ASUR ANNOUNCES 2Q26 RESULTS

Total passenger traffic declined 2.7% YoY, reflecting declines of 5.0% in Mexico and 3.5% in Puerto Rico, partially offset by a 3.6% increase in Colombia

Mexico City, July 23, 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 six-month periods ended June 30, 2026.

2Q26 Highlights[1]

- Total passenger traffic decreased 2.7% year-on-Year ("YoY"):
  - **Colombia:** increased 3.6%, reflecting growth of 4.1% in domestic traffic and 1.8% in international traffic.
  - **Mexico:** decreased 5.0%, reflecting declines of 8.3% and 1.7% in international traffic and domestic traffic, respectively.
  - **Puerto Rico:** decreased 3.5%, reflecting declines of 3.7% in domestic traffic and 2.4% in international traffic.
- Revenues increased 9.9% year over year to Ps.9,579.0 million. Excluding construction services, revenues remained relatively flat (-0.3%).
- 2Q26 includes Ps.443.8 million revenues from ASUR US Commercial Airports, LLC ("ASUR US Airports"), acquired in December 2025, with no comparable contribution in 2Q25.
- Commercial revenue per passenger increased 12.6% YoY to Ps.153.0.
- Consolidated EBITDA decreased 8.7% YoY to Ps.4,589.9 million.
- Adjusted EBITDA Margin (excluding IFRIC 12) declined to 62.0% from 67.6% in 2Q25.
- Cash and cash equivalents totaled Ps.11,641.4 million, with Net Debt-to-LTM EBITDA at 0.9x.

Table 1: Financial and Operating Highlights[1]

	Second Quarter		% Chg
	2025	2026	
Financial Highlights			
Total Revenue	**8,715,432**	**9,578,964**	**9.9**
Mexico	6,454,700	6,930,559	7.4
San Juan	1,354,837	1,220,259	(9.9)
Colombia	905,895	984,375	8.7
United States	0	443,771	N/A
Commercial Revenues per PAX	**135.9**	**153.0**	**12.6**
Mexico	158.6	145.7	(8.1)
San Juan	165.4	167.5	1.3
Colombia	57.8	63.2	9.3
EBITDA	5,024,921	4,589,887	(8.7)
Net Income	2,270,182	2,384,562	5.0
Majority Net Income	**2,144,814**	**2,296,406**	**7.1**
Earnings per Share (in pesos)	7.1494	7.6547	7.1
Earnings per ADS (in US$)	4.0925	4.3818	7.1
Capex	1,390,393	1,950,311	40.3
Cash & Cash Equivalents	19,815,868	11,641,384	(41.3)
Net Debt	1,934,015	15,138,319	682.7
Net Debt/ LTM EBITDA	0.1	0.9	894.3
Operational Highlights			
Passenger Traffic			
Mexico	10,016,529	9,511,428	(5.0)
San Juan	3,580,600	3,455,197	(3.5)
Colombia	4,139,442	4,286,667	3.6

2Q26 Earnings Call

Day: Friday, July 24, 2026, at 10:00 AM ET; 8:00 AM Mexico City time

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

Access Code: 13761602. Please dial in 10 minutes before the scheduled start time.

Replay: Friday, July 24, 2026, at 2:00 PM ET, ending at 11:59 PM ET on Friday, July 31, 2026. Replay Dial-in number: +1 844 512 2921 (U.S. Toll-Free); +1 412 317 6671 (International). Access Code: **13761602**

[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.17.4396 (source: Diario Oficial de la Federación de Mexico) while Colombian peso figures are calculated at an exchange rate of COP.195.1700 = Ps.1.00 (source: Investing). Definitions for EBITDA, Adjusted EBITDA Margin, and Majority Net Income can be found on page 22 of this report.

Passenger Traffic

ASUR's total passenger traffic decreased 2.7% YoY to 17.2 million passengers in 2Q26.

In Mexico, passenger traffic declined 5% YoY to 9.5 million passengers, reflecting decreases of 8.3% in international traffic and 1.7% in domestic traffic.

In Puerto Rico, passenger traffic declined 3.5% YoY to 3.4 million passengers, reflecting decreases of 3.7% in domestic traffic and 2.4% in international traffic.

In Colombia, passenger traffic increased 3.6% YoY to 4.3 million passengers, reflecting increases of 4.1% in domestic traffic and 1.8% in international traffic.

Detailed passenger traffic data by airport is provided in the tables on page 24 of this report.

