.2 million. Mexico contributed Ps.3,879.8 million, while Puerto Rico and Colombia accounted for Ps.602.3 million and Ps.721.1 million, respectively.
- 17.2%, or Ps.434.9 million, in non-aeronautical services revenues to Ps.2,969.7 million. Mexico contributed Ps.2,069.8 million, while Puerto Rico and Colombia accounted for Ps.630.6 million and Ps.269.3 million, respectively.

Excluding Revenues from Construction Services, for which an equivalent expense is recorded under IFRS accounting standards, total revenues would have increased 13.9% YoY to Ps.8,172.9 million.

In 1Q25, Mexico represented 72.8% of ASUR's total revenues excluding construction services revenues, while Puerto Rico and Colombia accounted for 15.1% and 12.1%, respectively.

Commercial revenues in 1Q25 increased 18.1% YoY to Ps.2,759.3 million compared to 1Q24. This increase was driven by commercial revenue increases of 10.9% in Mexico to Ps.1,862.1 million, 35.7% in Puerto Rico to Ps.628.0 million, and 37.8% in Colombia to Ps.269.2 million.

Commercial Revenues per Passenger increased by 17.5% to Ps.146.8 in 1Q25, up from Ps.124.9 in 1Q24.

Consolidated Operating Costs and Expenses

Consolidated Operating Costs and Expenses increased 29.1% YoY in 1Q25, or Ps.832.0 million, reaching Ps.3,687.6 million.

Excluding construction costs, operating costs and expenses for the quarter increased 18.2%, or Ps.473.9 million, driven by the following factors:

- **Mexico:** increased 10.7%, or Ps.172.7 million, mainly due to higher personnel costs, concession fees, security and cleaning services, depreciation and amortization, insurance and surety bonds, as well as maintenance and conservation expenses. This increase was partially offset by a decline in the cost of goods sold from Company-operated stores, reduced consumption of materials and supplies, taxes and duties, and electricity costs.
- **Puerto Rico:** increased 30.7%, or Ps.183.6 million, mainly due to the effect of foreign currency conversion following the depreciation of the Mexican peso against the U.S. dollar, along with higher operating expenses, particularly electricity costs, security services, concession fees, depreciation and amortization, personnel costs, cost of goods sold from Aerostar-operated stores, as well as provisions for maintenance and doubtful accounts.
- **Colombia:** increased 30.4%, or Ps.117.6 million, primarily due to higher personnel costs, taxes and duties, security and cleaning services, insurance and surety bonds, concession fees, depreciation and amortization, professional fees, as well as provisions for doubtful accounts as well as maintenance and conservation.

Cost of Services increased 18.5%, or Ps.227.2 million, in the quarter, mainly due to higher personnel costs, security and cleaning services, professional fees, licensing, insurance and surety bonds, electricity, taxes and duties, as well as higher provisions for maintenance and for uncollectible accounts.

Construction Costs increased 139.6%, or Ps.358.1 million, driven by increases of 180.3%, or Ps.336.2 million, in Mexico and 34.0%, or Ps.22.5 million, in Puerto Rico, partially offset by a decrease of 16.3%, or Ps.0.6 million, in Colombia.

Administrative Expenses, which reflect administrative costs incurred in Mexico, increased 11.5% YoY.

Consolidated Technical Assistance Costs increased 8.1% YoY, driven by higher EBITDA generated across ASUR's operations.

Concession Fees increased 23.1% on a consolidated basis, primarily reflecting increases of 19.4% in Mexico, 32.5% in Colombia, and 30.3% in Puerto Rico, resulting from higher regulated and non-regulated revenues.

Depreciation and Amortization increased 14.9%, or Ps.81.1 million, mainly due to increases of 7.2%, or Ps.20.8 million in Mexico, 15.6%, or Ps.15.1 million in Colombia, and 28.6%, or Ps.45.2 million in Puerto Rico.

Consolidated Operating Profit and EBITDA

Consolidated Operating Profit for 1Q25 increased 11.4% YoY to Ps.5,099.8 million, with an operating margin of 58.0%, compared with Ps.4,579.2 million and a margin of 61.6% in 1Q24.

The **Adjusted Operating Margin**, which excludes the effect of IFRIC 12 related to construction or improvements to concessioned assets in Mexico, Puerto Rico, and Colombia, and is calculated as operating profit divided by total revenues excluding construction services, was 62.4% in 1Q25, compared to 63.8% in 1Q24.

EBITDA increased by 11.7%, or Ps.601.9 million, to Ps.5,724.8 million in 1Q25 from Ps.5,122.9 million in 1Q24.

By country of operations:

- Mexico: EBITDA increased 8.2%, or Ps.338.3 million, to Ps.4,473.2 million.
- Puerto Rico: EBITDA rose 24.1%, or Ps.127.2 million, to Ps.654.2 million.
- Colombia: EBITDA increased 29.6%, or Ps.136.4 million, to Ps.597.4 million.

The **Consolidated EBITDA Margin** in 1Q25 was 65.1%, compared with 68.9% in 1Q24.

The **Adjusted EBITDA Margin**, which excludes the effect of IFRIC 12 related to the construction of or improvements to concessioned assets in Mexico, Puerto Rico, and Colombia, was 70.0% in 1Q25, compared to 71.4% in 1Q24.

Comprehensive Financing Gain (Loss)

Table 5: Consolidated Comprehensive Financing Gain (Loss)

	First Quarter		% Chg.
	2024	2025	
Interest Income	409,725	463,933	13.2
Interest Expense	(255,402)	(244,997)	(4.1)
Foreign Exchange Gain (Loss), Net	(196,365)	(214,129)	9.0
Total	(42,042)	4,807	n/a

In 1Q25, ASUR reported a Comprehensive Financing Gain of Ps.4.8 million, compared with a loss of Ps.42.0 million in 1Q24.

This YoY variation was mainly due to a 13.2%, or Ps.54.2 million, increase in interest income reflecting higher yields during the period. Additionally, interest expense decreased 4.1%, or Ps.10.4 million, primarily due to principal repayments made in connection with debt incurred in Puerto Rico and Colombia.

ASUR also recorded a Foreign Exchange Loss of Ps.214.1 million in 1Q25, compared with a loss of Ps.196.4 million in 1Q24. The foreign exchange loss in 1Q25 mainly reflects quarter-end and average appreciation of the Mexican peso against the U.S. dollar, of 1.7% and 1.8% over a net U.S. dollar asset position. This compares to a 2.3% appreciation at quarter-end and a 0.3% average depreciation in 1Q24, also on a U.S. dollar net asset position.

Income Taxes

Income taxes increased Ps.117.6 million YoY in 1Q25, primarily due to the following factors:

- An increase of Ps.232.2 million in income tax expense, mainly in Mexico and Colombia, driven by higher taxable income in both countries.
- A decrease of Ps.114.6 million in deferred income taxes, mainly in Mexico, due to the tax benefit recognized from redeemable asset balances, partially offset by the initial recognition of deferred income tax at Cozumel Airport.

Net Majority Income

During 1Q25, ASUR reported a 14.1% increase in **Net Majority Income** to Ps.3,515.8 million, compared to Ps.3,082.1 million in 1Q24.

Earnings per common share for the quarter were Ps.11.7193, and earnings per ADS were US\$5.7341 (one ADS represents ten Series B common shares). This compares with earnings per share of Ps.10.2736 and earnings per ADS of US\$5.0267 for the same period in the prior year.

