ASUR ANNOUNCES 4Q25 RESULTS

Passenger traffic increased by 5.7% in Colombia and 0.1% in Mexico; and decreased by 3.1% in Puerto Rico

Mexico City, February 24, 2026 - Grupo Aeroportuario del Sureste, S.A.B. de C.V. (NYSE: ASR; BMV: ASUR) (ASUR), a leading international airport group with operations in Mexico, the United States, and Colombia, today announced its results for the three- and twelve-month periods ended December 31, 2025.

4Q25 Highlights[1]

- Total passenger traffic increased 0.9% YoY ("YoY"). By country of operations, passenger traffic showed the following YoY variations:
  - **Mexico:** increased 0.1%, as a 0.7% increase in international traffic offset a 0.5% decrease in domestic traffic.
  - **Puerto Rico (Aerostar):** decreased 3.1%, as a 4.2% decrease in domestic traffic more than offset a 5.0% increase in international traffic.
  - **Colombia (Airplan):** increased 5.7%, reflecting increases of 9.6% and 4.6% in international and domestic traffic, respectively.
- Revenues increased 21.6% YoY to Ps.10,969.1 million. Excluding construction services, revenues remained flat YoY.
- Commercial revenue per passenger increased 1.1% YoY to Ps.131.7
- Consolidated EBITDA decreased 4.8% YoY to Ps.4,867.1 million.
- Adjusted EBITDA margin (excluding IFRIC 12 effect) decreased to 66.4% from 69.7% in 4Q24.
- Cash position of Ps.11,116.3 million at December 31, 2025, with Debt to LTM Adjusted EBITDA at 0.8x.
- On December 11, 2025, ASUR completed the acquisition of its ASUR US airport retail concessions at key terminals within John F. Kennedy International Airport, Los Angeles International Airport and Chicago O'Hare International Airport. From the acquisition date through December 31, 2025, these operations contributed revenues of Ps.133.1 million and EBITDA of Ps.86.1 million.

Table 1: Financial and Operating Highlights[1]

	Fourth Quarter		%
	2024	2025	Chg.
Financial Highlights			
Total Revenue	**9,020,577**	**10,969,074**	**21.6**
Mexico	6,707,511	8,582,210	27.9
San Juan	1,384,247	1,423,049	2.8
Colombia	928,819	963,815	3.8
Commercial Revenues per PAX	**130.2**	**131.7**	**1.1**
Mexico	158.5	159.0	0.3
San Juan	153.9	159.4	3.6
Colombia	50.4	56.4	12.0
EBITDA	5,111,286	4,867,127	(4.8)
Net Income	3,589,717	2,804,945	(21.9)
Majority Net Income	**3,414,581**	**2,713,713**	**(20.5)**
Earnings per Share (in pesos)	11.3819	9.0457	(20.5)
Earnings per ADS (in US$)	6.3229	5.0251	(20.5)
Capex	2,532,698	3,899,344	54.0
Cash & Cash Equivalents	20,083,457	11,116,335	(44.6)
Net Debt	(6,724,001)	16,370,228	(343.5)
Net Debt/ LTM EBITDA	(0.3)	0.8	(338.5)
Operational Highlights			
Passenger Traffic			
Mexico	10,105,370	10,114,332	0.1
San Juan	3,199,545	3,100,354	(3.1)
Colombia	4,433,379	4,684,968	5.7

4Q25 Earnings Call

Day: Wednesday, February 25, 2026, at 9:00 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: **13758364**. Please dial in 10 minutes before the scheduled start time.

Replay: Wednesday, February 25, 2026, at 2:00 PM ET, ending at 11:59 PM ET on Wednesday, March 4, 2026. Dial-in: +1 844 512 2921 (U.S. Toll-Free); +1 412 317 6671 (International). Access Code: **13758364**

[1] Unless otherwise stated, all financial figures are unaudited and prepared in accordance with International Financial Reporting Standards (IFRS). All figures in this report are expressed in Mexican pesos, unless otherwise noted. Tables state figures in thousands of Mexican pesos, unless otherwise noted. Passenger figures for Mexico and Colombia exclude transit and general aviation passengers, unless otherwise noted. Commercial revenues include revenues from non-permanent ground transportation and parking lots. U.S. dollar figures are calculated at an exchange rate of US$1.00 = Ps.18.0012 (source: Diario Oficial de la Federación de México) while Colombian peso figures are calculated at an exchange rate of COP.209.3700 = Ps.1.00 (source: Investing). Definitions for EBITDA, Adjusted EBITDA Margin, and Majority Net Income can be found on page 18 of this report.

Passenger Traffic

During 4Q24, ASUR's total passenger traffic increased 0.9% YoY to 17.9 million passengers.

In Mexico, total passenger traffic increased 0.1% YoY to 10.1 million in 4Q25, reflecting increases of 0.7% in international traffic which offset a 0.5% decrease in domestic traffic.

Total passenger traffic in Puerto Rico decreased 3.1% YoY to 3.1 million, a decrease of 4.2% in domestic traffic which offset an increase of 5.0% in international traffic.

In Colombia, total passenger traffic increased 5.7% YoY to 4.7 million passengers, resulting from increases of 9.6% in international traffic and 4.6% in domestic traffic.

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

Table 2: Passenger Traffic Summary

	Fourth Quarter		% Chg.	Twelve-Months		% Chg.
	2024	2025		2024	2025	
Total México	**10,105,370**	**10,114,332**	**0.1**	**41,420,330**	**40,595,729**	**(2.0)**
- Cancun	7,297,935	7,148,681	(2.0)	30,411,520	29,345,538	(3.5)
- 8 Other Airports	2,807,435	2,965,651	5.6	11,008,810	11,250,191	2.2
Domestic Traffic	**5,041,425**	**5,017,120**	**(0.5)**	**19,808,950**	**19,695,686**	**(0.6)**
- Cancun	2,582,308	2,422,994	(6.2)	10,236,245	9,880,984	(3.5)
- 8 Other Airports	2,459,117	2,594,126	5.5	9,572,705	9,814,702	2.5
International traffic	**5,063,945**	**5,097,212**	**0.7**	**21,611,380**	**20,900,043**	**(3.3)**
- Cancun	4,715,627	4,725,687	0.2	20,175,275	19,464,554	(3.5)
- 8 Other Airports	348,318	371,525	6.7	1,436,105	1,435,489	0.0
Total San Juan, Puerto Rico	**3,199,545**	**3,100,354**	**(3.1)**	**13,247,382**	**13,643,686**	**3.0**
Domestic Traffic	2,805,734	2,687,006	(4.2)	11,697,473	11,907,658	1.8
International traffic	393,811	413,348	5.0	1,549,909	1,736,028	12.0
Total Colombia	**4,433,379**	**4,684,968**	**5.7**	**16,651,560**	**17,320,364**	**4.0**
Domestic Traffic	3,453,475	3,611,178	4.6	13,004,778	13,242,501	1.8
International traffic	979,904	1,073,790	9.6	3,646,782	4,077,863	11.8
Total traffic	**17,738,294**	**17,899,654**	**0.9**	**71,319,272**	**71,559,779**	**0.3**
Domestic Traffic	11,300,634	11,315,304	0.1	44,511,201	44,845,845	0.8
International traffic	6,437,660	6,584,350	2.3	26,808,071	26,713,934	(0.4)

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

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

Región	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	TOTAL
Mexico	**(4.1%)**	**(7.5%)**	**(3.0%)**	**0.5%**	**(3.0%)**	**(2.8%)**	**2.0%**	**(1.6%)**	**(4.5%)**	**(0.2%)**	**1.0%**	**(0.4%)**	**(2.0%)**
Domestic Traffic	(0.7%)	(2.9%)	1.1%	5.1%	(0.4%)	(2.1%)	0.4%	(2.6%)	(3.1%)	(0.5%)	(0.1%)	(0.8%)	(0.6%)
International Traffic	(6.5%)	(10.6%)	(5.7%)	(3.3%)	(5.6%)	(3.4%)	3.7%	(0.4%)	(6.5%)	0.1%	2.1%	(0.1%)	(3.3%)
Puerto Rico	**9.3%**	**8.6%**	**13.7%**	**13.5%**	**1.3%**	**(3.3%)**	**(1.9%)**	**4.6%**	**1.6%**	**(1.7%)**	**(2.9%)**	**(4.2%)**	**3.0%**
Domestic Traffic	8.0%	7.5%	13.8%	11.6%	0.2%	(5.1%)	(3.5%)	3.3%	(0.5%)	(3.6%)	(4.0%)	(4.8%)	1.8%
International Traffic	20.5%	19.2%	12.0%	29.6%	10.5%	9.2%	8.0%	13.7%	16.1%	10.8%	5.1%	0.3%	12.0%
Colombia	**12.3%**	**3.3%**	**3.1%**	**4.8%**	**(3.4%)**	**1.7%**	**3.5%**	**2.7%**	**3.2%**	**5.1%**	**5.9%**	**6.0%**	**4.0%**
Domestic Traffic	8.7%	1.1%	1.6%	2.0%	(6.1%)	(1.4%)	1.2%	(0.2%)	1.4%	2.5%	5.1%	5.9%	1.8%
International Traffic	24.2%	11.3%	8.4%	15.6%	6.7%	13.3%	10.7%	12.8%	10.0%	14.8%	8.7%	6.3%	11.8%
Total	**1.7%**	**(2.6%)**	**1.2%**	**3.8%**	**(2.2%)**	**(1.8%)**	**1.5%**	**0.6%**	**(1.4%)**	**1.0%**	**1.5%**	**0.4%**	**0.3%**
Domestic Traffic	4.3%	1.1%	4.9%	5.9%	(1.9%)	(2.8%)	(0.5%)	(0.5%)	(1.2%)	(0.2%)	0.5%	0.1%	0.8%
International Traffic	(1.8%)	(7.2%)	(3.6%)	0.5%	(2.9%)	(0.1%)	5.1%	2.9%	(1.9%)	3.3%	3.2%	0.8%	(0.4%)