Table 2: Passenger Traffic Overview

	Second Quarter		% Chg.	Six-Months		% Chg.
	2025	2026		2025	2026	
Total Mexico	**10,016,529**	**9,511,428**	**(5.0)**	**20,961,666**	**20,449,403**	**(2.4)**
- Cancún	7,297,237	6,724,503	(7.8)	15,482,453	14,757,599	(4.7)
- 8 Other Airports	2,719,292	2,786,925	2.5	5,479,213	5,691,804	3.9
Domestic Traffic	**4,935,469**	**4,850,154**	**(1.7)**	**9,515,953**	**9,395,548**	**(1.3)**
- Cancún	2,530,905	2,390,147	(5.6)	4,818,673	4,511,777	(6.4)
- 8 Other Airports	2,404,564	2,460,007	2.3	4,697,280	4,883,771	4.0
International Traffic	**5,081,060**	**4,661,274**	**(8.3)**	**11,445,713**	**11,053,855**	**(3.4)**
- Cancún	4,766,332	4,334,356	(9.1)	10,663,780	10,245,822	(3.9)
- 8 Other Airports	314,728	326,918	3.9	781,933	808,033	3.3
Total San Juan, Puerto Rico	**3,580,600**	**3,455,197**	**(3.5)**	**7,189,182**	**6,984,995**	**(2.8)**
Domestic Traffic	3,123,902	3,009,670	(3.7)	6,351,148	6,150,983	(3.2)
International traffic	456,698	445,527	(2.4)	838,034	834,012	(0.5)
Total Colombia	**4,139,442**	**4,286,667**	**3.6**	**8,185,796**	**8,779,885**	**7.3**
Domestic Traffic	3,173,375	3,302,820	4.1	6,252,031	6,754,254	8.0
International traffic	966,067	983,847	1.8	1,933,765	2,025,631	4.8
Total Traffic	**17,736,571**	**17,253,292**	**(2.7)**	**36,336,644**	**36,214,283**	**(0.3)**
Domestic Traffic	11,232,746	11,162,644	(0.6)	22,119,132	22,300,785	0.8
International traffic	6,503,825	6,090,648	(6.4)	14,217,512	13,913,498	(2.1)

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

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

Region	Jan	Feb	Mar	Apr	May	Jun	Total
Mexico	**0.9%**	**1.6%**	**(2.4%)**	**(2.6%)**	**(4.2%)**	**(8.5%)**	**(2.4%)**
Domestic Traffic	(1.2%)	(1.0%)	(0.1%)	(1.9%)	1.3%	(4.7%)	(1.3%)
International Traffic	2.5%	3.4%	(4.0%)	(3.3%)	(10.0%)	(12.1%)	(3.4%)
Puerto Rico	**(2.1%)**	**(2.1%)**	**(2.3%)**	**(2.2%)**	**(3.7%)**	**(4.6%)**	**(2.8%)**
Domestic Traffic	(2.6%)	(2.7%)	(2.7%)	(1.7%)	(4.4%)	(4.9%)	(3.2%)
International Traffic	1.8%	3.1%	1.0%	(6.4%)	2.0%	(2.7%)	(0.5%)
Colombia	**15.0%**	**4.7%**	**12.5%**	**5.6%**	**6.6%**	**(1.0%)**	**7.3%**
Domestic Traffic	18.3%	4.6%	12.3%	5.9%	7.0%	(0.2%)	8.0%
International Traffic	5.2%	5.2%	13.2%	4.7%	5.4%	(3.8%)	4.8%
Total	**3.6%**	**1.6%**	**0.6%**	**(0.7%)**	**(1.6%)**	**(5.8%)**	**(0.3%)**
Domestic Traffic	4.1%	0.1%	2.4%	0.3%	1.3%	(3.4%)	0.8%
International Traffic	2.9%	3.6%	(1.8%)	(2.4%)	(6.9%)	(10.0%)	(2.1%)

Review of Consolidated Results

ASUR's consolidated 2Q26 and 6M26 results include the operations of ASUR US Airports, the Company's U.S. commercial airport concessions business, which was acquired in December 2025 and was not part of the consolidated results in 2Q25. Accordingly, year-over-year comparisons reflect the expanded scope of consolidation, primarily affecting non-aeronautical revenues, operating costs, and margins.