Net Income

ASUR reported **Net Income** of Ps.3,638.2 million in 1Q25, up from Ps.3,186.7 million in 1Q24, representing an increase of 14.2% or Ps.451.5 million.

Consolidated Financial Position

As of March 31, 2025, airport concessions represented 64.2% of the Company's total assets, current assets accounted for 33.4%, and other assets represented 2.4%.

As of March 31, 2025, Cash and cash equivalents totaled Ps.22,681.2 million, a 12.9% increase from Ps.20,083.4 million as of December 31, 2024. The cash position by country was as follows: Mexico Ps.17,783.5 million, Colombia Ps.3,989.8 million, and Puerto Rico Ps.907.9 million.

As of March 31, 2025, the valuation of ASUR's investment in Aerostar (Puerto Rico) in accordance with IFRS 3 "Business Combinations" resulted in the following effects on the Balance Sheet: i) the recognition of a net intangible asset of Ps.5,202.9 million, ii) net goodwill impairment of Ps.976.4 million (impairment loss of Ps.4,719.1 million), iii) deferred income taxes of Ps.520.3 million, and iv) minority interest of Ps.5,110.0 million in stockholders' equity.

As of March 31, 2025, the valuation of ASUR's investment in Airplan (Colombia), under IFRS 3, resulted in the following effects on the balance sheet: i) the recognition of a net intangible asset of Ps.809.9 million, ii) goodwill of Ps.1,630.3 million, iii) deferred taxes of Ps.247.5.0 million, iv) fair value recognition of bank loans of Ps.102.8 million.

As of March 31, 2025, total equity was Ps.65,216.3 million, representing 75.2% of Total Assets, while Total Liabilities amounted to Ps.21,509.4 million, or 24.8% of total assets. Deferred Liabilities represented 18.2% of total liabilities.

Total debt at quarter-end declined 3.3% to Ps.12,923.2 million, compared with Ps.13,359.4 million as of December 31, 2024. This decrease was mainly due to FX conversion effects in Puerto Rico and principal payments of Ps.133.6 million.

As of March 31, 2025, 18.8% of ASUR's total debt was denominated in Mexican pesos, 77.9% in U.S. dollars (debt associated with Puerto Rico's operations), and 3.4% in Colombian pesos (debt associated with Colombia's operations).

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

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

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

On November 26, 2024, Aerostar amended its US\$10.0 million secured revolving credit facility with Banco Popular de Puerto Rico, to extend its maturity through December 18, 2027, and with an applicable interest rate fluctuating between 0.75% and 3.0%, plus a 2.0% default interest rate. Aerostar is required to maintain a debt coverage ratio of 1.00 at the end of each quarter. As of March 31, 2025, no amounts had been drawn from this facility.

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

ASUR's Net Debt-to-LTM EBITDA ratio stood at negative 0.5x as of March 31, 2025, compared to negative 0.3x as of March 31, 2024. The interest coverage ratio improved to 12.9x, up from 10.9x as of March 31, 2024.

Table 6: Consolidated Debt Indicators

	March 31, 2024	December 31, 2024	March 31, 2025
Leverage			
Total Debt/ LTM EBITDA (Times) ¹	0.7	0.7	0.6
Total Net Debt/ LTM EBITDA (Times) ²	(0.3)	(0.3)	(0.5)
Interest Coverage Ratio ³	10.9	12.5	12.9
Total Debt	11,749,065	13,359,456	12,923,203
Short-term Debt	1,118,165	1,131,530	993,850
Long-term Debt	10,630,900	12,227,926	11,929,353
Cash & Cash Equivalents	16,822,986	20,083,457	22,681,245
Total Net Debt ⁴	(5,073,921)	(6,724,001)	(9,758,042)

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

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

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

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

Table 7: Consolidated Debt (million)

	Aerostar US\$			Cancun Airport M' Mxp \$		Airplan M Col Ps
Original Amount	350 'M	200 'M	50 'M	BBVA 2,000	Santander 2,650	Syndicated Loan 440,000
Interest rate	5.75%	4.92%	6.75%	TIIE + 1.35 pp	TIIE + 1.50 pp	DTF + 4pp
Principal Balance as of March 31, 2025	258.3	200.0	42.0	1,750.0	675.0	67,897.2
2025	7.1	-	-		675.0	-
2026	15.0	-	-		-	30,499.7
2027	16.6	-	-		-	37,397.5
2028	16.2	-	-		-	-
2029	17.3	-	-	1,750.0	-	-
2030	20.9	-	-	-	-	-
2031	27.0	-	-	-	-	-
2032	34.4	-	-	-	-	-
2033	38.5	-	-	-	-	-
2034	42.6	-	-	-	-	-
2035	22.6	200.0	42.0	-	-	-

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

The loans from Mexico were made in October 2017, with Bancomer and Santander. The bonds from Puerto Rico were issued in March 2013 and June 2015 (in May 2022 the payment date at maturity was modified to 2035). The syndicated loan from Colombia was obtained in June 2015, with a grace period of three years. In April 2022, Airplan made capital payments for Cop. 150,000 million, in April 2024 made capital payments for Cop 100,000 million, and its next principal payment is due in September 2026. In July 2022, Aerostar issued senior secured notes for US\$200,000 million due March 22, 2035. On November 30, 2022, March 29, 2023, and September 29, 2023, Cancun Airport prepaid Ps.650 million, Ps.662.5 million and Ps.662.5 million of the loan with Santander, respectively. Cancun Airport made capital payments of Ps.50 million of the BBVA loan on each of the following dates: April 14, 2023, July 14, 2023, October 13, 2023, January 15, 2024, and 15 April 2024.

*Expressed in the original currency of each loan.

Strong Liquidity Position and Healthy Debt Maturity Profile

ASUR closed 1Q25 with a solid financial position, reporting Cash and Cash Equivalents of Ps. 22,681.2 million and Total Debt plus interest of Ps.12,923.2 million.

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

Table 8: Liquidity Position as of March 31, 2025

Figures in thousands of Mexican Pesos

Region of Operation	Cash & Equivalents	Total Debt	Short-term Debt	Long-term Debt	Principal Payments (Apr – Jun 2025)
Mexico	17,783,466	2,423,295	684,636	1,738,659	0
Puerto Rico	907,995	10,060,839	306,866	9,753,973	0
Colombia	3,989,784	439,069	2,348	436,721	0
Total	22,681,245	12,923,203	993,850	11,929,353	-

Table 9: Debt Maturity Profile as of March 31, 2025

Figures in thousands of Mexican pesos

Region of Operation	2025	2026	2027	2028/ 2035
México	675,000	0	0	1,750,000
Puerto Rico	144,423	306,443	339,635	9,432,877
Colombia	0	149,994	183,916	0
Total	819,423	456,437	523,550	11,182,877

¹ Figures in pesos converted at the exchange rate at the close of the quarter Ps.20.438=US\$1.00² Figures in pesos converted at the exchange rate at the close of the quarter of COP 203.34=Ps.1.00

Note: Figures only reflects principal payments.

Table 10: Debt Ratios at March 31, 2025

LTM EBITDA and interest expense figures in thousands of Mexican Pesos

Region	LTM EBITDA	LTM Interest Expenses	Debt Coverage Ratio	Minimum Coverage Requirement as per Agreements
Mexico ¹	15,966,150	304,432	52.4	3.0
Puerto Rico ²	1,789,019	842,008	2.1	1.1
Colombia ³	1,683,051	363,386	4.6	1.2
Total	19,438,220	1,509,826	12.9	

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.1.8 billion and LTM Debt Service was Ps.842.0 million.³ Per the applicable debt agreement, the formula for the Debt Coverage ratio is: (LTM EBITDA minus LTM Taxes)/ LTM Debt Service. EBITDA minus Taxes for the period, amounted to Ps.1.4 billion and Debt Service was Ps.363.4 million.