Review of Consolidated Results

Table 4: Summary of Consolidated Results

	Fourth Quarter 2024	Fourth Quarter 2025	% Chg	Twelve - Months 2024	Twelve - Months 2025	% Chg
Total Revenues	**9,020,577**	**10,969,074**	**21.6**	**31,332,787**	**37,237,431**	**18.8**
Aeronautical Services	4,804,502	4,790,391	(0.3)	18,589,161	19,387,860	4.3
Non-Aeronautical Services	2,525,040	2,538,825	0.5	9,895,327	10,499,263	6.1
Total Revenues Excluding Construction Revenues	**7,329,542**	**7,329,216**	**0.0**	**28,484,488**	**29,887,123**	**4.9**
Construction Revenues	1,691,035	3,639,858	115.2	2,848,299	7,350,308	158.1
Total Operating Expenses w/out Construction	**2,829,057**	**3,544,108**	**25.3**	**10,964,682**	**12,893,238**	**17.6**
Total Operating Costs & Expenses	4,520,092	7,183,966	58.9	13,812,981	20,243,546	46.6
Other Revenues	0	0	0.0	-	-	0.0
Operating Profit	**4,500,485**	**3,785,108**	**(15.9)**	**17,519,806**	**16,993,885**	**(3.0)**
Operating Margin	49.9%	34.5%	(1538 bps)	55.9%	45.6%	(1028 bps)
Adjusted Operating Margin [1]	61.4%	51.6%	(976 bps)	61.5%	56.9%	(465 bps)
EBITDA	**5,111,286**	**4,867,127**	**(4.8)**	**19,844,473**	**20,256,252**	**2.1**
EBITDA Margin	56.7%	44.4%	(1229 bps)	63.3%	54.4%	(894 bps)
Adjusted EBITDA Margin [2]	69.7%	66.4%	(333 bps)	69.7%	67.8%	(189 bps)
Net income	**3,589,717**	**2,804,945**	**(21.9)**	**14,030,438**	**10,924,697**	**(22.1)**
Net income majority	**3,414,581**	**2,713,713**	**(20.5)**	**13,551,429**	**10,488,903**	**(22.6)**
Earnings per Share	11.3819	9.0457	(20.5)	45.1714	34.9630	(22.6)
Earnings per ADS in US$	6.3229	5.0251	(20.5)	25.0936	19.4226	(22.6)
Total Commercial Revenues per Passenger [3]	**130.2**	**131.7**	**1.1**	**127.0**	**135.3**	**6.6**
Commercial Revenues	2,332,849	2,382,161	2.1	9,143,313	9,788,844	7.1
Commercial Revenues from Direct Operations per Passenger [4]	26.5	27.0	1.7	28.0	29.8	6.5
Commercial Revenues Excl. Direct Operations per Passenger	103.7	104.7	1.0	99.0	105.5	6.6

[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 Mexico, Puerto Rico y Colombia.

[4] Represents ASUR´s operations in convenience stores and parking lots.

Consolidated Revenues

Consolidated Revenues in 4Q25 increased 21.6% YoY, or Ps.1,948.5 million, to Ps.10.969.1 million, primarily driven by the following variations:

- A 115.2% increase, or Ps.1,948.8 million, in construction services revenues to Ps.3,639.8 million, primarily driven by Mexico.
- A 0.5% increase, or Ps.13.8 million, in non-aeronautical services revenues to Ps.2,538.8 million. Mexico accounted for Ps.1,769.2 million, Puerto Rico Ps.496.7 million, and Colombia Ps.272.9 million.
- A 0.3% decrease, or Ps.14.1 million, in aeronautical services revenues to Ps.4,790.4 million. Of this, Mexico contributed Ps.3,545.4 million while Puerto Rico and Colombia accounted for Ps.563.9 million and Ps.681.1 million, respectively.

Excluding Construction Services Revenues, which under IFRS are recognized as both revenue and cost, total revenues remained practically unchanged at Ps.7,329.2 million, 72.5% of which accounted for total revenues in Mexico, while Puerto Rico and Colombia represented 14.5% and 13.0%, respectively.

Commercial revenues increased 2.1% YoY to Ps.2,382.2 million in 4Q25. Revenue growth was mainly driven by increases of 0.3% to Ps.1,615.2 million in Mexico (includes Ps.133.0 million from the consolidation of ASUR US), 0.4% to Ps.494.3 million in Puerto Rico, and 18.6% to Ps.272.7 million in Colombia.

Commercial Revenues per Passenger increased by 1.1% to Ps.131.7 in 4Q25, from Ps.130.2 in 4Q24.

Consolidated Operating Costs and Expenses

Consolidated Operating Costs and Expenses increased 58.9% YoY, or Ps.2,663.9 million, to Ps.7,184.0 million.

Excluding construction costs, operating costs and expenses for the quarter increased 25.3% year-over-year, or Ps.715.0 million:

- Mexico: increased 10.4%, or Ps.171.2 million, primarily reflecting professional fees related to ASUR US and the Motiva Airports project in Brazil, higher personnel costs, lease expenses, security and cleaning services, maintenance and conservation expenses, taxes and duties, and depreciation and amortization, partially offset by a decrease in administrative expenses and concession fees.
- Puerto Rico**:** increased 6.1%, or Ps.41.2 million, mainly due to higher operating costs and expenses, taxes and duties, maintenance and conservation, electricity costs, professional fees, and concession fees. This was partially offset by lower insurance and surety bond expenses, security services, a lower provision for doubtful accounts, reduced depreciation and amortization, and lower cleaning service expenses.
- Colombia: increased 100.2%, or Ps.502.6 million, primarily due to higher depreciation and amortization resulting from a change in the concession amortization method, as well as increases in personnel costs, electricity, insurance and surety bonds, taxes and duties, and security and cleaning services. This was partially offset by lower maintenance and conservation expenses and a decrease in the provision for doubtful accounts.

Cost of Services increased 22.8%, or Ps.315.5 million in 4Q25, mainly due to increases in personnel, security and cleaning, professional fees, insurance and sureties, leases, electricity, taxes and duties, and maintenance reserves. This was partially offset by a lower provision for doubtful accounts.

Construction Costs increased 115.2%, or Ps.1,948.8 million, reflecting increases of 131.4% in Mexico (Ps.1,855.4 million) and 39.6% in Puerto Rico (Ps.102.8 million), partially offset by a 48.8% decrease in Colombia (Ps.9.3 million).

Administrative Expenses which reflect administrative costs incurred in Mexico, decreased 15.9% year-over-year.

Technical Assistance Fees decreased 2.9%, reflecting lower EBITDA generated by ASUR's Mexican operations.

Concession Fees decreased by 8.7% on a consolidated basis, reflecting decreases of 15.2% and 1.9%, in Mexico and Puerto Rico, respectively, partially offset by a 5.0% increase in Colombia driven by higher regulated and non-regulated revenues.

Depreciation and Amortization increased 77.5%, or Ps.473.4 million, reflecting increases of 424.0%, or Ps.470.1 million in Colombia from an adjustment to the concession amortization method, and 7.4%, or Ps.21.7 million, in Mexico. This was partially offset by a decline of 8.9%, or Ps.18.4 million, in Puerto Rico.

Consolidated Operating Profit and EBITDA

Consolidated Operating Profit for 4Q25 decreased to Ps.3,785.1 million with a margin of 34.5%, compared to Ps.4,500.5 million and a margin of 49.9% in 4Q24.

The **Adjusted Operating Margin,** which excludes the effect of IFRIC 12 related to construction or improvements to concessioned assets in Mexico, Puerto Rico, and Colombia, and is calculated as operating profit divided by total revenues excluding construction services, decreased to 51.6% in 4Q25, from 61.4% in 4Q24, mainly impacted by the change in amortization method for concessions in Colombia introduced in 3Q25.

EBITDA decreased by 4.8%, or Ps.244.1 million, to Ps.4,867.1 million in 4Q25, from Ps.5,111.3 million in 4Q24. By country of operations, EBITDA in Mexico decreased 3.4%, or Ps.132.4 million, to Ps.3,811.1 million, and in Puerto Rico by 19.0%, to Ps.123.5 million to Ps.525.2 million. In Colombia, EBITDA increased 2.3%, or Ps.11.8 million, to Ps.530.8 million. Mexico EBITDA includes Ps.86.1 million from the consolidation of ASUR US in 4Q25. The **Consolidated EBITDA Margin** was 44.4% in 4Q25 compared to 56.7% in 4Q24.

The **Adjusted EBITDA Margin**, which excludes the effect of IFRIC 12 related to construction or improvements to concessioned assets in Mexico, Puerto Rico, and Colombia, decreased to 66.4% in 4Q25, from 69.7% in 4Q24.

Comprehensive Financing Gain (Loss)

Table 5: Consolidated Comprehensive Financing Gain (Loss)

	Fourth Quarter		% Chg.	Twelve-Months		% Chg.
	2024	2025		2024	2025	
Interest Income	350,135	240,321	(31.4)	1,615,065	1,440,338	(10.8)
Interest Expense	(234,849)	(515,377)	119.5	(826,708)	(1,535,163)	85.7
Foreign Exchange Gain (Loss), Net	673,192	(155,446)	n/a	2,072,490	(1,905,839)	n/a
Fair value (losses) gains, net		(28,946)	n/a		(28,946)	n/a
Total	**788,478**	**(459,448)**	**n/a**	**2,860,847**	**(2,029,610)**	**n/a**

In 4Q25, ASUR recorded a **Comprehensive Financing Loss** of Ps.459.4 million, compared to a gain of Ps.788.5 million in 4Q24.

This YoY variation was primarily driven by a Foreign Exchange Loss of Ps.155.4 million in 4Q25, compared to a foreign exchange gain of Ps.673.2 million in 4Q24. The 4Q25 loss reflects the appreciation of the Mexican peso against the U.S. dollar at quarter-end and on average, by 1.8% and 0.2%, respectively, on a lower U.S. dollar net asset position versus 4Q24, compared to a quarter-end and average depreciation of 5.8% and 2.2%, respectively, on 4Q24 on a U.S. dollar net asset position.

In addition, interest income decreased 31.4%, or Ps.109.8 million, reflecting a lower cash position following the dividend payment in May, September and November 2025 Interest expense increased by 119.5%, or Ps.280.5 million, mainly due to the two loans incurred in Mexico: i) Ps.9,500.0 million loan on May 22, 2025, and ii) Ps.6,390.0 million loan on December 5, 2025.

Income Taxes

Income taxes decreased by Ps.1,178.4 million year-over-year, primarily due to the following declines:

- Ps.614.0 million in income tax expense, mainly driven by a lower taxable base in Mexico, reflecting the tax credit applied for income tax on dividends received from Colombia, partially offset by higher taxable income at Cancun Airport and Grupo Aeroportuario del Sureste.

- Ps.564.4 million in deferred income taxes, primarily in Mexico, resulting from the recognition of deferred income tax related to previously untaxed accumulated retained earnings from ASUR's investments in Colombia and Puerto Rico, shifting from an expense of Ps.52.6 million in 4Q24 to a net benefit of Ps.511.7 million in 4Q25, mainly in Colombia, partially offset by Puerto Rico and the initial recognition of ASUR US. This decrease also reflects the tax benefit from unredeemed asset balances at the Cancun, Mérida, Oaxaca and Villahermosa airports, partially offset by the initial recognition of deferred income tax at Cozumel Airport. In Colombia, deferred income taxes decreased due to the benefit recognized from a change in the amortization method of the concession.