Table 4: Summary of Consolidated Results

	Second Quarter		% Chg.	Six-Months		% Chg.
	2025	2026		2025	2026	
Total Revenues	**8,715,432**	**9,578,964**	**9.9**	**17,502,907**	**18,377,927**	**5.0**
Aeronautical Services	4,816,236	4,543,262	(5.7)	10,019,456	9,667,632	(3.5)
Non-Aeronautical Services	2,615,686	2,864,520	9.5	5,585,424	6,031,129	8.0
Total Revenues Excluding Construction Revenues	**7,431,922**	**7,407,782**	**(0.3)**	**15,604,880**	**15,698,761**	**0.6**
Construction Revenues	1,283,510	2,171,182	69.2	1,898,027	2,679,166	41.2
Total Operating Expenses w/out Construction	**3,017,914**	**3,517,704**	**16.6**	**6,091,046**	**7,120,807**	**16.9**
Total Operating Costs & Expenses	4,301,424	5,688,886	32.3	7,989,073	9,799,973	22.7
Other Revenues						
Operating Profit	**4,414,008**	**3,890,078**	**(11.9)**	**9,513,834**	**8,577,954**	**(9.8)**
Operating Margin	50.6%	40.6%	(1004 bps)	54.4%	46.7%	(768 bps)
Adjusted Operating Margin [1]	59.4%	52.5%	(688 bps)	61.0%	54.6%	(633 bps)
EBITDA	**5,024,921**	**4,589,887**	**(8.7)**	**10,749,757**	**9,942,470**	**(7.5)**
EBITDA Margin	57.7%	47.9%	(974 bps)	61.4%	54.1%	(732 bps)
Adjusted EBITDA Margin [2]	67.6%	62.0%	(565 bps)	68.9%	63.3%	(555 bps)
Net income	**2,270,182**	**2,384,562**	**5.0**	**5,908,401**	**5,310,970**	**(10.1)**
Net income majority	**2,144,814**	**2,296,406**	**7.1**	**5,660,598**	**5,109,610**	**(9.7)**
Earnings per Share	7.1494	7.6547	7.1	18.8687	17.0320	(9.7)
Earnings per ADS in US$	4.0925	4.3818	7.1	10.8010	9.7497	(9.7)

Total Commercial Revenues per Passenger [3]	**135.9**	**153.0**	**12.6**	**141.5**	**153.5**	**8.5**
Commercial Revenues	2,435,831	2,668,233	9.5	5,195,124	5,616,026	8.1
Commercial Revenues from Direct Operations per Passenger [4]	23.7	23.0	(3.1)	24.5	24.3	(1.1)
Commercial Revenues Excl. Direct Operations per Passenger	112.2	130.0	15.9	117.0	129.2	10.5

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

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

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

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

Consolidated Revenues

Consolidated Revenues increased 9.9%, or Ps.863.5 million, to Ps.9,579.0 million in 2Q26. The year-over-year change was driven by the following variations:

- A 9.5% increase, or Ps.248.8 million, in Non-aeronautical Services Revenues to Ps.2,864.5 million, primarily reflecting Ps.443.8 million in revenues contributed by ASUR US Airports during its second full quarter of consolidation. In addition, Mexico contributed Ps.1,560.2 million, Puerto Rico Ps.580.8 million, Colombia Ps.279.7 million.

- A 69.2% increase, or Ps.887.7 million, in Construction Services Revenues to Ps.2,171.2 million, primarily reflecting higher construction activity in Mexico.

- A 5.7% decline, or Ps.273.0 million, in Aeronautical Services Revenues to Ps.4,543.3 million. Mexico contributed Ps.3,379.7 million, while Puerto Rico and Colombia contributed Ps.521.3 million and Ps.642.3 million, respectively.

Excluding Construction Services Revenues, which are recognized in accordance with IFRS and offset by corresponding construction costs, Consolidated Revenues decreased 0.3% to Ps.7,407.8 million, 66.7% of which accounted for of total revenues in Mexico, while Puerto Rico, Colombia, and the United States accounted for 14.9%, 12.4%, and 6.0%, respectively.

Commercial Revenues increased 9.5% YoY to Ps.2,668.2 million, primarily reflecting the Ps.416.9 million contribution from ASUR US Airports and a 13.2% increase in Colombia to Ps.279.5 million. These increases were partially offset by a 12.8% decline in Mexico to Ps.1,393.1 million and a 2.3% decline in Puerto Rico to Ps.578.7 million, mainly reflecting the translation effect of the stronger Mexican peso.

Commercial Revenues per Passenger increased 12.6% to Ps.153.0 in 2Q26 from Ps.135.9 in 2Q25.

Consolidated Operating Costs and Expenses

Consolidated Operating Costs and Expenses, including Construction Costs, increased 32.3% YoY, or Ps.1,387.5 million, to Ps.5,688.9 million in 2Q26. Excluding Construction Costs, operating costs and expenses increased 16.6%, or Ps.499.8 million. By region:

- **Mexico:** decreased 0.2%, or Ps.3.2 million, primarily reflecting lower concession fees, salaries and wages following the reversal of provisions, electricity costs, technical assistance fees, and the cost of sales related to ASUR's directly operated commercial business. These decreases were partially offset by higher professional fees, security and cleaning services, depreciation and amortization, provisions for doubtful accounts, and maintenance expenses.
- **Puerto Rico:** increased 0.6%, or Ps.4.3 million, primarily reflecting the translation effect of the appreciation of the Mexican peso against the U.S. dollar.
- **Colombia:** increased 39.4%, or Ps.191.0 million, mainly due to higher depreciation and amortization following the change in the concession amortization method implemented in 3Q25, as well as higher personnel, insurance and bonding, security and cleaning, professional services, and electricity costs. These increases were partially offset by a recovery granted by the airport authority in connection with the Terminal 1 optimization project and lower concession fees.
- **United States:** operating costs and expenses totaled Ps.307.7 million, primarily comprised of lease expenses payable to airport authorities, personnel costs, professional fees, and insurance and bonding. These costs were partially offset by favorable accounting effects related to lease agreements with U.S. airport authorities under IFRS 16.