Accounts Receivables

Accounts receivables increased 3.8% YoY in 1Q25, mainly driven by overall increased activity.

Table 11: Accounts Receivables at December 31, 2024

Figures in thousands of Mexican Pesos

Region	1Q24	1Q25	% Change
Mexico	2,680,105	2,576,924	(3.8)
Puerto Rico	65,962	261,849	297.0
Colombia	101,904	117,534	15.3
Total	2,847,971	2,956,307	3.8

Note: Net of allowance for bad debts.

Capital Expenditures

In 1Q25, ASUR made investments of Ps.645.3 million, of which Ps.541.2 million were allocated to the modernization of its Mexican airports as part of its development plan, Ps.101.0 million to Aerostar in Puerto Rico, and Ps.3.1 million to Airplan in Colombia. This compares with Ps.182.6 million invested in 1Q24, of which Ps.106.2 million were allocated to the Mexican airports, Ps.72.5 million to Puerto Rico, and Ps.3.9 million to Colombia.

Review of Mexico Operations

Table 12: Mexico Revenues & Commercial Revenues Per Passenger

	First Quarter		% Chg.
	2024	2025	
Total Passenger	11,555	10,993	(4.9)
Total Revenues	5,646,112	6,472,205	14.6
Aeronautical Services	3,585,504	3,879,762	8.2
Non-Aeronautical Services	1,874,128	2,069,791	10.4
Construction Revenues	186,480	522,652	180.3
Total Revenues Excluding Construction Revenues	5,459,632	5,949,553	9.0
Total Commercial Revenues	1,678,421	1,862,075	10.9
Commercial Revenues from Direct Operations	337,614	339,125	0.4
Commercial Revenues Excluding Direct Operations	1,340,807	1,522,950	13.6
Total Commercial Revenues per Passenger	145.3	169.4	16.6
Commercial Revenues from Direct Operations per Passenger ¹	29.2	30.9	5.6
Commercial Revenues Excl. Direct Operations per Passenger	116.0	138.5	19.4

For the purposes of this table, approximately 58.5 and 47.5 thousand transit and general aviation passengers are included in 1Q24 and 1Q25 respectively.

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

Mexico Revenues

Mexico Revenues in 1Q25 increased 14.6% YoY to Ps.6,472.2 million, primarily reflecting the impact of the approval of the Master Development Plan (MDP) published on December 13, 2023, which became effective on January 1, 2024.

Excluding construction services, revenues increased 9.0% YoY, driven by increases of 8.2% in aeronautical services and 10.4% in non-aeronautical services.

Commercial revenues for the quarter increased 10.9% YoY.

Additionally, **Commercial Revenues per Passenger** increased to Ps.169.4 in 1Q25, compared to Ps.145.3 in 1Q24.

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

As shown in Table 14, over the last twelve months, ASUR opened 11 new commercial spaces, including: 4 at Mérida Airport, 2 each at the Huatulco and Tapachula Airports, and 1 each at the Minatitlán, Veracruz, and Villahermosa Airports. Further details on these new openings can be found on page 22 of this report.

Table 13: Mexico Commercial Revenue Performance

Bussines Line	YoY Chg 1Q25
Teleservices	63.4%
Car rental	48.6%
Banks and foreign exchange	41.9%
Other Revenues	28.2%
Duty Free	13.6%
Car parking	13.2%
Retail	3.1%
Food and Beverage	2.1%
Ground Transportation	1.5%
Advertising	(19.9%)
Total Commercial Revenues	10.9%

Table 14: Mexico Summary Retail and Other Commercial Space Opened since March 31,2024

Type of Commercial Space ¹	# Of Spaces Opened
8 Others airports	
Banks and foreign exchange	1
Food and Beverage	1
Car rental	9
Mexico	11

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

Mexico Operating Costs and Expenses

Table 15: Mexico Operating Costs & Expenses

	First Quarter		% Chg.
	2024	2025	
Cost of Services	689,133	735,980	6.8
Administrative	79,019	88,102	11.5
Technical Assistance	106,315	114,929	8.1
Concession Fees	450,263	537,560	19.4
Depreciation and Amortization	289,184	310,002	7.2
Operating Costs and Expenses Excluding Construction Costs	1,613,914	1,786,573	10.7
Construction Costs	186,480	522,652	180.3
Total Operating Costs & Expenses	1,800,394	2,309,225	28.3

Total Operating Costs and Expenses increased 28.3% YoY, or Ps.508.8 million. Excluding construction costs, operating expenses increased 10.7%, or Ps.172.6 million, mainly due to higher personnel expenses, concession fees, security and cleaning services, depreciation and amortization, insurance and surety bonds, and maintenance and conservation costs. These were partially offset by a reduction in the cost of goods sold from company-operated stores, reduced consumption of materials and supplies, as well as reduced taxes, duties, and electricity costs.

Total Mexico Cost of services increased 6.8%, mainly reflecting higher costs for personnel, security and cleaning services, insurance and surety bonds, and maintenance and conservation expenses. These were partially offset by lower cost of goods sold from company-operated stores, reduced consumption of materials and supplies, and lower taxes, duties, and electricity costs.

Administrative Expenses increased 11.5% YoY.

The Technical Assistance fee increased 8.1% YoY, mainly due to the higher EBITDA generated by ASUR's Mexican operations.

Concession fees, which include payments to the Mexican government, increased 19.4%, primarily due to an increase in the tariff calculation base.

Depreciation and Amortization increased 7.2% YoY, due to the recognition of investments made to date.

Mexico Consolidated Comprehensive Financing Gain (Loss)

Table 16: Mexico Comprehensive Financing Gain (Loss)

	First Quarter		% Chg.
	2024	2025	
Interest Income	308,645	365,968	18.6
Interest Expense	(93,499)	(81,120)	(13.2)
Foreign Exchange Gain (Loss), Net	(196,420)	(213,632)	8.8
Total	18,726	71,216	280.3

In 1Q25, ASUR's Mexican operations reported a Comprehensive Financing Gain of Ps.71.2 million compared to Ps.18.7 million in 1Q24. This was mainly due to the 18.6% increase in interest income mainly due to higher yields, while interest expenses declined 13.2%, or Ps.12.4 million, during the period, primarily due to the principal payments made on outstanding debt during 2024.

Additionally, a foreign exchange loss of Ps.213.6 million was recorded in 1Q25, compared with a loss of Ps.196.4 million in 1Q24. The foreign exchange loss in 1Q25 was mainly due to the appreciation of the Mexican peso against the U.S. dollar, with end-of-period and average appreciation rates of 1.7% and 1.8%, respectively, over a U.S. dollar-denominated net asset position. This compares with a 2.3% appreciation at quarter-end and a 0.3% depreciation on average in 1Q24 over a similar U.S. dollar-denominated net asset position.