Net Majority Income

ASUR reported a 20.5% YoY decrease in **Net Majority Income** for 4Q25, totaling Ps.2,713.7 million, compared to Ps.3,414.6 million in 4Q24. This YoY variation was mainly driven by: i) an increase of Ps.473.4 million in amortization and depreciation mainly reflecting the Ps.470.1 million adjustment in the amortization methodology in Colombia, and ii) a Foreign Exchange Loss of Ps.155.4 million. Earnings per common share for the quarter were Ps.9,0457, and earnings per ADS were US$5,0251 (one ADS represents ten Series B common shares). This compares with earnings per share of Ps.11.3819 and earnings per ADS of US$6.3229 in the same period of the prior year.

Net Income

Net Income for 4Q25 totaled Ps.2,804.9 million, compared to Ps.3,589.7 million in 4Q24, representing a YoY decrease of 21.9%, or Ps.784.8 million.

Consolidated Financial Position

As of December 31, 2025, airport concessions represented 66.9% of the Company's total assets, investment properties represented 11.6%, current assets represented 20.9%, and other assets represented 0.6%.

As of December 31, 2025, cash and cash equivalents totaled Ps.11,116.3 million, a 44.6% decrease from Ps.20,083.4 million as of December 31, 2024, principally driven a total of Ps.24,000.0 million in dividend payments. The cash position by country was as follows: Mexico Ps.8,978.8 million, Colombia Ps.1,914.9 million, and Puerto Rico Ps.323.9 million.

As of December 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.4,459.4 million, ii) goodwill of Ps.860.0 million (net of an impairment loss of Ps.4,719.1 million), iii) deferred income tax liability of Ps.445.9 million, and iv) a minority interest of Ps.4,795.8 million in Stockholders' Equity.

As of December 31, 2025, ASUR´s valuation of its investment in Airplan (Colombia), in accordance with IFRS 3 "Business Combinations" resulted in the following effects on its Balance Sheet as follows: i) a net intangible asset of Ps.417.9 million, ii) goodwill of Ps.1,412.1 million, iii) deferred income tax payable of Ps.114.6 million, and iv) fair value recognition of bank loans of Ps.90.5 million.

As of December 31, 2025, total equity was Ps.46,406.3 million, representing 51.7% of Total Assets, while Total Liabilities amounted to Ps.43,291.3 million, or 48.3% of total assets. Deferred Liabilities represented 8.3% of total liabilities.

Total debt at quarter-end increased 105.7% to Ps.27,486.6 million, compared with Ps.13,359.4 million as of December 31, 2024, principally reflecting a Ps.9,500.0 million loan secured in Mexico on May 22, 2025, maturing on May 21, 2027, and bearing interest at the 28-day TIIEF rate plus 1.25 percentage points. The increase also reflects the effect of foreign exchange conversion, and a principal repayment of Ps.263.1 million in Puerto Rico.

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

On November 26, 2025 the Company paid a Ps.119,2 million structuring fee in connection with a US$936.0 million loan from JPMorgan related to the Motiva Airports project in Brazil.

As of December 31, 2025, 66.2% of ASUR's total debt was denominated in Mexican pesos, 32.3% in U.S. dollars (debt associated with Puerto Rico's operations), and 1.5% in Colombian pesos (debt associated with Colombia's operations).

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

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

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

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

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

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

ASUR's Net Debt-to-LTM EBITDA ratio stood at 0.8x as of December 31, 2025, compared to negative 0.3x as of December 31, 2024. The interest coverage ratio was 9.6x in December 31, 2025 compared to 12.5x as of December 31, 2024.

Table 6: Consolidated Debt Indicators

	December 31, 2024	September 30, 2025	December 31, 2025
Leverage			
Total Debt/ LTM EBITDA (Times) [1]	0.7	1.0	1.4
Total Net Debt/ LTM EBITDA (Times) [2]	(0.3)	0.2	0.8
Interest Coverage Ratio [3]	12.5	12.8	9.6
Total Debt	**13,359,456**	**21,231,874**	**27,486,563**
Short-term Debt	1,131,530	334,138	625,850
Long-term Debt	12,227,926	20,897,736	26,860,713
Cash & Cash Equivalents	**20,083,457**	**16,259,294**	**11,116,335**
Total Net Debt [4]	**(6,724,001)**	**4,972,580**	**16,370,228**

[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 EBIDA divided by its LTM interest expenses. For Puerto Rico it is calculated as LTM Cash Flow Generation divided LTM debt service, and for Colombia as LTM EBITDA minus LTM taxes divided by LTM debt service.

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

Table 7: Consolidated Debt Profile (millions)*

	Aerostar US$			Cancun Airport M´Mxp $				Airplan M Col Ps
Original Amount	350´M	200´M	50´M	BBVA 2,000	BBVA 9,500	Santander 2,650	JP, Morgan 6,390	Syndicated Loan 440,000
Interest rate	**5.75%**	**4.92%**	**6.75%**	**TIIE + 1.35 pp**	**TIIEF + 1.25 pp**	**TIIEF+ 1.50 pp**	**TIIEF + 0.75 pp**	**DTF + 4pp**
Principal Balance as of December 31, 2025	**251.2**	**200.0**	**42.0**	**1,750.0**	**9,500.0**	**675.0**	**6,390.0**	**67,897.2**
2026	15.0	-	-			-		30,497.2
2027	16.6	-	-		9,500.0	675.0	6,390.0	37,400.0
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	-		-		-

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

The Mexico loans were entered into on: i) May 22, 2025 with BBVA for Ps.9,500 million; ii) in September 2021 with Santander for Ps.2,650 million; iii) in October 2021 with BBVA for Ps.2,000 million; and iv) on December 5, 2025 with JPMorgan Chase Bank for Ps.6,390 million. On November 30, 2022, March 29, 2023, and September 29, 2023, Cancun Airport prepaid Ps.650 million, Ps.662.5 million and Ps.662.5 million of the loan with Santander, respectively. Cancún Airport made capital payments of Ps.50 million of the BBVA loan on each of the following dates: April 14, 2023, July 14, 2023, October 13, 2023, January 15, 2024, and April 15, 2024. On September 26, 2025, Cancun Airport renewed the Santander loan for Ps. 675.0 million; the new maturity date is September 26, 2027, with a TIIEF rate +1.50 pp.

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

The Colombia (Airplan) syndicated loan was obtained in June 2015, with a grace period of three years. Airplan made capital payments for Cop.150,000 million in April 2022, and for Cop 100,000 million in April 2024, and its next principal payment is due in September 2026.

*Expressed in the original currency of each loan.

Strong Liquidity Position and Healthy Debt Maturity Profile

ASUR closed 4Q25 with a solid financial position, reporting Cash and Cash Equivalents of Ps. 11,116.3 million and Total Debt plus interest of Ps.27,486.6 million.

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

Table 8: Liquidity Position as of December 31, 2025
Figures in thousands of Mexican Pesos

Region of Operation	Cash & Equivalents	Total Debt	Short-term Debt	Long-term Debt	Principal Payments (Jan– March 2025)
Mexico	8,877,830	18,199,671	72,513	18,127,158	0
Puerto Rico	323,859	8,869,864	405,494	8,464,370	129,313
Colombia	1,914,646	417,028	147,843	269,185	0
Total	**11,116,335**	**27,486,563**	**625,850**	**26,860,713**	**129,313**

Table 9: Debt Maturity Profile as of December 31, 2025
Figures in thousands of Mexican pesos

Region of Operation	2026	2027	2028	2029/2035
México	0	16,565,000	0	1,750,000
Puerto Rico	269,906	299,140	292,181	8,016,024
Colombia	140,377	172,123	0	0
Total	**410,283**	**17,036,264**	**292,181**	**9,766,024**

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

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

Table 10: Debt Ratios at December 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
México[1]	15,631,329	824,331	19.0	3.0
Puerto Rico[2]	1,469,066	742,193	2.0	1.1
Colombia[3]	1,478,850	367,905	4.0	1.2
Total	**18,579,245**	**1,934,429**	**9.6**	

[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.742.2 million.
[3] Per the applicable debt agreement, the formula for the Debt Coverage ratio is: (LTM EBITDA minus LTM Taxes)/ LTM Debt Service. EBITDA minus Taxes for the period amounted to Ps.1.5 billion and Debt Service was Ps.367.9 million.

Accounts Receivables

Accounts receivables decreased 8.6% YoY in 4Q25, reflecting an increase in collections from clients in Mexico and Colombia.

Table 11: Accounts Receivables at December 31, 2025
Figures in thousands of Mexican Pesos

Region	4Q24	4Q25	% Change
México	2,389,876	2,174,456	(9.0)
Puerto Rico	266,410	282,556	6.1
Colombia	148,055	105,297	(28.9)
Total	**2,804,341**	**2,562,309**	**(8.6)**

Note: Net of allowance for bad debts.

Capital Expenditures

In 4Q25, ASUR made capital investments of totaling Ps.3,899.3 million, of which Ps.3,466.8 million were allocated to the modernization of its Mexican airports under its development plan, Ps.418.5 million to Aerostar in Puerto Rico, and Ps.14.0 million to Airplan in Colombia. This compares with Ps.2,532.7 million invested in 4Q24, of which Ps.2,216.5 million were allocated to Mexican airports, Ps.297.1 million to Puerto Rico, and Ps.19.1 million to Colombia.

On an accumulated basis, total capital expenditures amounted to Ps.7,807.8 million, with Ps.6,927.8 million allocated to the modernization of Mexican airports, Ps.856.1 million to Aerostar in Puerto Rico, and Ps.23.9 million to Airplan in Colombia. This compares with Ps.3,394.1 million invested during 2024, including Ps.3,661.0 million for Mexican airports, Ps.707.7 million for Puerto Rico, and Ps.25.7 million for Colombia.

4Q25 Relevant Events

On December 11, 2025, ASUR's subsidiary, ASUR US Commercial Airports, LLC, completed the acquisition of 100% of the equity interests of URW Airports, LLC from Westfield Development, Inc., a wholly owned subsidiary of Unibail-Rodamco-Westfield, for an enterprise value of US$295 million. The acquired entity was renamed ASUR Airports, LLC and manages select commercial programs at key U.S. airport terminals, including Terminals 1, 2, 3, 6 and the Tom Bradley International Terminal and Tom Bradley International Terminal West at Los Angeles International Airport; Terminal 5 at Chicago O'Hare International Airport; and Terminals 8 and the New Terminal One at John F. Kennedy International Airport

Subsequent Events

On January 26, 2026, an Ordinary General Shareholders' Meeting was held which approved authorizing the Company to acquire all or a portion of the shares of, and/or interests in, airport operators, including Companhia de Participações em Concessões, either directly or through its subsidiaries and/or special purpose vehicles, and to incur indebtedness and enter into such agreements and contracts as may be necessary and/or advisable to implement such acquisition.