Cost of Services increased 21.8%, or Ps.330.7 million, during the quarter, primarily reflecting higher personnel, security and cleaning, professional services, insurance and bonding, lease expense payable to airport authorities, and provisions for doubtful accounts. These increases were partially offset by lower maintenance, electricity, and the favorable accounting impact related to lease agreements with U.S. airport authorities under IFRS 16.

Construction Costs increased 69.2%, or Ps.887.7 million, primarily reflecting a 74.8%, or Ps.851.7 million, increase in Mexico and a 1,543.2%, or Ps.58.7 million, increase in Colombia, partially offset by a 16.1%, or Ps.22.7 million decrease in Puerto Rico.

Administrative Expenses increased 35.5%, or Ps.32.3 million, primarily reflecting higher personnel costs.

Technical Assistance Fees decreased 8.9%, primarily reflecting lower EBITDA generated by ASUR's Mexican operations.

Concession Fees decreased 8.3%, primarily reflecting declines of 13.0% in Mexico and 4.5% in Puerto Rico, partially offset by a 3.3% increase in Colombia.

Depreciation and Amortization increased 33.3%, or Ps.203.6 million, reflecting a 170.7%, or Ps.176.6 million, increase in Colombia following the change in the concession amortization method, as well as increases of 6.6%, or Ps.21.1 million, in Mexico and 3.1%, or Ps.5.9 million, in Puerto Rico.

Consolidated Operating Profit and EBITDA

Consolidated Operating Profit declined to Ps.3,890.1 million in 2Q26, resulting in an Operating Margin of 40.6%, compared with Ps.4,414.0 million and an Operating Margin of 50.6% in 2Q25.

Adjusted Operating Margin, which excludes the impact of IFRIC 12 related to the construction or enhancement of concession assets in Mexico, Puerto Rico, and Colombia and is calculated using revenues excluding Construction Services, declined to 52.5% from 59.4% YoY, primarily reflecting the change in the concession amortization method implemented in Colombia during 3Q25.

EBITDA decreased 8.7%, or Ps.435.0 million, to Ps.4,589.9 million in 2Q26, compared with Ps.5,024.9 million in 2Q25. By country, EBITDA decreased 9.1%, or Ps.349.8 million, in Mexico to Ps.3,501.1 million and 16.9%, or Ps.110.2 million, in Puerto Rico to Ps.543.0 million, while increasing 1.0%, or Ps.5.4 million, in Colombia to Ps.526.2 million. Results also reflect the second full quarter of ASUR US Airports, which contributed EBITDA of Ps.19.6 million during the period.

Consolidated EBITDA Margin declined to 47.9% in 2Q26 from 57.7% in 2Q25. **Adjusted EBITDA Margin**, which excludes the impact of IFRIC 12 related to the construction or enhancement of concession assets in Mexico, Puerto Rico, and Colombia, declined to 62.0% in 2Q26 from 67.6% in 2Q25.

Comprehensive Financing Gain (Loss)

Table 5: Consolidated Comprehensive Financing Gain (Loss)

	Segundo Trimestre		% Var	Six-Months		% Chg.
	2025	2026		2025	2026	
Interest Income	383,749	190,203	(50.4)	847,682	349,144	(58.8)
Interest Expense	(329,117)	(548,979)	66.8	(574,114)	(1,205,618)	110.0
Foreign Exchange Gain (Loss), Net	(1,157,514)	(251,925)	(78.2)	(1,371,643)	(220,386)	(83.9)
Total	**(1,102,882)**	**(610,701)**	**(44.6)**	**(1,098,075)**	**(1,076,860)**	**(1.9)**

In 2Q26, ASUR reported a **Comprehensive Financing Loss** of Ps.610.7 million, compared with a loss of Ps.1,102.9 million in 2Q25.

This YoY variation was primarily driven by a 78.2% reduction in the foreign exchange loss to Ps.251.9 million, from Ps.1,157.5 million in 2Q25. The 2Q26 foreign exchange loss primarily reflected the appreciation of the Mexican peso against the U.S. dollar, together with a lower U.S. dollar-denominated net monetary asset position compared with the prior-year period. During 2Q26, the Mexican peso appreciated 3.0% against the U.S. dollar based on the closing exchange rate and 3.4% based on the average exchange rate, compared with appreciations of 7.8% and 4.5%, respectively, in 2Q25.