Mexico Operating Profit (Loss) and EBITDA

Table 17: Mexico Profit & EBITDA

	First Quarter		% Chg.
	2024	2025	
Total Revenue	5,646,112	6,472,205	14.6
Total Revenues Excluding Construction Revenues	5,459,632	5,949,553	9.0
Operating Profit	3,845,718	4,162,980	8.2
Operating Margin	68.1%	64.3%	(379 bps)
Adjusted Operating Margin ¹	70.4%	70.0%	(47 bps)
Net Profit ²	2,664,970	2,978,138	11.8
EBITDA	4,134,902	4,473,204	8.2
EBITDA Margin	73.2%	69.1%	(412 bps)
Adjusted EBITDA Margin ³	75.7%	75.2%	(55 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.208.8 million and 177.3 million from ASUR's participation in Aerostar in 1Q25 and 1Q24, respectively, and of Ps.372.9 million and Ps.273.0 million for Airplan in 1Q25 and 1Q24, 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 Mexico operations recorded an **Operating Profit** of Ps.4,163.0 million in 1Q25, resulting in an **Operating Margin** of 64.3%. This compares to an Operating Profit of Ps.3,845.7 million and an Operating Margin of 68.1% in 1Q24.

The **Adjusted Operating Margin**, which excludes the effect of IFRIC 12 related to construction and improvements of concessioned assets, is calculated as operating profit divided by total revenue excluding construction services revenue. For 1Q25, this margin stood at 70.0%, compared to 70.4% in 1Q24.

EBITDA increased 8.2%, or Ps.338.3 million, reaching Ps.4,473.3 million in 1Q25, compared to Ps.4,134.9 million in 1Q24. The **EBITDA Margin** for 1Q25 was 69.1%, compared to 73.2% in 1Q24.

The **Adjusted EBITDA Margin** in 1Q25, which excludes the effect of IFRIC 12 related to construction and improvements of concessioned assets was 75.2% in 1Q25 compared to 75.7% in 1Q24.

Mexico Tariff Regulation

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

ASUR's accumulated regulated revenue in Mexico, updated according to tariff regulations, amounted to Ps.3,999.3 million as of March 31, 2025. The weighted implicit tariff was Ps.352.0 (in December 2024 pesos) per traffic unit, representing approximately 67.2% of total revenue for the period, excluding construction revenue.

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

Mexico Capital Expenditures

In 1Q25, ASUR invested Ps.541.2 million, compared to Ps.106.1 million in 1Q24.

Review of Puerto Rico Operations

The following analysis compares the standalone results of Aerostar for the three-month period ended March 31, 2025 and 2024.

As of March 31, 2025, ASUR's valuation of its investment in Aerostar (Puerto Rico), in accordance with IFRS 3 "Business Combinations," resulted in the following effects on the Balance Sheet: i) the recognition of a net intangible asset of Ps.5,202.9.9 million, ii) goodwill of Ps.976.4 million (net of an impairment loss of Ps.4,719.1 million), iii) deferred income tax liability of Ps.520.3 million, and iv) a minority interest of Ps.5,111.0 million in Stockholders' Equity.

Puerto Rico Revenues

Puerto Rico Revenues & Commercial Revenues Per Passenger

Figures in thousands of Mexican Pesos

	First Quarter		% Chg.
	2024	2025	
Total Passenger	3,262	3,609	10.6
Total Revenues	1,033,582	1,321,701	27.9
Aeronautical Services	502,588	602,284	19.8
Non-Aeronautical Services	464,734	630,643	35.7
Construction Revenues	66,260	88,774	34.0
Total Revenues Excluding Construction Revenues	967,322	1,232,927	27.5
Total Commercial Revenues	462,644	628,038	35.7
Commercial Revenues from Direct Operations	107,478	136,554	27.1
Commercial Revenues Excluding Direct Operations	355,166	491,484	38.4
Total Commercial Revenues per Passenger	141.8	174.0	22.7
Commercial Revenues from Direct Operations per Passenger ¹	32.9	37.8	14.9
Commercial Revenues Excl. Direct Operations per Passenger	108.9	136.2	25.1

Figures in pesos at the average exchange rate Ps.20.4186 = US. 1.00 for 1Q25.

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

Total Puerto Rico Revenues for 4Q24 increased 27.9% YoY to Ps.1,321.7 million.

Excluding construction services, revenues increased 27.5% YoY, reflecting an increase of 35.7% in non-aeronautical revenues and 19.8% in aeronautical services revenue.

Commercial Revenue per Passenger increased to Ps.174.0 in 1Q25, from Ps.141.8 in 1Q24.

A total of three new commercial locations opened over the past twelve months through 1Q25, as shown in Table 20. Further details of these openings can be found on page 22 of this report.

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

Table 19: Puerto Rico Commercial Revenue Performance

Bussines Line	YoY Chg 1Q25
Advertising	58.4%
Others revenues	57.7%
Ground Transportation	42.3%
Food and beverage	41.3%
Car parking	41.0%
Car rentals	38.3%
Banks and foreign exchange	32.8%
Retail	28.1%
Duty Free	13.8%
Total Commercial Revenues	35.8%

Table 20: Puerto Rico Summary Retail and Other Commercial Space Opened since March 31, 2024

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

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

Puerto Rico Costs & Expenses

Table 21: Puerto Rico Operating Costs & Expenses

In thousands of Mexican pesos

	First Quarter		% Chg.
	2024	2025	
Cost of Services	393,514	517,768	31.6
Concession Fees	46,799	60,987	30.3
Depreciation and Amortization	157,961	203,149	28.6
Operating Costs and Expenses Excluding Construction Costs	598,274	781,904	30.7
Construction Costs	66,260	88,774	34.0
Total Operating Costs & Expenses	664,534	870,678	31.0

Figures in pesos at the average exchange rate Ps.20.4186 = US. 1.00 for 1Q25.

Total Operating Costs and Expenses in Puerto Rico increased 31.0% YoY in 1Q25 to Ps.870.7 million. Construction costs increased 34.0%, from Ps.66.3 million in 1Q25 to Ps.88.8 million in 1Q25.

Excluding Construction Costs, Operating Expenses increased 30.7%, or Ps.183.6 million, primarily due to the foreign exchange conversion effect from the depreciation of the Mexican peso against the U.S. dollar, as well as higher operating costs and expenses. These included increases in electricity costs, security services, concession fees, depreciation and amortization, personnel expenses, cost of goods sold from Aerostar-operated stores, maintenance provisions, and provisions for doubtful accounts.

Cost of Services increased 31.6%, or Ps.124.2 million in 1Q25, mainly reflecting the foreign exchange conversion effect due to the depreciation of the peso against the dollar, along with higher electricity costs, security services, personnel expenses, cost of goods sold from Aerostar-operated stores, maintenance provisions, and provisions for doubtful accounts.

Concession Fees increased 30.3% in 1Q25 compared to the same period in 2024, increasing by Ps.14.2 million.

Depreciation and Amortization increased 28.6%, or Ps.45.2 million, YoY, principally reflecting the impact of foreign exchange conversion.

Puerto Rico Comprehensive Financing Gain (Loss)

	First Quarter		% Chg.
	2024	2025	
Interest Income	30,559	21,513	(29.6)
Interest Expense	(128,821)	(148,653)	15.4
Total	(98,262)	(127,140)	29.4

Figures in pesos at the average exchange rate Ps.20.4186 = US. 1.00 for 1Q25.

During 1Q25, Puerto Rico reported a Comprehensive Financing Loss of Ps.127.1 million, compared to a loss of Ps.98.3 million in 1Q24. This was primarily driven by foreign exchange conversion effects and a reduction in interest income due to a lower cash position.