Review of Mexico Operations

Table 12: Mexico Revenues & Commercial Revenues Per Passenger

	Fourth Quarter		% Chg	Twelve - Months		% Chg
	2024	2025		2024	2025	
Total Passenger	**10,159**	**10,159**	**-**	**41,645**	**40,793**	**(2.0)**
Total Revenues	**6,707,511**	**8,582,210**	**27.9**	**23,168,690**	**27,988,204**	**20.8**
Aeronautical Services	3,495,341	3,545,372	1.4	13,915,654	14,273,248	2.6
Non-Aeronautical Services	1,799,896	1,769,176	(1.7)	7,056,319	7,153,825	1.4
Construction Revenues	1,412,274	3,267,662	131.4	2,196,717	6,561,131	198.7
Total Revenues Excluding Construction Revenues	**5,295,237**	**5,314,548**	**0.4**	**20,971,973**	**21,427,073**	**2.2**
Total Commercial Revenues	**1,610,606**	**1,615,150**	**0.3**	**6,315,833**	**6,453,961**	**2.2**
Commercial Revenues from Direct Operations	288,875	310,725	7.6	1,277,849	1,321,132	3.4
Commercial Revenues Excluding Direct Operations	1,321,731	1,304,425	(1.3)	5,037,984	5,132,829	1.9
Total Commercial Revenues per Passenger	**158.5**	**159.0**	**0.3**	**151.7**	**158.2**	**4.3**
Commercial Revenues from Direct Operations per Passenger [1]	28.4	30.6	7.6	30.7	32.4	5.6
Commercial Revenues Excl. Direct Operations per Passenger	130.1	128.4	(1.3)	121.0	125.8	4.0

For the purposes of this table, approximately 53.7 and 44.5 thousand transit and general aviation passengers are included in 4Q24 and 4Q25 respectively, while 224.6 and 197.3 thousand transit and general aviation passengers are included in FY24 and FY25.

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

Mexico Revenues

Mexico Revenues for 4Q25 increased 27.9% YoY to Ps.8,582.2 million, mainly reflecting higher construction revenues.

Excluding Construction Services, Revenues increased 0.4% YoY, reflecting a 1.4% increase in aeronautical services revenue combined with a 1.7% decrease in non-aeronautical revenues, mainly due to the appreciation of the Mexican peso against the US dollar to Ps.18.3032 in 4Q25 compared to Ps.20.0782 in 4Q24.

Commercial Revenues for the quarter increased 0.3% YoY. Additionally, **Commercial Revenue per Passenger** increased to Ps.159.0 in 4Q25, from Ps.158.5 in 4Q24.

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

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

Table 13: Mexico Commercial Revenue Performance

Bussines Line	YoY Chg	
	4Q25	12M25
Other Revenues	34.9%	19.7%
Food and Beverage	30.7%	8.9%
Car parking	6.5%	7.5%
Teleservices	3.3%	24.7%
Ground Transportation	2.9%	2.0%
Duty Free	(5.0%)	4.1%
Car rental	(11.5%)	1.3%
Retail	(12.3%)	(4.2%)
Advertising	(14.4%)	(19.4%)
Banks and foreign exchange	(33.2%)	(9.6%)
Total Commercial Revenues	**0.3%**	**2.2%**

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

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

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

Mexico Operating Costs and Expenses

Table 15: Mexico Operating Costs & Expenses

	Fourth Quarter		% Chg.	Twelve-Months		% Chg.
	2024	2025		2024	2025	
Cost of Services	738,337	969,318	31.3	2,897,158	3,294,505	13.7
Administrative	94,759	79,719	(15.9)	319,638	346,047	8.3
Technical Assistance	101,265	98,278	(2.9)	400,838	400,912	0.0
Concession Fees	417,354	353,927	(15.2)	1,728,174	1,755,832	1.6
Depreciation and Amortization	294,347	316,024	7.4	1,175,773	1,253,924	6.6
Operating Costs and Expenses Excluding Construction Costs	**1,646,062**	**1,817,266**	**10.4**	**6,521,581**	**7,051,220**	**8.1**
Construction Costs	1,412,274	3,267,662	131.4	2,196,717	6,561,131	198.7
Total Operating Costs & Expenses	**3,058,336**	**5,084,928**	**66.3**	**8,718,298**	**13,612,351**	**56.1**

Total Operating Costs and Expenses increased 66.3%, or Ps.2,026.6 million YoY. Excluding construction costs, operating costs and expenses increased 10.4%, or Ps.171.2 million as described below.

Cost of Services increased 31.3%, mainly due to higher professional expenses incurred in connection with ASUR US and Motiva Airports in Brazil, together with higher personnel expenses, leases, security and cleaning services, maintenance and conservation, and taxes and surety bonds.

Administrative Expenses decreased 15.9% YoY.

Technical Assistance Fees paid to ITA decreased 2.9%, reflecting a decrease in EBITDA related to the Mexican operations.

Concession Fees, which include payments made to the Mexican government, decreased by 15.2%, mainly due to a lower tariff calculation base.

Depreciation and Amortization increased by 7.4% YoY, reflecting the recognition of investments made to date.

Mexico Consolidated Comprehensive Financing Gain (Loss)

Table 16: Mexico Comprehensive Financing Gain (Loss)

	Fourth Quarter		%	Twelve - Months		%
	2024	2025	Chg	2024	2025	Chg
Interest Income	259,814	193,514	(25.5)	1,234,560	1,179,105	(4.5)
Interest Expense	(83,561)	(374,448)	348.1	(351,635)	(922,604)	162.4
Foreign Exchange Gain (Loss), Net	674,241	(157,160)	n/a	2,073,962	(1,907,344)	n/a
Fair value (losses) gains, net	-	(28,946)	n/a		(28,946)	n/a
Total	**850,494**	**(367,040)**	**n/a**	**2,956,887**	**(1,679,789)**	**n/a**

During 4Q25, ASUR's operations in Mexico reported a **Comprehensive Financing Loss** of Ps.367.0 million, compared with a gain of Ps.850.5 million in 4Q24. This was mainly due to a Foreign Exchange Loss of Ps.157.2 million recorded in 4Q25, compared to a gain of Ps.674.2 million in 4Q24. The 4Q25 Foreign Exchange Loss resulted mainly from the appreciation of the Mexican peso against the U.S. dollar at quarter-end and on average, by 1.8% and 0.2%, respectively, on a lower U.S. dollar net asset position compared to 4Q24. This compares to a 5.8% quarter-end and 2.2% average depreciation of the peso in 4Q24, also on a U.S. dollar net asset position.

Additionally, Interest Income decreased by 25.5%, or Ps.66.3 million, mainly reflecting lower cash balances following dividend payments in May, September and November 2025. Interest expense increased by 348.1%, or Ps.290.9 million, primarily due to the two loans obtained in Mexico: i) Ps.9,500.0 million obtained on May 22, 2025, and ii) Ps.6,390.0 million on December 5, 2025.

Mexico Operating Profit (Loss) and EBITDA

Table 17: Mexico Profit & EBITDA

	Fourth Quarter		%	Twelve-Months		%
	2024	2025	Chg.	2024	2025	Chg.
Total Revenue	6,707,511	8,582,210	27.9	23,168,690	27,988,204	20.8
Total Revenues Excluding Construction Revenues	5,295,237	5,314,548	0.4	20,971,973	21,427,073	2.2
Operating Profit	**3,649,175**	**3,497,282**	**(4.2)**	**14,450,392**	**14,375,853**	**(0.5)**
Operating Margin	54.4%	40.8%	(1365 bps)	62.4%	51.4%	(1101 bps)
Adjusted Operating Margin [1]	68.9%	65.8%	(311 bps)	68.9%	67.1%	(181 bps)
Net Profit [2]	2,846,663	2,486,956	(12.6)	11,632,439	9,164,859	(21.2)
EBITDA	**3,943,528**	**3,811,103**	**(3.4)**	**15,627,848**	**15,631,329**	**0.0**
EBITDA Margin	58.8%	44.4%	(1439 bps)	67.5%	55.8%	(1160 bps)
Adjusted EBITDA Margin [3]	74.5%	71.7%	(276 bps)	74.5%	73.0%	(157 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.159.1 million and Ps. 292.5 million from ASUR's participation in Aerostar in 4Q25 and 4Q24, respectively, and of Ps.84.5 million and Ps.314.9 million for Airplan in 4Q25 and 4Q24, respectively.

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

ASUR's Mexican operations reported **Operating Profit** of Ps.3,497.3 million in 4Q25, with an **Operating Margin** of 40.8%, compared to Ps.3,649.2 million and an operating margin of 54.4% in 4Q24.

The **Adjusted Operating Margin**, which excludes the effect of IFRIC 12 with respect to construction or improvements to concessioned assets and is calculated as operating profit divided by total revenues less construction services revenue, was 65.8% in 4Q25, compared to 68.9% in 4Q24.

EBITDA decreased by 3.4% YoY, or Ps.132.4 million, to Ps.3,811.1 million in 4Q25, from Ps.3,943.5 million in 4Q24. The **EBITDA Margin** was 44.4% in 4Q25, compared to 58.8% in 4Q24.

The **Adjusted EBITDA Margin**, which excludes the effect of IFRIC 12 related to construction and improvements of concessioned assets, was 71.7% in 4Q25, compared to 74.5% in 4Q24.

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.14.680.2 million as of December 31, 2025. The weighted implicit tariff was Ps.349.1 (in December 2024 pesos) per traffic unit, representing approximately 68.2% 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

During 4Q25, ASUR made capital investments in Mexico totaling Ps.3,466.8 million, compared to Ps.2,216.5 million in 4Q24. On an accumulated basis, capex reached Ps.6,927.8 million, compared to Ps.3,661.0 million as of 4Q24.

Review of Puerto Rico Operations

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

As of December 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.4,459.4 million, ii) goodwill of Ps.860.0 million (net of an impairment loss of Ps.4,719.1 million), iii) deferred income tax liability of Ps.445.9 million, and iv) a minority interest of Ps.4,795.8 million in Stockholders' Equity.

Puerto Rico Revenues

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

	Fourth Quarter		% Chg.	Twelve-Months		% Chg.
	2024	2025		2024	2025	
Total Passenger	**3,200**	**3,100**	**(3.1)**	**13,247**	**13,644**	**3.0**
Total Revenues	**1,384,247**	**1,423,049**	**2.8**	**4,815,975**	**5,425,369**	**12.7**
Aeronautical Services	629,387	563,944	(10.4)	2,208,073	2,371,524	7.4
Non-Aeronautical Services	495,222	496,692	0.3	1,981,707	2,283,952	15.3
Construction Revenues	259,638	362,413	39.6	626,195	769,893	22.9
Total Revenues Excluding Construction Revenues	**1,124,609**	**1,060,636**	**(5.7)**	**4,189,780**	**4,655,476**	**11.1**
Total Commercial Revenues	**492,399**	**494,331**	**0.4**	**1,971,227**	**2,274,040**	**15.4**
Commercial Revenues from Direct Operations	186,043	176,863	(4.9)	736,363	834,552	13.3
Commercial Revenues Excluding Direct Operations	306,356	317,468	3.6	1,234,864	1,439,488	15.6
Total Commercial Revenues per Passenger	**153.9**	**159.4**	**3.6**	**148.8**	**166.7**	**12.0**
Commercial Revenues from Direct Operations per Passenger [1]	58.1	57.0	(1.9)	55.6	61.2	10.0
Commercial Revenues Excl. Direct Operations per Passenger	95.7	102.4	7.0	93.2	105.5	13.2

Figures in pesos at the average exchange rate of Ps.18.3032 = US$1.00 for 4Q25 and of Ps.19.208 = US$1.00 for FY25.