Interest expense increased 66.8%, or Ps.219.9 million, primarily reflecting the Ps.9,500.0 million loan entered into on May 22, 2025 and the Ps.6,390.0 million loan entered into on December 5, 2025. Interest expense also included Ps.117.1 million of finance costs related to lease liabilities associated with ASUR US Airports' agreements with airport authorities under IFRS 16. These costs were partially offset by the amortization of the fair value adjustment related to the Colombian acquisition loan following its repayment.

Interest income decreased 50.4%, or Ps.193.5 million, primarily due to lower investment income resulting from lower cash balances and yields.

Income Taxes

Income taxes decreased by Ps.146.1 million YoY, primarily due to the following declines:

- Ps.121.0 million in income tax expense, mainly driven by a lower taxable base at Cancún Airport and Colombia.
- Ps.25.1 million in deferred income taxes, primarily in Mexico. This decrease also reflects the tax benefit from unredeemed asset balances at Cancun Airport together with a decline in Colombia resulting from the change in the amortization method of the concession.

Net Majority Income

ASUR reported a 7.1% YoY increase in **Net Majority Income** for 2Q26, totaling Ps.2,296.4 million, compared to Ps.2,144.8 million in 2Q25. The year-over-year increase primarily driven by: i) lower foreign exchange losses in Mexico, ii) lower income tax expense in Mexico and Colombia, and iii) the benefit from the amortization of the fair value adjustment related to the Colombian acquisition loan following its repayment on April 22, 2026. During 2Q26, ASUR reported earnings per common share of Ps.7.6547 and earnings per ADS of US$4.3818 (one ADS represents ten Series B common shares). This compares with earnings per common share of Ps.7.1494 and earnings per ADS of US$4.0925 in the same period of 2025.

Net Income

Net Income for 2Q26 totaled Ps.2,384.6 million, compared to Ps.2,270.2 million in 2Q25, representing a YoY increase of 5.0%, or Ps.114.4 million.

Consolidated Financial Position

As of June 30, 2026, airport concessions represented 65.3% of the Company's total assets, investment properties represented 13.5%, current assets represented 20.5%, and other assets represented 0.7%.

As of June 30, 2026, cash and cash equivalents totaled Ps.11,641.4 million, a 4.7% increase from Ps.11,116.3 million as of December 31, 2025. The cash position by country was as follows: Mexico Ps.8,733.0 million, Colombia Ps.1,784.8 million, United States Ps.460.4 million, and Puerto Rico Ps.663.2 million.

As of June 30, 2026, ASUR's valuation of its investment in Aerostar (Puerto Rico), in accordance with IFRS 3 "Business Combinations," resulted in the following effects on the Balance Sheet: i) the recognition of a net intangible asset of Ps.4,248.0 million; (ii) goodwill of Ps.834.6 million (net of an impairment loss of Ps. 4,719.1 million); (iii) deferred income tax liability of Ps.424.8 million; and (iv) a minority interest of Ps.4,709.5 million in shareholders' equity.

As of June 30, 2026, ASUR's valuation of its investment in Airplan (Colombia), in accordance with IFRS 3 "Business Combinations" resulted in the following effects on its Balance Sheet as follows: i) a net intangible asset of Ps.277.8 million, ii) goodwill of Ps.1,370.4 million, and iii) deferred income tax payable of Ps.97.2 million.

As of June 30, 2026, in accordance with IFRS 3, ASUR recognized goodwill of Ps.744.5 million as a result of the valuation of its investment in the United States.

As of June 30, 2026, total equity was Ps.48,456.3 million, representing 53.9% of Total Assets, while Total Liabilities amounted to Ps.41,524.2 million, or 46.1% of total assets. Deferred Liabilities represented 7.7% of total liabilities.

Total debt at quarter-end declined 2.6% to Ps.26,779.7 million, compared with Ps.27,486.6 million as of December 31, 2025, principally reflecting the effect of foreign exchange conversion, and a principal repayment of Ps.323.9 million in Colombia.

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 June 30, 2026, 68.3% of ASUR's total debt was denominated in Mexican pesos and 31.7% in U.S. dollars (debt associated with Puerto Rico's operations).

In May 2022, Aerostar renegotiated the terms of its US$50 million principal amount of 6.75% senior secured notes issued pursuant to an agreement dated June 24, 2015, extending 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 June 30, 2026, no amounts have been drawn under this facility.

In July 2024, ASUR restructured its credit facility with BBVA Mexico, adjusting the repayment to a single principal payment at maturity. The facility carries an annual interest rate of 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 June 30, 2026, no amounts had been drawn from this facility.

On September 26, 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 0.9x as of June 30, 2026, compared to 0.1x as of June 30, 2025. The interest coverage ratio was 7.9x as of June 30, 2026, compared to 12.7x as of June 30, 2025.