On March 22, 2013, Aerostar issued a private bond placement for a total of US\$350.0 million to finance a portion of the Concession Agreement Payment to the Puerto Rico Ports Authority and other associated costs and expenses.

On June 24, 2015, Puerto Rico executed a private bond issuance of US\$ 50.0 million.

In May 2022, Puerto Rico modified the maturity date of the June 24, 2015 bond agreement, extending its maturity to March 22, 2035, with a 6.75% yield and semiannual payments.

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

On November 15, 2023, Aerostar renewed a US\$ 20.0 million revolving credit facility with Banco Popular de Puerto Rico, with a maturity date of December 29, 2026. As of March 31, 2025, no funds had been drawn from this facility.

On November 26, 2024, Aerostar renewed a secured revolving credit line of US\$ 10.0 million with Banco Popular de Puerto Rico, set to mature on December 18, 2027. The applicable interest rate ranges between

0.75% and 3.0%, with a default rate of 2.0%. Aerostar is required to maintain a debt coverage ratio of 1.00 at the end of each quarter. As of March 31, 2025, no funds had been drawn from this credit facility.

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

Puerto Rico Operating Profit and EBITDA

Table 23: Puerto Rico Profit & EBITDA

In thousands of Mexican pesos

	First Quarter		% Chg.
	2024	2025	
Total Revenue	1,033,582	1,321,701	27.9
Total Revenues Excluding Construction Revenues	967,322	1,232,927	27.5
Operating Profit	369,048	451,023	22.2
Operating Margin	35.7%	34.1%	(158 bps)
Adjusted Operating Margin ¹	38.2%	36.6%	(157 bps)
Net Income	261,658	306,088	17.0
EBITDA	527,008	654,172	24.1
EBITDA Margin	51.0%	49.5%	(149 bps)
Adjusted EBITDA Margin ²	54.5%	53.1%	(142 bps)

Figures in pesos at the average exchange rate Ps.20.4186 = US\$ 1.00 for 1Q25.

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

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

Operating Profit for 1Q25 increased 22.2% YoY to Ps.451.0 million, with the Operating Margin of 34.1%, compared to Ps.369.0 million and a 35.7% margin in 1Q24.

EBITDA increased 24.1% YoY to Ps.654.2 million, up from Ps.527.0 million in 1Q24. The EBITDA Margin declined to 49.5% in 1Q25 from 51.0% in 1Q24.

The **Adjusted EBITDA Margin**, which excludes the effect of IFRIC 12, decreased to 53.1% in 1Q25, from 54.5% in 1Q24.

Puerto Rico Capital Expenditures

During 1Q25, investments totaled Ps.101.0 million, compared to Ps.72.5 million in 1Q24.

Puerto Rico Tariff Regulation

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

Review of Colombia Operations

The following discussion compares Airplan's standalone results for the three-month period ended March 31, 2025, and 2024.

As of March 31, 2025, ASUR's valuation of its investment in Airplan (Colombia), in accordance with IFRS 3 "Business Combinations" resulted in the following effects on its Balance Sheet as follows: i) a net intangible asset balance of Ps.809.9 million; ii) goodwill of Ps.1,603.3 million; iii) deferred income tax payable of Ps.247.5 million; and iv) bank loans recognized at fair value of Ps.102.8 million.

Table 24: Colombia Revenues & Commercial Revenues Per Passenger

In thousands of Mexican pesos

	First Quarter		% Chg.
	2024	2025	
Total Passengers	3,889	4,193	7.8
Total Revenues	755,213	993,569	31.6
Aeronautical Services	555,545	721,174	29.8
Non-Aeronautical Services	195,975	269,304	37.4
Construction Revenues ¹	3,693	3,091	(16.3)
Total Revenues Excluding Construction Revenues	751,520	990,478	31.8
Total Commercial Revenues	195,369	269,180	37.8
Total Commercial Revenues per Passenger	50.2	64.2	27.9

Figures in pesos at an average exchange rate of COP.204.8239 = Ps.1.00 Mexican pesos for 1Q25.

For the purposes of this table, approximately 85.1 and 146.3 thousand transit and general aviation passengers are included in 1Q24 and 1Q25.

Colombia Revenues

Total Revenues in Colombia for 1Q25 increased YoY by 31.6% to Ps.993.6 million. Excluding construction services revenue, revenues increased 31.8% YoY, primarily driven by growth in total passenger traffic.

Commercial Revenue per Passenger increased to Ps.64.2 in 1Q25, from Ps.50.2 in 1Q24.

As shown in Table 26, a total of 26 new commercial spaces were opened during the past 12 months at Colombian airports— 10 at Rionegro, 5 each at Olaya Herrera and Quibdó airports, 3 at Monteria, 2 at Carepa airport and 1 at Corozal airport. More details on these openings can be found on page 22 of this report.

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

Table 25: Colombia Commercial Revenue Performance

Bussines Line	YoY Chg 1Q25
Teleservices	696.0%
Ground Transportation	166.9%
Retail	47.3%
Food and beverage	41.4%
Car parking	37.2%
Others revenues	37.0%
Advertising	25.7%
Duty free	17.9%
Banks and foreign exchange	15.9%
Car rental	4.4%
Total Commercial Revenues	37.8%

Table 26: Colombia Summary Retail and Other Commercial Space Opened since March 31, 2024

Type of Commercial Space ¹	# of Spaces Opened
Food and beverage	4
Others revenues	18
Banks and foreign exchange	2
Teleservices	2
Total Commercial Spaces	26

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

Colombia Costs & Expenses

Table 27: Colombia Costs & Expenses

In thousands of Mexican pesos

	First Quarter		% Chg.
	2024	2025	
Cost of Services	147,612	203,751	38.0
Concession Fees	142,878	189,268	32.5
Depreciation and Amortization	96,573	111,636	15.6
Operating Costs and Expenses Excluding Construction Costs	387,063	504,655	30.4
Construction Costs	3,693	3,091	(16.3)
Total Operating Costs & Expenses	390,756	507,746	29.9

Figures in pesos at an average exchange rate of COP.204.8239 = Ps.1.00 Mexican pesos for 1Q25.

Total Operating Costs and Expenses for ASUR's airport operations in Colombia increased 29.9% YoY in 1Q25 to Ps.507.7 million. Excluding construction costs, operating expenses increased 30.4%, reaching Ps.504.6 million, primarily due to higher personnel costs, taxes and duties, security and cleaning services, insurance and surety bond expenses, concession fees, depreciation and amortization, professional fees, provisions for doubtful accounts, and maintenance and conservation reserves.

Cost of Services increased 38.0%, or Ps.56.1 million, mainly due to higher personnel costs, taxes and duties, security and cleaning services, insurance and surety bond expenses, professional fees, provisions for doubtful accounts, and maintenance and conservation reserves.

Construction Costs declined 16.3%, or Ps.0.6 million.

Concession Fees paid to the Colombian government increased 32.5%, primarily due to higher regulated and unregulated revenues compared to the same period last year.

Depreciation and amortization increased 15.6%.

Colombia Comprehensive Financing Gain (Loss)

	First Quarter		% Chg.
	2024	2025	
Interest Income	70,521	76,452	8.4
Interest Expense	(33,082)	(15,224)	(54.0)
Foreign Exchange Gain (Loss), Net	55	(497)	n/a
Total	37,494	60,731	62.0

Figures in pesos at an average exchange rate of COP.204.8239 = Ps.1.00 Mexican pesos for 1Q25.