[1] Represents ASUR´s operations in convenience stores in Puerto Rico.

Total Puerto Rico Revenues for 4Q25 increased 2.8% YoY to Ps.1,423.0 million.

Excluding Construction Services, Revenues decreased 5.7% YoY, reflecting a 10.4% decrease in aeronautical revenues, partially offset by a 0.3% increase in non-aeronautical revenues.

Commercial Revenue per Passenger increased to Ps.159.4 in 4Q25, from Ps.153.9 in 4Q24.

A total of eight new commercial locations opened over the past twelve months through 4Q25, as shown in Table 20. Additional details on these openings can be found on page 21 of this report.

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

Table 19: Puerto Rico Commercial Revenue Performance

Business Line	YoY Chg	
	4Q25	12M25
Duty Free	19.8%	16.6%
Car rentals	7.6%	17.0%
Food and beverage	7.1%	26.4%
Ground Transportation	0.0%	0.0%
Retail	(2.5%)	14.6%
Banks and foreign exchange	(5.8%)	10.6%
Others revenues	(8.8%)	11.5%
Car parking	(15.2%)	7.6%
Advertising	(17.8%)	21.4%
Total Commercial Revenues	**0.4%**	**15.4%**

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

Type of Commercial Space [1]	# of Spaces Opened
Duty Free	2
Retail	2
Food and beverage	4
Total Commercial space	**8**

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

Puerto Rico Costs & Expenses

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

	Fourth Quarter		% Chg.	Twelve-Months		% Chg.
	2024	2025		2024	2025	
Cost of Services	422,912	483,494	14.3	1,733,073	2,034,464	17.4
Concession Fees	52,858	51,878	-1.9	199,597	226,083	13.3
Depreciation and Amortization	205,577	187,209	(8.9)	728,643	774,142	6.2
Operating Costs and Expenses Excluding Construction Costs	**681,347**	**722,581**	**6.1**	**2,661,313**	**3,034,689**	**14.0**
Construction Costs	259,638	362,413	39.6	626,195	769,893	22.9
Total Operating Costs & Expenses	**940,985**	**1,084,994**	**15.3**	**3,287,508**	**3,804,582**	**15.7**

Figures in pesos at the average exchange rate of Ps.18.3032 = US$1.00 for 4Q25 and of Ps.19.208 = US$1.00 for FY25.

Total Operating Costs and Expenses in Puerto Rico for 4Q25 increased 15.3% YoY to Ps.1,085.0 million. Construction costs increased 39.6%, to Ps.362.4 million in 4Q25 from Ps.259.6 million in 4Q24.

Excluding Construction, Operating Costs and Expenses increased 6.1%, or Ps.41.2 million, mainly reflecting higher operating expenses, including taxes and duties, maintenance and conservation, electricity costs, professional fees, and concession fees. These were partially offset by a reduction in insurance and surety bonds, security, as well as a decrease in provisions for doubtful accounts along with lower depreciation and amortization and cleaning service costs.

Cost of Services increased by 14.3%, or Ps.60.6 million, primarily due to increases in taxes and duties, maintenance and conservation, electricity, and professional fees. This was partially offset by reductions in insurance and security bonds, security, lower provisions for doubtful accounts and a decrease in cleaning services.

Concession Fees decreased by 1.9% YoY, or Ps.1.0 million, reflecting the impact of FX conversion.

Depreciation and Amortization decreased by 8.9%, or Ps.18.4 million, YoY, mainly reflecting the impact of foreign exchange conversion.

Puerto Rico Comprehensive Financing Gain (Loss)

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

	Fourth Quarter		% Chg.	Twelve-Months		% Chg.
	2024	2025		2024	2025	
Interest Income	23,645	15,343	(35.1)	124,165	82,050	(33.9)
Interest Expense	(146,433)	(127,764)	(12.7)	(545,977)	(549,669)	0.7
Total	**(122,788)**	**(112,421)**	**(8.4)**	**(421,812)**	**(467,619)**	**10.9**

Figures in pesos at the average exchange rate of Ps.18.3032 = US$1.00 for 4Q25 and of Ps.19.208 = US$1.00 for FY25.

During 4Q25, Puerto Rico reported a comprehensive financing loss of Ps.112.4 million, compared with a loss of Ps.122.8 million in 4Q24. The lower financing loss reflects the payments made in March and September 2025 on the principal amount of Aerostar's senior secured notes due March 22, 2035, and a decrease in interest income reflecting a lower cash position.

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

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

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

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

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

On November 26, 2024, Aerostar also renewed a US$10.0 million secured revolving credit facility with Banco Popular de Puerto Rico, maturing on December 18, 2027. The applicable interest rate ranges between 0.75% and 3.0%, plus a 2.0% default interest rate. Under the terms of the agreement, Aerostar is required to maintain a debt service coverage ratio of at least 1.00x at the end of each quarter. As of December 31, 2025, no amounts had been drawn under this facility.

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

Puerto Rico Operating Profit and EBITDA

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

	Fourth Quarter		% Chg.	Twelve-Months		% Chg.
	2024	2025		2024	2025	
Total Revenue	1,384,247	1,423,049	2.8	4,815,975	5,425,369	12.7
Total Revenues Excluding Construction Revenues	1,124,609	1,060,636	(5.7)	4,189,780	4,655,476	11.1
Other Revenues	-	-	0.0	-	-	0.0
Operating Profit	**443,262**	**338,055**	**(23.7)**	**1,528,467**	**1,620,787**	**6.0**
Operating Margin	32.0%	23.8%	(827 bps)	31.7%	29.9%	(186 bps)
Adjusted Operating Margin[1]	39.4%	31.9%	(754 bps)	36.5%	34.8%	(167 bps)
Net Income	437,839	230,351	(47.4)	1,197,521	1,091,756	(8.8)
EBITDA	**648,840**	**525,264**	**(19.0)**	**2,257,110**	**2,394,929**	**6.1**
EBITDA Margin	46.9%	36.9%	(996 bps)	46.9%	44.1%	(272 bps)
Adjusted EBITDA Margin[2]	57.7%	49.5%	(817 bps)	53.9%	51.4%	(243 bps)

Figures in pesos at the average exchange rate of Ps.18.3032 = US$1.00 for 4Q25 and of Ps.19.208 = US$1.00 for FY25.
[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 4Q25 decreased 23.7% YoY to Ps.338.1 million, representing an Operating Margin of 23.8%, compared to Ps.443.3 million and an Operating Margin of 32.0% in 4Q24.

EBITDA decreased 19.0% YoY to Ps.525.3 million in 4Q25, from Ps.648.8 million in 4Q24. The EBITDA margin decreased to 36.9% in 4Q25, from 46.9% in 4Q24. The YoY decrease in EBITDA was principally the result of the appreciation of the Mexican Peso against the US Dollar, as the Average FX Rate in 4Q25 was Ps.18.3045 per dollar compared to Ps.20.0808 per dollar in 4Q24, thus driving a decrease in revenues. Excluding the FX conversion effect, aeronautical revenues decreased US$0.5 million YoY reflecting the 3.1% decrease in total Passenger traffic during the period.

The **Adjusted EBITDA Margin**, which excludes the effect of IFRIC 12 with respect to construction or improvements to concessioned assets, decreased to 49.5% from 57.7% in 4Q24.

Puerto Rico Capital Expenditures

Capital expenditures in Puerto Rico totaled Ps.418.5 million in 4Q25, compared with Ps.297.1 million in 4Q24. On an accumulated basis, total capex reached Ps.856.1 million, compared with Ps.707.7 million in 2024.

Puerto Rico Tariff Regulation

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

Review of Colombia Operations

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

As of December 31, 2025, ASUR´s valuation of its investment in Airplan (Colombia), in accordance with IFRS 3 "Business Combinations" resulted in the following effects on its Balance Sheet as follows: i) a net intangible asset of Ps.417.9 million, ii) goodwill of Ps.1,412.1 million, iii) deferred income tax payable of Ps.114.6 million, and iv) fair value recognition of bank loans of Ps.90.5 million.

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

	Fourth Quarter		% Chg.	Twelve-Months		% Chg.
	2024	2025		2024	2025	
Total Passenger	**4,563**	**4,833**	**5.9**	**17,126**	**17,906**	**4.6**
Total Revenues	**928,819**	**963,815**	**3.8**	**3,348,122**	**3,823,858**	**14.2**
Aeronautical Services	679,774	681,075	0.2	2,465,434	2,743,088	11.3
Non-Aeronautical Services	229,922	272,957	18.7	857,301	1,061,486	23.8
Construction Revenues [1]	19,123	9,783	(48.8)	25,387	19,284	(24.0)
Total Revenues Excluding Construction Revenues	**909,696**	**954,032**	**4.9**	**3,322,735**	**3,804,574**	**14.5**
Total Commercial Revenues	**229,844**	**272,680**	**18.6**	**856,253**	**1,060,843**	**23.9**
Total Commercial Revenues per Passenger	**50.4**	**56.4**	**12.0**	**50.0**	**59.2**	**18.4**

Figures in pesos at an average exchange rate of COP.208.5818 = Ps.1.00 Mexican pesos for 4Q25 and of COP.210.8911 = Ps.1.00 Mexican pesos for FY25.

For the purposes of this table, approximately 130.0 and 147.8 thousand transit and general aviation passengers are included in 4Q24 and 4Q25, while 474.6 and 585.4 thousand transit and general aviation passengers are included in FY24 and FY25.

Colombia Revenues

Total Revenues for Colombia in 4Q25 increased 3.8% YoY to Ps.963.8 million. Excluding construction services revenue, total revenues increased 4.9% YoY, primarily reflecting higher total passenger traffic.

Commercial Revenue per Passenger was Ps.56.4 in 4Q25, compared to Ps.50.4 in 4Q24.

As shown in Table 26, a total of 27 new commercial spaces were opened over the past twelve months at ASUR's Colombian airports, including: nine at Rionegro, eight at Olaya Herrera, four each at Quibdó and Monteria, and one each at Corozal and Carepa. Further details on these openings can be found on page 21 of this report.