Table 6: Consolidated Debt Indicators

	June 30, 2025	December 31, 2025	June 30, 2026
Leverage			
Total Debt/ LTM EBITDA (Times) [1]	1.1	1.4	1.7
Total Net Debt/ LTM EBITDA (Times) [2]	0.1	0.8	0.9
Interest Coverage Ratio [3]	12.7	9.6	7.9
Total Debt	**21,749,883**	**27,486,563**	**26,779,703**
Short-term Debt	1,142,219	625,850	550,259
Long-term Debt	20,607,664	26,860,713	26,229,444
Cash & Cash Equivalents	**19,815,868**	**11,116,335**	**11,641,384**
Total Net Debt [4]	**1,934,015**	**16,370,228**	**15,138,319**

[1] The Total Debt to EBITDA Ratio is calculated as ASUR's interest-bearing liabilities divided by its EBITDA.
[2] The Total Net Debt to EBITDA Ratio is calculated as ASUR's interest-bearing liabilities minus Cash & Cash Equivalents, divided by its EBITDA.
[3] The Interest Coverage Ratio for Mexico is calculated as ASUR's LTM EBITDA divided by its LTM interest expenses. For Puerto Rico as LTM Cash Flow Generation divided LTM debt service, and for Colombia as LTM EBITDA minus LTM taxes divided by LTM debt service.
[4] Total net debt is calculated as Asur´s total debt without cash & cash Equivalents.

Table 7: Consolidated Debt Profile (millions)*

	Aerostar USD			Cancun Airport M ´Mxp $			
Original Amount	350´M	200´M	50´M	BBVA 2,000	BBVA 9,500	Santander 2,650	JP Morgan 6,390
Interest rate	**5.75%**	**4.92%**	**6.75%**	**TIIE + 1.35 pp**	**TIIEF + 1.25 pp**	**TIIE + 1.50 pp**	**TIIEF + 0.75 pp**
Principal Balance as of June 30, 2026	**244.0**	**200.0**	**42.0**	**1,750.0**	**9,500.0**	**675.0**	**6,390.0**
2026	7.8	-	-	-	-	-	-
2027	16.6	-	-	-	9,500.0	675.0	6,390.0
2028	16.2	-	-	-	-	-	-
2029	17.3	-	-	1,750.0	-	-	-
2030	20.9	-	-	-	-	-	-
2031	27.0	-	-	-	-	-	-
2032	34.4	-	-	-	-	-	-
2033	38.5	-	-	-	-	-	-
2034	42.6	-	-	-	-	-	-
2035	22.6	200.0	42.0	-	-	-	-

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

The Mexico loans were entered into on: i) May 22, 2025 with BBVA for Ps.9,500 million; ii) in September 2021 with Santander for Ps.2,650 million; iii) in October 2021 with BBVA for Ps.2,000 million; and iv) on December 5, 2025 with JPMorgan Chase Bank for Ps.6,390 million.

On November 30, 2022, March 29, 2023, and September 29, 2023, Cancun Airport prepaid Ps. 650 million, Ps. 662.5 million, and Ps. 662.5 million of the loan from Santander, respectively. Cancun Airport made capital payments of Ps.50 million on the BBVA loan on each of the following dates: April 14, 2023, July 14, 2023, October 13, 2023, January 15, 2024, and April 15, 2024. On September 26, 2025, Cancun Airport renewed the Santander loan for Ps. 675.0 million; the new maturity date is September 26, 2027, with a TIIEF rate +1.50 pp.

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

*Expressed in the original currency of each loan.

Strong Liquidity Position and Healthy Debt Maturity Profile

ASUR closed 2Q26 with a solid financial position, reporting Cash and Cash Equivalents of Ps.11,641.4 million and Total interest-bearing debt of Ps. 26,779.7 million.

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

Table 8: Liquidity Position as of June 30, 2026

Figures in thousands of Mexican pesos

Region of Operation	Cash & Equivalents	Total Debt	Short-term Debt	Long-term Debt	Principal payments (Jul – Sep 2026)
Mexico	8,733,048	18,290,459	145,541	18,144,918	0
Puerto Rico	663,136	8,489,244	404,718	8,084,526	136,440
Colombia	1,784,804	0	0	0	0
United States	460,396	0	0	0	0
Total	**11,641,384**	**26,779,703**	**550,259**	**26,229,444**	**136,440**

Table 9: Debt Maturity Profile as of June 30, 2026
Figures in thousands of Mexican pesos

Region of Operation	2026	2027	2028	2029/2035
Mexico	0	16,565,000	0	1,750,000
Puerto Rico	136,440	290,301	283,548	7,779,167
Colombia	0	0	0	0
Total	**136,440**	**16,855,301**	**283,548**	**9,529,167**

[1] Figures in pesos converted at the exchange rate at the close of the quarter of Ps.17.4693=US$1.00

[2] Figures in pesos converted at the exchange rate at the close of the quarter of COP195.17=Ps.1.00

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

Table 10: Debt Ratios at June 30, 2026
LTM EBITDA and interest expense figures in thousands of Mexican Pesos

Region	LTM EBITDA	LTM Interest Expenses	Debt Coverage Ratio	Minimum Coverage Requirement as per Agreements
Mexico[1]	15,042,735	1,349,989	11.1	3.0
Puerto Rico[2]	1,368,835	724,571	1.9	1.1
Total	**16,411,570**	**2,074,560**	**7.9**	

[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.1.4 billion and LTM Debt Service was Ps.724.6 million.