In 1Q25, Colombia reported a **Comprehensive Financing Gain** of Ps.60.7 million, compared to Ps.37.5 million in 1Q24.

Interest income increased by 8.4%, or Ps.5.9 million, primarily due to a higher cash position and yields.

Interest expense decreased by 54.0% to Ps.17.9 million, primarily driven by the prepayment of principal amounts due under the syndicated credit amounting to COP 100,000 million in April 2024.

Colombia Operating Profit (Loss) and EBITDA

Table 29: Colombia Profit & EBITDA

In thousands of Mexican pesos

	First Quarter		% Chg.
	2024	2025	
Total Revenues	755,213	993,569	31.6
Total Revenues Excluding Construction Revenues	751,520	990,478	31.8
Operating Profit	364,457	485,823	33.3
Operating Margin	48.3%	48.9%	64 bps
Adjusted Operating Margin ¹	48.5%	49.0%	55 bps
Net Profit	260,126	353,993	36.1
EBITDA	461,030	597,460	29.6
EBITDA Margin	61.0%	60.1%	(91 bps)
Adjusted EBITDA Margin ²	61.3%	60.3%	(103 bps)

Figures in pesos at an average exchange rate of COP.204.8239 = Ps.1.00 Mexican pesos for 1Q25.

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

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

In 1Q25, ASUR's operations in Colombia reported an **Operating Profit** of Ps.485.8 million, compared with Ps.364.4 million in 1Q24. The operating margin reached 48.9% in 1Q25 compared to 48.3% in 1Q24.

The Adjusted Operating Margin, excluding the impact of IFRIC 12 related to the construction or improvements of concession assets, increased to 49.0% in 1Q25, from 48.5% in 1Q24.

EBITDA in 1Q25 increased 29.6% to Ps.597.5 million, resulting in an EBITDA margin of 60.1%, compared to EBITDA of Ps.461.0 million and a margin of 61.0% in 1Q24.

The **Adjusted EBITDA Margin**—excluding the impact of IFRIC 12 related to the construction or improvements of concession assets was 60.3% in 1Q25, compared to 61.3% in 1Q24.

Colombia Capital Expenditures

In 1Q25, capital investments totaled Ps.3.1 million, compared to Ps.3.9 million in 1Q24.

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.721.2 million in 1Q25.

Definitions

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

entitled for carrying out the infrastructure works in the development of the concession, while "Construction Costs" represents the actual costs incurred in the execution of such additions or improvements to the concessioned assets.

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

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

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

About ASUR

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

Analyst Coverage

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

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

Forward Looking Statements

Some of the statements contained in this press release discuss future expectations or state other forward-looking information. Those statements are subject to risks identified in this press release and in ASUR's filings with the SEC. Actual developments could differ significantly from those contemplated in these forward-looking

statements. The forward-looking information is based on various factors and was derived using numerous assumptions. Our forward-looking statements speak only as of the date they are made and, except as may be required by applicable law, we do not have an obligation to update or revise them, whether as a result of new information, future or otherwise.

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- SELECTED OPERATING TABLES & FINANCIAL STATEMENTS FOLLOW -

Passenger Traffic Breakdown by Airport

Mexico Passenger Traffic ¹

		First Quarter		% Chg
		2024	2025	
Domestic Traffic		4,615,085	4,580,484	(8.6)
CUN	Cancun	2,319,681	2,287,768	(1.4)
CZM	Cozumel	58,503	52,559	(10.2)
HUX	Huatulco	176,473	160,129	(9.3)
MID	Merida	801,085	807,366	0.8
MTT	Minatitlan	28,019	36,336	29.7
OAX	Oaxaca	375,196	391,012	4.2
TAP	Tapachula	147,956	129,462	(12.5)
VER	Veracruz	355,729	383,896	7.9
VSA	Villahermosa	352,443	331,956	(5.8)
International Traffic		6,881,325	6,364,653	(7.5)
CUN	Cancun	6,410,410	5,897,448	(8.0)
CZM	Cozumel	190,230	150,667	(20.8)
HUX	Huatulco	80,429	80,426	-
MID	Mérida	99,148	111,751	12.7
MTT	Minatitlan	1,592	1,820	14.3
OAX	Oaxaca	56,995	74,635	31.0
TAP	Tapachula	3,606	5,584	54.9
VER	Veracruz	30,711	33,201	8.1
VSA	Villahermosa	8,204	9,121	11.2
Total Traffic México		11,496,410	10,945,137	(4.8)
CUN	Cancun	8,730,091	8,185,216	(6.2)
CZM	Cozumel	248,733	203,226	(18.3)
HUX	Huatulco	256,902	240,555	(6.4)
MID	Merida	900,233	919,117	2.1
MTT	Minatitlan	29,611	38,156	28.9
OAX	Oaxaca	432,191	465,647	7.7
TAP	Tapachula	151,562	135,046	(10.9)
VER	Veracruz	386,440	417,097	7.9
VSA	Villahermosa	360,647	341,077	(5.4)

US Passenger Traffic, San Juan Airport (LMM)

		First Quarter		% Chg
		2024	2025	
SJU Total ¹		3,261,896	3,608,582	10.6
Domestic traffic		2,935,940	3,227,246	9.9
International Traffic		325,956	381,336	17.0

Colombia, Passenger Traffic Airplan

		First Quarter		% Chg
		2024	2025	
Domestic Traffic		2,963,460	3,078,656	3.9
MDE	Medellín (Rionegro)	2,166,918	2,317,847	7.0
EOH	Medellín	303,345	273,442	(9.9)
MTR	Montería	361,837	350,626	(3.1)
APO	Carepa	41,601	40,163	(3.5)
UIB	Quibdó	81,702	78,443	(4.0)
CZU	Corozal	8,057	18,135	125.1
International Traffic		840,770	967,698	15.1
MDE	Medellín (Rionegro)	840,770	967,698	15.1
EOH	Medellín	-	-	-
MTR	Montería	-	-	-
APO	Carepa	-	-	-
UIB	Quibdó	-	-	-
CZU	Corozal	-	-	-
Total Traffic Colombia		3,804,230	4,046,354	6.4
MDE	Medellín (Rio negro)	3,007,68	3,285,545	9.2
EOH	Medellín	303,345	273,442	(9.9)
MTR	Montería	361,837	350,626	(3.1)
APO	Carepa	41,601	40,163	(3.5)
UIB	Quibdó	81,702	78,443	(4.0)
CZU	Corozal	8,057	18,135	125.1