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

Table 25: Colombia Commercial Revenue Performance

Business Line	YoY Chg	
	4Q25	12M25
Teleservices	343.1%	341.5%
Car rental	180.0%	50.0%
Food and beverage	22.9%	25.5%
Car parking	20.8%	27.8%
Banks and foreign exchange	19.9%	11.2%
Other revenues	18.1%	23.3%
Advertising	10.5%	17.7%
Retail	9.1%	21.8%
Duty free	6.3%	16.2%
Ground Transportation	(16.8%)	47.7%
Total Commercial Revenues	**18.6%**	**23.9%**

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

Type of Commercial Space [1]	# of Spaces Opened
Others revenues	16
Teleservices	10
Banks and foreign exchange	1
Total Commercial Spaces	**27**

[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

	Fourth Quarter		% Chg.	Twelve-Months		% Chg.
	2024	2025		2024	2025	
Cost of Services	220,033	243,991	10.9	733,320	851,838	16.2
Concession Fees	170,745	179,281	5.0	629,900	722,742	14.7
Depreciation and Amortization	110,870	580,989	424.0	418,568	1,232,749	194.5
Operating Costs and Expenses Excluding Construction Costs	**501,648**	**1,004,261**	**100.2**	**1,781,788**	**2,807,329**	**57.6**
Construction Costs	19,123	9,783	(48.8)	25,387	19,284	(24.0)
Total Operating Costs & Expenses	**520,771**	**1,014,044**	**94.7**	**1,807,175**	**2,826,613**	**56.4**

Figures in pesos at an average exchange rate of COP.208.5818 = Ps.1.00 Mexican pesos for 4Q25 and of COP.210.8911 = Ps.1.00 Mexican pesos for FY25.

Total Operating Costs and Expenses for ASUR's Colombian airports in 4Q25 increased 94.7% YoY to Ps.1,014.0 million. Excluding construction costs, operating costs and expenses rose 100.2% to Ps.1,004.3 million, primarily reflecting higher depreciation and amortization mainly resulting from the adjustment to the concession amortization method introduced in 3Q25.

Cost of Services increased 10.9%, or Ps.24.0 million, mainly due to higher personnel expenses, electric energy, insurance and surety bonds, taxes and duties, along with security and cleaning services. This was partially offset by a decrease in maintenance and conservation reserves, together with lower provisions for uncollectible accounts.

Construction Costs decreased by 48.8%, or Ps.9.3 million compared to 4Q24.

Concession Fees paid to the Colombian government increased 5.0%, principally reflecting higher regulated and non-regulated revenues compared with the same period last year.

Depreciation and Amortization increased 424.0% YoY, mainly reflecting a Ps.470.1 million adjustment to the concession amortization method introduced in 3Q25.

Colombia Comprehensive Financing Gain (Loss)

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

	Fourth Quarter		% Chg.	Twelve-Months		% Chg.
	2024	2025		2024	2025	
Interest Income	66,676	31,464	(52.8)	256,340	179,183	(30.1)
Interest Expense	(4,855)	(13,165)	171.2	70,904	(62,890)	n/a
Foreign Exchange Gain (Loss), Net	(1,049)	1,714	n/a	(1,472)	1,505	n/a
Total	**60,772**	**20,013**	**(67.1)**	**325,772**	**117,798**	**(63.8)**

Figures in pesos at an average exchange rate of COP.208.5818 = Ps.1.00 Mexican pesos for 4Q25 and of COP.210.8911 = Ps.1.00 Mexican pesos for FY25.

During 4Q25, Colombia reported a **Comprehensive Financing Gain** of Ps.20.0 million, compared to Ps.60.8 million in 4Q24.

Interest income decreased by 52.8%, or Ps.35.2 million YoY, mainly due to a lower cash position and yields.

Interest expense increased 171.2%, or Ps.8.3 million YoY, primarily reflecting the benefit from the Ps.8.5 million adjustment to the amortization of the fair value of the loan incurred in connection with the acquisition of the Colombia business recorded in 4Q24, not applicable in 4Q25.

Colombia Operating Profit (Loss) and EBITDA

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

	Fourth Quarter		% Chg.	Twelve-Months		% Chg.
	2024	2025		2024	2025	
Total Revenue	928,819	963,815	3.8	3,348,122	3,823,858	14.2
Total Revenues Excluding Construction Revenues	909,696	954,032	4.9	3,322,735	3,804,574	14.5
Operating Profit	**408,048**	**(50,229)**	**n/a**	**1,540,947**	**997,245**	**(35.3)**
Operating Margin	43.9%	-5.2%	(4914 bps)	46.0%	26.1%	(1994 bps)
Adjusted Operating Margin[1]	44.9%	-5.3%	(5012 bps)	46.4%	26.2%	(2016 bps)
Net Profit	305,215	87,638	(71.3)	1,200,478	668,082	(44.3)
EBITDA	**518,918**	**530,760**	**2.3**	**1,959,515**	**2,229,994**	**13.8**
EBITDA Margin	55.9%	55.1%	(80 bps)	58.5%	58.3%	(21 bps)
Adjusted EBITDA Margin[2]	57.0%	55.6%	(141 bps)	59.0%	58.6%	(36 bps)

Figures in pesos at an average exchange rate of COP.208.5818 = Ps.1.00 Mexican pesos for 4Q25 and of COP.210.8911 = Ps.1.00 Mexican pesos for FY25.

[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 4Q25, ASUR's operations in Colombia reported an **Operating Loss** of Ps.50.2 million, compared to an Operating Profit of Ps.408.0 million in 4Q24, principally reflecting an increase in depreciation and amortization resulting from an Ps.470.1 million adjustment to the concession amortization method. The Operating Margin was negative 5.2% in 4Q25, compared to 44.9% in 4Q24.

Adjusted Operating Margin, which excludes the impact of IFRIC 12 with respect to construction or improvements to concessioned assets, was negative 5.3% in 4Q25, compared to 44.9% in 4Q24.

EBITDA for the quarter was Ps.530.8 million, resulting in an EBITDA margin of 55.1%, compared to EBITDA of Ps.518.9 million and an EBITDA margin of 55.9% in 4Q24.

Adjusted EBITDA Margin, which excludes the effect of IFRIC 12 related to the construction or improvements of concession assets, decreased to 55.6% in 4Q25, from 57.0% in 4Q24.

Colombia Capital Expenditures

During 4Q25, ASUR made capital investments of Ps.14.0 million in Colombia, compared to Ps.19.1 million in 4Q24. On an accumulated basis, total capex reached Ps.23.9 million, compared to Ps.25.7 million as of 4Q24.

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.681.1 million in 4Q25.

Definitions

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

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

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

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

About ASUR

Grupo Aeroportuario del Sureste, S.A.B. de C.V. (ASUR) is a leading international airport operator with a portfolio of concessions to operate, maintain, and develop 16 airports across the Americas. The Company operates nine airports in southeast of Mexico, including Cancún Airport, the largest tourist gateway in Mexico, the Caribbean, and Latin America; as well as six airports in northern Colombia, including Medellin international airport (Rionegro), the second busiest in Colombia.

ASUR also holds a 60% interest in Aerostar Airport Holdings, LLC, operator of Luis Muñoz Marin International Airport in San Juan, the capital of Puerto Rico, the island's primary international gateway. San Juan Airport was the first and remains the only major airport in the U.S. to have successfully completed a public–private partnership under the FAA Pilot Program. ASUR has recently expanded into airport commercial services through ASUR US, 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, and has historically shown competitive performance against U.S. commercial revenue benchmarks.

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

Analyst Coverage

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

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

Forward Looking Statements

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

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- SELECTED OPERATING TABLES & FINANCIAL STATEMENTS FOLLOW –

Passenger Traffic Breakdown by Airport

Mexico Passenger Traffic [1]

		Fourth Quarter 2024	Fourth Quarter 2025	% Chg	Twelve - Months 2024	Twelve - Months 2025	% Chg
Domestic Traffic		**5,041,425**	**5,017,120**	**(0.5)**	**19,808,950**	**19,695,686**	**(0.6)**
CUN	Cancun	2,582,308	2,422,994	(6.2)	10,236,245	9,880,984	(3.5)
CZM	Cozumel	67,735	66,067	(2.5)	250,593	263,218	5.0
HUX	Huatulco	160,522	159,702	(0.5)	700,493	656,251	(6.3)
MID	Merida	863,018	954,582	10.6	3,324,415	3,536,308	6.4
MTT	Minatitlan	39,273	36,454	(7.2)	145,326	150,742	3.7
OAX	Oaxaca	405,532	418,445	3.2	1,531,111	1,591,821	4.0
TAP	Tapachula	152,559	123,454	(19.1)	603,218	495,278	(17.9)
VER	Veracruz	412,908	462,558	12.0	1,568,062	1,718,566	9.6
VSA	Villahermosa	357,570	372,864	4.3	1,449,487	1,402,518	(3.2)
International Traffic		**5,063,945**	**5,097,212**	**0.7**	**21,611,380**	**20,900,043**	**(3.3)**
CUN	Cancun	4,715,627	4,725,687	0.2	20,175,275	19,464,554	(3.5)
CZM	Cozumel	86,083	88,021	2.3	462,365	383,388	(17.1)
HUX	Huatulco	41,384	44,175	6.7	146,685	145,552	(0.8)
MID	Mérida	100,440	108,636	8.2	375,462	403,384	7.4
MTT	Minatitlan	1,586	1,563	(1.5)	7,219	7,171	(0.7)
OAX	Oaxaca	72,404	75,650	4.5	256,317	273,146	6.6
TAP	Tapachula	1,865	5,453	192.4	11,718	23,827	103.3
VER	Veracruz	37,936	38,721	2.1	144,759	154,131	6.5
VSA	Villahermosa	6,620	9,306	40.6	31,580	44,890	42.1
Total Traffic México		**10,105,370**	**10,114,332**	**0.1**	**41,420,330**	**40,595,729**	**(2.0)**
CUN	Cancun	7,297,935	7,148,681	(2.0)	30,411,520	29,345,538	(3.5)
CZM	Cozumel	153,818	154,088	0.2	712,958	646,606	(9.3)
HUX	Huatulco	201,906	203,877	1.0	847,178	801,803	(5.4)
MID	Merida	963,458	1,063,218	10.4	3,699,877	3,939,692	6.5
MTT	Minatitlan	40,859	38,017	(7.0)	152,545	157,913	3.5
OAX	Oaxaca	477,936	494,095	3.4	1,787,428	1,864,967	4.3
TAP	Tapachula	154,424	128,907	(16.5)	614,936	519,105	(15.6)
VER	Veracruz	450,844	501,279	11.2	1,712,821	1,872,697	9.3
VSA	Villahermosa	364,190	382,170	4.9	1,481,067	1,447,408	(2.3)

US Passenger Traffic, San Juan Airport (LMM)

	Fourth Quarter 2024	Fourth Quarter 2025	% Chg	Twelve - Months 2024	Twelve - Months 2025	% Chg
SJU Total [1]	**3,199,545**	**3,100,354**	**(3.1)**	**13,247,382**	**13,643,686**	**3.0**
Domestic Traffic	2,805,734	2,687,006	(4.2)	11,697,473	11,907,658	1.8
International Traffic	393,811	413,348	5.0	1,549,909	1,736,028	12.0