Accounts Receivables

Accounts receivable increased 29.2% YoY in 2Q26, primarily reflecting increases in Mexico and Puerto Rico, as well as the inclusion of Ps.10.0 million related to ASUR US Airports.

Table 11: Accounts Receivable at June 30, 2026
Figures in thousands of Mexican Pesos

Region	2Q25	2Q26	% Chg.
Mexico	1,680,895	2,199,740	30.9
Puerto Rico	240,724	309,146	28.4
Colombia	124,081	123,333	(0.6)
United States		10,042	n/a
Total	**2,045,700**	**2,642,261**	**29.2**

Note: Net of allowance for bad debts.

Capex

Capital expenditures totaled Ps.1,950.3 million in 2Q26, compared with Ps.1,390.4 million in 2Q25. Of this, Ps.1,763.7 million was allocated to the modernization of ASUR's Mexican airports under its Master Development Program, Ps.120.1 million to Puerto Rico, Ps.62.6 million to Colombia, and Ps.4.0 million to the United States. In 2Q25, capital expenditures included Ps.1,238.0 million in Mexico, Ps.148.6 million in Puerto Rico, and Ps.3.8 million in Colombia.

For the first six months of 2026, capital expenditures totaled Ps.2,494.6 million, compared to Ps.2,035.7 million in the same period of 2025. These capital expenditures included Ps.2,173.1 million in Mexico, Ps.253.0 million in Puerto Rico, Ps.64.4 million in Colombia, and Ps.4.1 million in the United States, compared with Ps.1,779.2 million, Ps.249.6 million, and Ps.6.9 million, respectively, in the same period of 2025.

Recent Events

On June 23, 2026, ASUR announced that its Board of Directors approved to submit to its shareholders a proposal to internalize the technical assistance and technology transfer services currently provided by its strategic partner, Inversiones y Técnicas Aeroportuarias, S.A.P.I. de C.V. ("ITA"). The proposed transaction would be implemented through a merger and would involve the issuance of approximately 7.3 million new ASUR shares.

The Board also proposed two extraordinary cash dividends of Ps.10.00 per share each, payable on November 24 and December 15, 2026, respectively, as well as amendments to the Company's bylaws to reflect the current regulatory framework and the proposed internalization.

On July 13, 2026, ASUR published a notice convening an Ordinary and Extraordinary General Shareholders' Meeting for August 20, 2026, at which shareholders will consider and vote on these proposals. All proposed actions remain subject to shareholder approval.

Review of Mexico Operations

Table 12: Mexico Revenues & Commercial Revenues Per Passenger

	Segundo Trimestre		% Var	Six-Months		% Chg.
	2025	2026		2025	2026	
Total Passenger	**10,069**	**9,562**	**(5.0)**	**21,062**	**20,551**	**(2.4)**
Total Revenues	**6,454,700**	**6,930,559**	**7.4**	**12,926,905**	**13,122,549**	**1.5**
Aeronautical Services	3,541,830	3,379,735	(4.6)	7,421,592	7,254,451	(2.3)
Non-Aeronautical Services	1,773,954	1,560,226	(12.0)	3,843,745	3,485,708	(9.3)
Construction Revenues	1,138,916	1,990,598	74.8	1,661,568	2,382,390	43.4
Total Revenues Excluding Construction Revenues	**5,315,784**	**4,939,961**	**(7.1)**	**11,265,337**	**10,740,159**	**(4.7)**
Total Commercial Revenues	**1,596,761**	**1,393,072**	**(12.8)**	**3,458,836**	**3,121,381**	**(9.8)**
Commercial Revenues from Direct Operations	332,509	234,045	(29.6)	712,407	627,095	(12.0)
Commercial Revenues Excluding Direct Operations	1,264,252	1,159,027	(8.3)	2,746,429	2,494,286	(9.2)
Total Commercial Revenues per Passenger	**158.6**	**145.7**	**(8.1)**	**164.2**	**151.9**	**(7.5)**
Commercial Revenues from Direct Operations per Passenger [1]	33.0	24.5	(25.9)	33.8	30.5	(9.8)
Commercial Revenues Excl. Direct Operations per Passenger	125.6	121.2	(3.5)	130.4	121.4	(6.9)

For the purposes of this table, approximately 52.4 and 50.3 thousand transit and general aviation passengers are included in 2Q25 and 2Q26 respectively, while 99.9 and 101.5 thousand transit and general aviation passengers are included in 6M25 and 6M26.