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

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

Item	1Q 2024	1Q 2024 Per Workload Unit	1Q 2025	1Q 2025 Per Workload Unit	YoY % Chg.	Per Workload Unit YoY % Chg.
Mexico						
Cancun ¹						
Aeronautical Revenues	2,735,499	308.8	2,938,951	353.4	7.4	14.4
Non-Aeronautical Revenues	1,742,284	196.7	1,891,684	227.4	8.6	15.6
Construction Services Revenues	177,067	20.0	457,858	55.1	158.6	175.5
Total Revenues	4,654,850	525.5	5,288,493	635.9	13.6	21.0
Operating Profit	3,143,616	354.9	3,374,326	405.7	7.3	14.3
EBITDA	3,321,127	374.9	3,565,742	428.7	7.4	14.4
Merida						
Aeronautical Revenues	259,921	348.9	288,564	293.6	11.0	(15.8)
Non-Aeronautical Revenues	59,127	79.4	74,611	75.9	26.2	(4.4)
Construction Services Revenues	-	-	4,229	4.3	n/a	n/a
Other ²	24	-	28	-	16.7	n/a
Total Revenues	319,072	428.3	367,432	373.8	15.2	(12.7)
Operating Profit	169,878	228.0	200,952	204.4	18.3	(10.4)
EBITDA	205,415	275.7	238,803	242.9	16.3	(11.9)
Villahermosa						
Aeronautical Revenues	107,620	279.5	110,826	313.1	3.0	12.0
Non-Aeronautical Revenues	16,944	44.0	21,489	60.7	26.8	38.0
Construction Services Revenues	49	0.1	1,606	4.5	3,177.6	4,400.0
Other ²	23	0.1	22	0.1	(4.3)	-
Total Revenues	124,636	323.7	133,943	378.4	7.5	16.9
Operating Profit	68,398	177.7	70,328	198.7	2.8	11.8
EBITDA	80,826	209.9	83,764	236.6	3.6	12.7
Other Airports ³						
Aeronautical Revenues	482,464	102.4	541,421	355.5	12.2	247.2
Non-Aeronautical Revenues	55,773	11.8	82,007	53.8	47.0	355.9
Construction Services Revenues	9,364	2.0	58,959	38.7	529.6	1,835.0
Other ²	77	-	69	-	(10.4)	n/a
Total Revenues	547,678	116.2	682,456	448.0	24.6	285.5
Operating Profit	296,896	63.0	352,683	231.6	18.8	267.6
EBITDA	360,600	76.6	420,201	275.9	16.5	260.2
Holding & Service Companies ⁴						
Construction Services Revenues	-	n/a	-	n/a	n/a	n/a
Other ²	177,363	n/a	177,114	n/a	(0.1)	n/a
Total Revenues	177,363	n/a	177,114	n/a	(0.1)	n/a
Operating Profit	166,930	n/a	164,691	n/a	(1.3)	n/a
EBITDA	166,934	n/a	164,694	n/a	(1.3)	n/a
Consolidation Adjustment Mexico						
Consolidation Adjustment	(177,487)	n/a	(177,234)	n/a	(0.1)	n/a
Total Mexico						
Aeronautical Revenues	3,585,504	243.9	3,879,762	347.1	8.2	42.3
Non-Aeronautical Revenues	1,874,128	127.5	2,069,791	185.2	10.4	45.3
Construction Services Revenues	186,480	12.7	522,652	46.8	180.3	268.5
Total Revenues	5,646,112	384.1	6,472,205	579.1	14.6	50.8
Operating Profit	3,845,718	261.6	4,162,980	372.5	8.2	42.4
EBITDA	4,134,902	281.3	4,473,204	400.2	8.2	42.3
San Juan Puerto Rico, US ⁵						
Aeronautical Revenues	502,588	n/a	602,284	n/a	19.8	n/a
Non-Aeronautical Revenues	464,734	n/a	630,643	n/a	35.7	n/a
Construction Services Revenues	66,260	n/a	88,774	n/a	34.0	n/a
Total Revenues	1,033,582	n/a	1,321,701	n/a	27.9	n/a
Operating Profit	369,048	n/a	451,023	n/a	22.2	n/a
EBITDA	527,008	n/a	654,172	n/a	24.1	n/a
Consolidation Adjustment San Juan						
Consolidation Adjustment	-	n/a	-	n/a	n/a	n/a
Colombia ⁶						
Aeronautical Revenues	555,545	n/a	721,174	n/a	29.8	n/a
Non-Aeronautical Revenues	195,975	n/a	269,304	n/a	37.4	n/a
Construction Services Revenues	3,693	n/a	3,091	n/a	(16.3)	n/a
Total Revenues	755,213	n/a	993,569	n/a	31.6	n/a
Operating Profit	364,457	n/a	485,823	n/a	33.3	n/a
EBITDA	461,030	n/a	597,460	n/a	29.6	n/a
Consolidation Adjustment Colombia						
Consolidation Adjustment	-	n/a	-	n/a	n/a	n/a
CONSOLIDATED ASUR						
Aeronautical Revenues	4,643,637	n/a	5,203,220	n/a	12.1	n/a
Non-Aeronautical Revenues	2,534,837	n/a	2,969,738	n/a	17.2	n/a
Construction Services Revenues	256,433	n/a	614,517	n/a	139.6	n/a
Total Revenues	7,434,907	n/a	8,787,475	n/a	18.2	n/a
Operating Profit	4,579,223	n/a	5,099,826	n/a	11.4	n/a
EBITDA	5,122,940	n/a	5,724,836	n/a	11.7	n/a

¹ Reflects the results of operations of Cancun Airport and two Cancun Airport Services subsidiaries on a consolidated basis.

² Reflects revenues under intercompany agreements which are eliminated in the consolidation adjustment.

³ Reflects the results of operations of our airports located in Cozumel, Huatulco, Minatitlan, Oaxaca, Tapachula and Veracruz.

⁴ Reflects the results of operations of our parent holding company and our services subsidiaries. Because none of these entities hold the concessions for our airports, we do not report workload unit data for these entities.

⁵ Reflects the results of operation of San Juan Airport, Puerto Rico, US for 1025.

⁶ Reflects the results of operation of Airoplan, Colombia, for 1025.

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

ASUR Retail and Other Commercial Space Opened since March 31, 2024¹

Business Name	Type	Opening Date
MEXICO		
Huatulco		
LL Mex, SA de CV	Car Rental	April 2024
LL Mex, SA de CV (Terreno)	Car Rental	April 2024
Mérida		
Flee Car Company MX, S.A. DE C.V.(EUROPCAR)	Car Rental	September 2024
BBVA México, S.A.	Banks and foreign exchange	September 2024
Mera Aeropuertos	Food and Beverage	September 2024
Consorcio Operador Almond, SA de CV	Car Rental	March 2025
Minatitlán		
LL Mex, SA de CV (Terreno)	Car Rental	April 2024
Tapchula		
LL Mex, SA de CV	Car Rental	April 2024
LL Mex, SA de CV (Terreno)	Car Rental	June 2024
Veracruz		
LL Mex, SA de CV (Terreno)	Car Rental	April 2024
Villahermosa		
LL Mex, SA de CV (Terreno)	Car Rental	April 2024
SAN JUAN, PUERTO RICO		
Morena Mía	Retail	July 2024
Rum Boutique	Duty free	December 2024
Gustos Café	Food and Beverage	March 2025
COLOMBIA		
Rionegro		
Avior Airlines Colombia C.A.	Other Revenues	May 2024
Avior Airlines Colombia C.A.	Other Revenues	May 2024
Jetsmart Airlines SPA Sucursal	Other Revenues	June 2024
Primeair S.A.	Other Revenues	August 2024
Phoenix Tower International Colombia LTDA.	Teleservices	September 2024
Itaú Colombia S.A.	Banks and foreign exchange	October 2024
United Airlines INC	Other Revenues	October 2024
United Airlines INC	Other Revenues	October 2024
Señora del Rosario y Amigos en Cia S.A.S.	Food and Beverage	October 2024
Santillana de Seguridad Vigilancia Privada LTDA	Other Revenues	March 2025
Olaya Herrera		
Novaventa S.A.S.	Food and Beverage	July 2024
BBI Colombia S.A.S.	Food and Beverage	September 2024
Aero Ambulancias S.A.S.	Other Revenues	January 2025
Fondo de Valorización del Municipio de Medellín	Other Revenues	February 2025
Globo Cambio Foreign Exchange S.A.S.	Banks and foreign exchange	March 2025
Montería		
Sociedad Aeronáutica de Integración Técnica S.A.S.	Other Revenues	April 2024
Grupo Divitae S.A.S.	Food and Beverage	July 2024
Jetsmart Airlines SPA Sucursal	Other Revenues	December 2024
Corozal		
Moon Flights S.A.S.	Other Revenues	August 2024
Quibdó		
Clic Air S.A.	Other Revenues	July 2024
Inversiones Aéreas Inversa SAS	Other Revenues	November 2024
Aerovías del Continente Americano S.A. Avianca	Other Revenues	December 2024
IceTex	Other Revenues	January 2025
Azteca Comunicaciones Colombia S.A.S.	Teleservices	February 2025
Carepa		
Servicio Aéreo a Territorios Nacionales SA	Other Revenues	September 2024
Moon Flights S.A.S.	Other Revenues	October 2024