Colombia, Passenger Traffic Airplan

		Fourth Quarter 2024	Fourth Quarter 2025	% Chg	Twelve - Months 2024	Twelve - Months 2025	% Chg
Domestic Traffic		**3,453,475**	**3,611,178**	**4.6**	**13,004,778**	**13,242,501**	**1.8**
MDE	Medellín (Rio Negro)	2,603,722	2,732,449	4.9	9,757,608	10,015,826	2.6
EOH	Medellín	302,147	304,240	0.7	1,211,753	1,193,558	(1.5)
MTR	Montería	387,480	407,699	5.2	1,464,131	1,434,557	(2.0)
APO	Carepa	48,671	50,386	3.5	180,788	183,409	1.4
UIB	Quibdó	91,719	103,623	13.0	340,695	362,612	6.4
CZU	Corozal	19,736	12,781	(35.2)	49,803	52,539	5.5
International Traffic		**979,904**	**1,073,790**	**9.6**	**3,646,782**	**4,077,863**	**11.8**
MDE	Medellín (Rio Negro)	979,904	1,073,790	9.6	3,646,782	4,077,863	11.8
EOH	Medellín	-	-	-	-	-	-
MTR	Montería	-	-	-	-	-	-
APO	Carepa	-	-	-	-	-	-
UIB	Quibdó	-	-	-	-	-	-
CZU	Corozal	-	-	-	-	-	-
Total Traffic Colombia		**4,433,379**	**4,684,968**	**5.7**	**16,651,560**	**17,320,364**	**4.0**
MDE	Medellín (Rio Negro)	3,583,626	3,806,239	6.2	13,404,390	14,093,689	5.1
EOH	Medellín	302,147	304,240	0.7	1,211,753	1,193,558	(1.5)
MTR	Montería	387,480	407,699	5.2	1,464,131	1,434,557	(2.0)
APO	Carepa	48,671	50,386	3.5	180,788	183,409	1.4
UIB	Quibdó	91,719	103,623	13.0	340,695	362,612	6.4
CZU	Corozal	19,736	12,781	(35.2)	49,803	52,539	5.5

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

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

Commercial Spaces

ASUR Retail and Other Commercial Space Opened since December 31, 2024[1]

Business Name	Type	Opening Date
MEXICO		
Mérida		
Rubicela Ortiz Lopez	Retail	February 2025
Consorcio Operador Almond, SA de CV	Car Rental	March 2025
Superfarmacia Check 2013 SA de CV	Retail	June 2025
Tiendas Tropicales SA de CV	Retail	June 2025
LL Mex, SA de CV	Car Rental	September 2025
Globo Cambio	Banks and foreign exchange	September 2025
SAN JUAN, PUERTO RICO		
Gustos Café	Duty free	March 2025
Tech on the Go by Dufry	Food and Beverage	May 2025
Cavu	Duty free	June 2025
Coco Santa	Retail	July 2025
Casita Kikuet	Retail	July 2025
Dufry Arrival Store	Food and Beverage	August 2025
Casita Kikuet	Duty free	September 2025
Quick Bites	Food and Beverage	November 2025
COLOMBIA		
Rionegro		
Santillana de Seguridad Vigilancia Privada Ltda	Other Revenues	March 2025
Kubi colombia S.A.S	Teleservices	April 2025
Ghi Giraldo Hermanos International S.A.S	Other Revenues	April 2025
Aerovias del Continente Americano S.A	Other Revenues	July 2025
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	Other Revenues	November 2025
C.E. Logistica Integral S.A.S	Other Revenues	November 2025
Air Transat a.t. inc. Sucursal Colombia	Other Revenues	November 2025
Olaya Herrera		
Aero Ambulancias S.A.S	Other Revenues	January 2025
Globo Cambio Foreign Exchange S.A.S	Banks and foreign exchange	March 2025
Kubi Colombia S.A.S	Teleservices	April 2025
Phoenix Tower International Colombia Ltda.	Teleservices	August 2025
Departamento de Antioquia	Other Revenues	October 2025
Angie Lizeth Corredor Moncada	Other Revenues	November 2025
Miniso Colombia S.A.S	Other Revenues	November 2025
C.E. Logistica Integral S.A.S	Other Revenues	November 2025
Montería		
Phoenix Tower International Colombia Ltda.	Teleservices	February 2025
Kubi colombia S.A.S	Teleservices	April 2025
Securitas Colombia S.A	Other Revenues	November 2025
La S.A. Sociedad de Apoyo Aeronáutico	Other Revenues	December 2025
Corozal		
Kubi Colombia S.A.S	Teleservices	April 2025
Quibdó		
Icetex	Other Revenues	January 2025
Azteca Comunicaciones Colombia S.A.S	Teleservices	February 2025
Eurona Telecom Colombia S.A.S	Teleservices	April 2025
Kubi Colombia S.A.S	Teleservices	April 2025
Carepa		
Kubi Colombia S.A.S	Teleservices	April 2025

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

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

Item	4Q 2024	4Q 2024 Per Workload Unit	4Q 2025	4Q 2025 Per Workload Unit	YoY % Chg.	Per Workload Unit YoY % Chg.
Mexico						
Cancun [1]						
Aeronautical Revenues	2,589,096	348.2	2,580,705	354.6	(0.3)	1.8
Non-Aeronautical Revenues	1,625,545	218.6	1,604,605	220.5	(1.3)	0.9
Construction Services Revenues	858,968	115.5	2,389,349	328.3	178.2	184.2
Total Revenues	**5,073,609**	**682.3**	**6,574,659**	**903.4**	**29.6**	**32.4**
Operating Profit	2,695,677	362.6	2,543,823	349.5	(5.6)	(3.6)
EBITDA	2,873,801	386.5	2,735,472	375.9	(4.8)	(2.7)
Merida						
Aeronautical Revenues	297,562	287.2	330,847	291.0	11.2	1.3
Non-Aeronautical Revenues	75,069	72.5	69,647	61.3	(7.2)	(15.4)
Construction Services Revenues	142,214	137.3	77,811	68.4	(45.3)	(50.2)
Other [2]	27	-	70	0.1	159.3	n/a
Total Revenues	**514,872**	**497.0**	**478,375**	**420.8**	**(7.1)**	**(15.3)**
Operating Profit	192,208	185.5	211,305	185.8	9.9	0.2
EBITDA	229,930	221.9	251,712	221.4	9.5	(0.2)
Villahermosa						
Aeronautical Revenues	116,692	307.1	123,220	311.9	5.6	1.6
Non-Aeronautical Revenues	23,247	61.2	20,391	51.6	(12.3)	(15.7)
Construction Services Revenues	78,769	207.3	112,209	284.1	42.5	37.0
Other [2]	24	0.1	21	0.1	(12.5)	-
Total Revenues	**218,732**	**575.7**	**255,841**	**647.7**	**17.0**	**12.5**
Operating Profit	72,008	189.5	78,683	199.2	9.3	5.1
EBITDA	85,310	224.5	92,761	234.8	8.7	4.6
Other Airports [3]						
Aeronautical Revenues	491,991	326.5	510,600	330.5	3.8	1.2
Non-Aeronautical Revenues	76,035	50.5	74,533	48.2	(2.0)	(4.6)
Construction Services Revenues	332,323	220.5	688,293	445.5	107.1	102.0
Other [2]	66	-	70	-	6.1	n/a
Total Revenues	**900,415**	**597.5**	**1,273,496**	**824.2**	**41.4**	**37.9**
Operating Profit	301,720	200.2	305,172	197.5	1.1	(1.3)
EBITDA	366,922	243.5	372,856	241.3	1.6	(0.9)
Holding & Service Companies [4]						
Construction Services Revenues	-	n/a	-	n/a	n/a	n/a
Other [2]	406,677	n/a	384,455	n/a	(5.5)	n/a
Total Revenues	**406,677**	**n/a**	**384,455**	**n/a**	**(5.5)**	**n/a**
Operating Profit	387,562	n/a	358,299	n/a	(7.6)	n/a
EBITDA	387,565	n/a	358,302	n/a	(7.6)	n/a
Consolidation Adjustment Mexico						
Consolidation Adjustment	(406,794)	n/a	(384,616)	n/a	(5.5)	n/a
Total Mexico						
Aeronautical Revenues	3,495,341	337.5	3,545,372	342.4	1.4	1.5
Non-Aeronautical Revenues	1,799,896	173.8	1,769,176	170.9	(1.7)	(1.7)
Construction Services Revenues	1,412,274	136.3	3,267,662	315.6	131.4	131.5
Total Revenues	**6,707,511**	**647.6**	**8,582,210**	**828.9**	**27.9**	**28.0**
Operating Profit	3,649,175	352.3	3,497,282	337.7	(4.2)	(4.1)
EBITDA	3,943,528	380.7	3,811,103	368.0	(3.4)	(3.3)
San Juan Puerto Rico, US [5]						
Aeronautical Revenues	629,387	n/a	563,944	n/a	(10.4)	n/a
Non-Aeronautical Revenues	495,222	n/a	496,692	n/a	0.3	n/a
Construction Services Revenues	259,638	n/a	362,413	n/a	39.6	n/a
Total Revenues	**1,384,247**	**n/a**	**1,423,049**	**n/a**	**2.8**	**n/a**
Operating Profit	443,262	n/a	338,055	n/a	(23.7)	n/a
EBITDA	648,840	n/a	525,264	n/a	(19.0)	n/a
Consolidation Adjustment San Juan						
Consolidation Adjustment	-	n/a	-	n/a	n/a	n/a
Colombia [6]						
Aeronautical Revenues	679,774	n/a	681,075	n/a	0.2	n/a
Non-Aeronautical Revenues	229,922	n/a	272,957	n/a	18.7	n/a
Construction Services Revenues	19,123	n/a	9,783	n/a	(48.8)	n/a
Total Revenues	**928,819**	**n/a**	**963,815**	**n/a**	**3.8**	**n/a**
Operating Profit	408,048	n/a	(50,229)	n/a	(112.3)	n/a
EBITDA	518,918	n/a	530,760	n/a	2.3	n/a
Consolidation Adjustment Colombia						
Consolidation Adjustment	-	n/a	-	n/a	n/a	n/a
CONSOLIDATED ASUR						
Aeronautical Revenues	4,804,502	n/a	4,790,391	n/a	(0.3)	n/a
Non-Aeronautical Revenues	2,525,040	n/a	2,538,825	n/a	0.5	n/a
Construction Services Revenues	1,691,035	n/a	3,639,858	n/a	115.2	n/a
Total Revenues	**9,020,577**	**n/a**	**10,969,074**	**n/a**	**21.6**	**n/a**
Operating Profit	4,500,485	n/a	3,785,108	n/a	(15.9)	n/a
EBITDA	5,111,286	n/a	4,867,127	n/a	(4.8)	n/a

[1] Reflect the operating results of Cancun Airport and four airport subsidiaries (Caribbean, CRF, ASUR Airports and ASUR US Commercial) on a consolidated basis.