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

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

Item	March 2025	December 2024	Variation	%
Assets				
Current Assets				
Cash and Cash Equivalents	22,681,245	20,083,457	2,597,788	12.9
Cash and Cash Equivalents Restricted	1,998,496	2,043,625	(45,129)	(2.2)
Accounts Receivable, net	2,956,307	2,804,341	151,966	5.4
Document Receivable	100,696	100,696	-	-
Recoverable Taxes and Other Current Assets	1,260,180	623,892	636,288	102.0
Total Current Assets	28,996,924	25,656,011	3,340,913	13.0
Non Current Assets				
Investment in Financial Instrument	1,512,021	1,537,688	(25,667)	(1.7)
Machinery, Furniture and Equipment, net	262,208	268,450	(6,242)	(2.3)
Intangible Assets, Airport Concessions and Goodwill-Net	55,667,139	55,886,163	(219,024)	(0.4)
Investment in Joint Venture	287,430	288,440	(1,010)	(0.4)
Total Assets	86,725,722	83,636,752	3,088,970	3.7
Liabilities and Stockholders' Equity				
Current Liabilities				
Trade Accounts Payable	238,496	325,701	(87,205)	(26.8)
Bank Loans and short term debt	993,850	1,131,530	(137,680)	(12.2)
Accrued Expenses and Others Payables	4,384,716	4,429,775	(45,059)	(1.0)
Total Current Liabilities	5,617,062	5,887,006	(269,944)	(4.6)
Long Term Liabilities				
Bank Loans	2,175,380	2,163,853	11,527	0.5
Long Term Debt	9,753,973	10,064,073	(310,100)	(3.1)
Deferred Income Taxes	3,905,150	3,852,813	52,337	1.4
Employee Benefits	57,842	56,382	1,460	2.6
Total Long Term Liabilities	15,892,345	16,137,121	(244,776)	(1.5)
Total Liabilities	21,509,407	22,024,127	(514,720)	(2.3)
Stockholders' Equity				
Capital Stock	7,767,276	7,767,276	-	-
Legal Reserve	2,542,227	2,542,227	-	-
Majority Net Income for the Period	3,515,784	13,551,429	(10,035,645)	(74.1)
Cumulative Effect of Conversion of Foreign Currency	432,784	391,485	41,299	11
Retained Earnings	43,511,934	29,960,505	13,551,429	45.2
Non-Controlling Interests	7,446,310	7,399,703	46,607	0.6
Total Stockholders' Equity	65,216,315	61,612,625	3,603,690	5.8
Total Liabilities and Stockholders' Equity	86,725,722	83,636,752	3,088,970	3.7

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

Consolidated Statement of Income from January 1 to March 31, 2025 and 2024

Thousands of Mexican Pesos

Item	1Q 2024	1Q 2025	% Chg
Revenues			
Aeronautical Services	4,643,637	5,203,220	12.1
Non-Aeronautical Services	2,534,837	2,969,738	17.2
Construction Services	256,433	614,517	139.6
Total Revenues	7,434,907	8,787,475	18.2
Operating Expenses			
Cost of Services	1,230,259	1,457,499	18.5
Cost of Construction	256,433	614,517	139.6
General and Administrative Expenses	79,019	88,102	11.5
Technical Assistance	106,315	114,929	8.1
Concession Fee	639,940	787,815	23.1
Depreciation and Amortization	543,718	624,787	14.9
Total Operating Expenses	2,855,684	3,687,649	29.1
Other Revenues	-	-	-
Operating Income	4,579,223	5,099,826	11.4
Comprehensive Financing Cost	(42,042)	4,807	(111.4)
Income from investment results Accounted by the Equity Method	(2,681)	(1,010)	(62.3)
Income Before Income Taxes	4,534,500	5,103,623	12.6
Provision for Income Tax	1,176,341	1,408,598	19.7
Deferred Income Taxes	171,405	56,806	(66.9)
Net Income for the Year	3,186,754	3,638,219	14.2
Majority Net Income	3,082,091	3,515,784	14.1
Non-CIinterests	104,663	122,435	17.0
Earning per Share	10.2736	11.7193	14.1
Earning per American Depositary Share (in U.S. Dollars)	5.0267	5.7341	14.1
Exchange Rate per Dollar Ps. 20.438			

Grupo Aeroportuario del Sureste, S.A.B. de C.V.
Consolidated Statement of Cash Flow for the Periods of January 1, to March 31, 2025 and 2024

Thousands of Mexican Pesos

Item	1Q 2024	1Q 2025	% Chg
Operating Activities			
Income Before Income Taxes	4,534,500	5,103,623	12.6
Depreciation and Amortization	543,718	624,787	14.9
Income from Results of Joint Venture Accounted by the Equity Method	2,681	1,010	(62.3)
Interest Income	(409,724)	(463,933)	13.2
Interest Payables	255,403	244,998	(4.1)
Foreign Exchange Gain (loss), net unearned	183,037	178,730	(2.4)
Sub-Total	5,109,615	5,689,215	11.3
Trade Receivables	(405,943)	5,038	n/a
Recoverable Taxes and other Current Assets	(92,315)	840,961	n/a
Income Tax Paid	(1,111,668)	(2,231,430)	100.7
Trade Accounts Payable	(44,721)	(968,895)	2,066.5
Net Cash Flow Provided by Operating Activities	3,454,968	3,334,889	(3.5)
Investing Activities			
Investment in Financial Instrument	19,800	25,668	29.6
Loans Granted to Third Parties			
Restricted Cash	63,027	10,759	(82.9)
Investments in Machinery, Furniture and Equipment, net	(182,584)	(645,357)	253.5
Interest Income	379,775	464,368	22.3
Net Cash Flow used by Investing Activities	280,018	(144,562)	(151.6)
Excess Cash to Use in Financing Activities	3,734,986	3,190,327	(14.6)
Bank Loans			
Bank Loans Paid	(50,000)		n/a
Long Term Debt Paid	(97,926)	(133,573)	36.4
Interest Paid	(365,623)	(374,196)	2.3
Dividends Paid			
Net Cash Flow used by Financing Activities	(513,549)	(507,769)	(1.1)
Net Increase in Cash and Cash Equivalents	3,221,437	2,682,558	(16.7)
Cash and Cash Equivalents at Beginning of Period	13,872,897	20,083,457	44.8
Exchange Gain on Cash and Cash Equivalents	(271,348)	(84,770)	(68.8)
Cash and Cash Equivalents at the End of Period	16,822,986	22,681,245	34.8