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

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

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

[5] Reflects the results of operation of San Juan Airport, Puerto Rico, US for 4Q25.

[6] Reflects the results of operation of Airplan, Colombia, for 4Q25.

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

Item	December 2025	December 2024	Variation	% Chg.
Assets				
Current Assets				
Cash and Cash Equivalents	11,116,335	20,083,457	(8,967,122)	(44.6)
Cash and Cash Equivalents Restricted	2,095,031	2,043,625	51,406	2.5
Accounts Receivable, net	2,562,309	2,804,341	(242,032)	(8.6)
Document Receivable	100,696	100,696	-	-
Recoverable Taxes and Other Current Assets	2,509,251	623,892	1,885,359	302.2
Total Current Assets	**18,383,622**	**25,656,011**	**(7,272,389)**	**(28.3)**
Non Current Assets				
Investment in Financial Instrument	-	1,537,688	(1,537,688)	(100.0)
Machinery, Furniture and Equipment, net	303,068	268,450	34,618	12.9
Investment Properties	10,197,152	-	10,197,152	-
Intangible Assets, Airport Concessions and Goodwill-Net	58,973,840	55,886,163	3,087,677	5.5
investment Accounted by the Equity Metod	283,108	288,440	(5,332)	(1.8)
Total Assets	**88,140,790**	**83,636,752**	**4,504,038**	**5.4**
Liabilities and Stockholders' Equity				
Current Liabilities				
Trade Accounts Payable	624,412	325,701	298,711	91.7
Bank Loans and Short Term Debt	625,850	1,131,530	(505,680)	(44.7)
Accrued Expenses and Others Payables	3,741,326	4,429,775	(688,449)	(15.5)
Current Lease Liabilities	1,332,550	-	1,332,550	-
Total Current Liabilities	**6,324,138**	**5,887,006**	**437,132**	**7.4**
Long Term Liabilities				
Bank Loans	18,396,343	2,163,853	16,232,490	750.2
Long Term Debt	8,464,370	10,064,073	(1,599,703)	(15.9)
Deferred Income Taxes	3,278,190	3,852,813	(574,623)	(14.9)
Employee Benefits	77,309	56,382	20,927	37.1
Non Current Lease Liabilities	5,194,074	-	5,194,074	-
Total Long Term Liabilities	**35,410,286**	**16,137,121**	**19,273,165**	**119.4**
Total Liabilities	**41,734,424**	**22,024,127**	**19,710,297**	**89.5**
Stockholders' Equity				
Capital Stock	7,767,276	7,767,276	-	-
Legal Reserve	2,542,227	2,542,227	-	-
Mayority Net Income for the Period	10,488,903	13,551,429	(3,062,526)	(22.6)
Cumulative Effect of Conversion of Foreign Currency	(788,686)	391,485	(1,180,171)	(301)
Retained Earnings	19,498,168	29,960,505	(10,462,337)	(34.9)
Non-Controlling interests	6,898,478	7,399,703	(501,225)	(6.8)
Total Stockholders' Equity	**46,406,366**	**61,612,625**	**(15,206,259)**	**(24.7)**
Total Liabilities and Stockholders' Equity	**88,140,790**	**83,636,752**	**4,504,038**	**5.4**

Exchange Rate per Dollar Ps. 18.0012

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

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

Thousands of Mexican Pesos

Item	12M 2024	12M 2025	% Chg	4Q 2024	4Q 2025	% Chg
Revenues						
Aeronautical Services	18,589,161	19,387,860	4.3	4,804,502	4,790,391	(0.3)
Non-Aeronautical Services	9,895,327	10,499,263	6.1	2,525,040	2,538,825	0.5
Construction Services	2,848,299	7,350,308	158.1	1,691,035	3,639,858	115.2
Total Revenues	**31,332,787**	**37,237,431**	**18.8**	**9,020,577**	**10,969,074**	**21.6**
Operating Expenses						
Cost of Services	5,363,551	6,180,807	15.2	1,381,282	1,696,803	22.8
Cost of Construction	2,848,299	7,350,308	158.1	1,691,035	3,639,858	115.2
General and Administrative Expenses	319,638	346,047	8.3	94,759	79,719	(15.9)
Technical Assistance	400,838	400,912	0.0	101,265	98,278	(2.9)
Concession Fee	2,557,671	2,704,657	5.7	640,957	585,086	(8.7)
Depreciation and Amortization	2,322,984	3,260,815	40.4	610,794	1,084,222	77.5
Total Operating Expenses	**13,812,981**	**20,243,546**	**46.6**	**4,520,092**	**7,183,966**	**58.9**
Other Revenues						
Operating Income	**17,519,806**	**16,993,885**	**(3.0)**	**4,500,485**	**3,785,108**	**(15.9)**
Comprehensive Financing Cost	**2,860,847**	**(2,029,610)**	**(170.9)**	**788,478**	**(459,448)**	**(158.3)**
Income from investment results Accounted by the Equity Method	(7,760)	(5,333)	(31.3)	(2,268)	(2,148)	(5.3)
Income Before Income Taxes	**20,372,893**	**14,958,942**	**(26.6)**	**5,286,695**	**3,323,512**	**(37.1)**
Provision for Income Tax	5,691,914	4,422,391	(22.3)	1,644,341	1,030,294	(37.3)
Deferred Income Taxes	650,541	(388,146)	n/a	52,637	(511,727)	n/a
Net Income for the Year	**14,030,438**	**10,924,697**	**(22.1)**	**3,589,717**	**2,804,945**	**(21.9)**
Majority Net Income	**13,551,429**	**10,488,903**	**(22.6)**	**3,414,581**	**2,713,713**	**(20.5)**
Non-Controlling Interests	**479,009**	**435,794**	**(9.0)**	**175,136**	**91,232**	**(47.9)**
Earning per Share	45.1714	34.9630	(22.6)	11.3819	9.0457	(20.5)
Earning per American Depositary Share (in U.S. Dollars)	25.0936	19.4226	(22.6)	6.3229	5.0251	(20.5)

Exchange Rate per Dollar Ps. 18.0012

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

Consolidated Statement of Cash Flow for the Periods of January 1, to December 31, 2025 and 2024

Thousands of Mexican Pesos

Item	12M 2024	12M 2025	% Chg	4Q 2024	4Q 2025	% Chg
Operating Activities						
Income Before Income Taxes	**20,372,893**	**14,958,942**	**(26.6)**	**5,286,695**	**3,323,512**	**(37.1)**
Depreciation and Amortization	2,322,984	3,260,815	40.4	610,794	1,084,222	77.5
Income from Investment Results Accounted by the Equity Method	7,760	5,333	(31.3)	2,268	2,148	(5.3)
Interest Income	(1,615,065)	(1,440,337)	(10.8)	(350,135)	(240,321)	(31.4)
Interest Payables	826,708	1,564,109	89.2	234,849	544,323	131.8
Foreign Exchange Gain (loss), Net Unearned	(1,788,947)	767,115	n/a	(436,367)	(718,942)	64.8
Sub-Total	**20,126,333**	**19,115,977**	**(5.0)**	**5,348,104**	**3,994,942**	**(25.3)**
Trade Receivables	(427,670)	359,431	n/a	(686,535)	(1,493,401)	117.5
Recoverable Taxes and Other Current Assets	(560,929)	1,154,447	n/a	(95,502)	154,059	n/a
Income Tax Paid	(4,490,624)	(6,619,371)	47.4	(847,167)	(1,215,755)	43.5
Trade Accounts Payable	923,931	(1,152,609)	n/a	745,828	905,431	21.4
Net Cash Flow Provided by Operating Activities	**15,571,041**	**12,857,875**	**(17.4)**	**4,464,728**	**2,345,276**	**(47.5)**
Investing Activities						
Investment in Financial Instrument	281,261	1,537,688	446.7	(61,839)		n/a
Payment for Acquisition of the Subsidiary ASUR Airports, Net of Cash Acquired		(5,573,118)	n/a		(5,573,118)	n/a
Restricted Cash	(123,394)	(51,406)	(58.3)	(65,737)	118,235	n/a
Investments in Machinery, Furniture and Equipment, net	(4,394,462)	(7,807,852)	77.7	(2,532,698)	(3,899,344)	54.0
Interest Income	1,483,246	1,439,022	(3.0)	319,415	240,016	(24.9)
Net Cash Flow Used by Investing Activities	**(2,753,349)**	**(10,455,666)**	**279.7**	**(2,340,859)**	**(9,114,211)**	**289.4**
Excess Cash to Use in Financing Activities	**12,817,692**	**2,402,209**	**(81.3)**	**2,123,869**	**(6,768,935)**	**(418.7)**
Bank Loans		20,390,000	n/a		10,890,000	n/a
Restricted Cash	(304,831)		n/a	(304,831)		n/a
Bank Loans Paid	(544,047)	(4,500,000)	727.1	(5,335)	(4,500,000)	84,248.6
Long Term Debt Paid	(224,914)	(263,130)	17.0	-	-	-
Interest Paid	(938,155)	(1,545,063)	64.7	(93,379)	(445,379)	377.0
Dividends Paid	(6,277,800)	(24,000,000)	282.3		(4,500,000)	n/a
Non-Controlling Interests	(628,609)	(366,684)	(41.7)	(628,609)	(366,684)	(41.7)
Net Cash Flow Used by Financing Activities	**(8,918,356)**	**(10,284,877)**	**15.3**	**(1,032,154)**	**1,077,937**	**n/a**
Net Increase (Decrease) in Cash and Cash Equivalents	**3,899,336**	**(7,882,668)**	**n/a**	**1,091,715**	**(5,690,998)**	**n/a**
Cash and Cash Equivalents at Beginning of Period	13,872,897	20,083,457	44.8	18,483,601	16,259,295	(12.0)
Exchange Gain on Cash and Cash Equivalents	2,311,224	(1,084,454)	n/a	508,141	548,038	7.9
Cash and Cash Equivalents at the End of Period	**20,083,457**	**11,116,335**	**(44.6)**	**20,083,457**	**11,116,335**	**(44.6)**

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

Condensed Consolidated Balance Sheet of ASUR US Subsidiary as of December 31, 2025

Figures expressed in thousands of Mexican pesos

Concept	December 2025
Current and Non-Current Assets	
Cash and Cash Equivalents	425,163
Restricted Cash	54,004
Other Current Assets	421,065
Investment Properties	11,754,054
Goodwill	1,623,428
Total Assets	**14,277,714**
Current and Long-Term Liabilities	
Short-term Lease Liabilities	1,363,423
Other Current Liabilities	383,790
Long-term Lease Liabilities	6,720,103
Other Deferred Liabilities	102,413
Total Liabilities	**8,569,729**
Stockholder's Equity	**5,643,584**
Non- Controlling Interests	**64,401**