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

Mexico Revenues

Mexico Revenues for 2Q26 increased 7.4% YoY to Ps.6,930.5 million. **Excluding Construction Services,** Revenues decreased 7.1% YoY, reflecting a 12.0% decline in non-aeronautical revenues, reflecting mainly the 5.0% decline in passenger traffic together with the appreciation of the Mexican peso against the U.S. dollar. The average exchange rate was Ps.17.3840 per U.S. dollar in 2Q26, compared to Ps.19.5158 in 2Q25. Aeronautical revenues declined 4.6% during the period.

Commercial Revenues decreased 12.8% YoY in 2Q26, primarily reflecting the appreciation of the Mexican peso against the U.S. dollar. Additionally, **Commercial Revenue per Passenger** declined to Ps.145.7 in 2Q26 from Ps.158.6 in 2Q25.

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

As shown in Table 14, ASUR opened three new commercial outlets over the past 12 months, including two at Mérida Airport and one at Cancún Airport. Additional details on these openings are provided on page 25 of this report.

Table 13: Mexico Commercial Revenue Performance

Bussines Line	YoY Chg	
	2Q26	6M26
Teleservices	28.9%	15.8%
Car parking	6.0%	5.6%
Advertising	3.8%	2.5%
Ground Transportation	(2.1%)	1.4%
Retail	(7.3%)	(3.3%)
Food and Beverage	(10.5%)	(6.2%)
Duty Free	(16.5%)	(13.0%)
Other Revenues	(22.3%)	(22.8%)
Car rental	(27.1%)	(22.9%)
Banks and foreign exchange	(28.0%)	(34.6%)
Total Commercial Revenues	**(12.8%)**	**(9.8%)**

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

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

[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

	Segundo Trimestre		Chg.	Six-Months		% Chg.
	2025	2026		2025	2026	
Cost of Services	805,251	823,903	2.3	1,541,231	1,695,052	10.0
Administrative	90,953	117,938	29.7	179,055	206,025	15.1
Technical Assistance	98,507	89,754	(8.9)	213,436	198,604	(6.9)
Concession Fees	470,155	409,030	(13.0)	1,007,715	906,700	(10.0)
Depreciation and Amortization	317,203	338,273	6.6	627,205	666,544	6.3
Operating Costs and Expenses Excluding Construction Costs	**1,782,069**	**1,778,898**	**(0.2)**	**3,568,642**	**3,672,925**	**2.9**
Construction Costs	1,138,916	1,990,598	74.8	1,661,568	2,382,390	43.4
Total Operating Costs & Expenses	**2,920,985**	**3,769,496**	**29.0**	**5,230,210**	**6,055,315**	**15.8**

Total Operating Costs and Expenses increased 29.0%, or Ps.848.5 million, in 2Q26. Excluding Construction Costs, operating costs and expenses decreased 0.2%, or Ps.3.2 million, primarily reflecting lower concession fees, salaries and wages following the reversal of provisions, electricity costs, technical assistance fees, and the cost of sales related to ASUR's directly operated commercial business. This was partially offset by higher professional fees, security services, cleaning services, depreciation and amortization, provisions for doubtful accounts, and maintenance expenses.

Cost of Services increased 2.3%, primarily reflecting higher professional fees, security services, cleaning services, provisions for doubtful accounts, and maintenance expenses. These increases were partially offset by lower salaries and wages following the reversal of provisions, electricity costs, and the cost of sales related to ASUR's directly operated commercial business.

Administrative Expenses increased 29.7%, primarily due to higher personnel costs.

Technical Assistance Fees paid to ITA decreased 8.9%, primarily reflecting lower EBITDA generated by ASUR's Mexican operations.

Concession Fees, which include fees paid to the Mexican government, decreased 13.0%, primarily due to a lower tariff calculation base.

Depreciation and Amortization increased 6.6% YoY, primarily reflecting the recognition of capital investments completed to-date.

Mexico Consolidated Comprehensive Financing Gain (Loss)

Table 16: Mexico Comprehensive Financing Gain (Loss)

	Second Quarter		% Chg.	Six-Months		% Chg.
	2025	2026		2025	2026	
Interest Income	313,520	129,564	(58.7)	679,488	230,994	(66.0)
Interest Expense	(167,217)	(391,686)	134.2	(248,337)	(792,031)	218.9
Foreign Exchange Gain (Loss), Net	(1,157,911)	(252,688)	(78.2)	(1,371,543)	(221,785)	(83.8)
Total	**(1,011,608)**	**(514,810)**	**(49.1)**	**(940,392)**	**(782,822)**	**(16.8)**

During 2Q26, ASUR's operations in Mexico reported a **Comprehensive Financing Loss** of Ps.514.8 million, compared with a loss of Ps.1,011.6 million in 2Q25.

The reduction was mainly driven by a lower foreign exchange loss, which totaled Ps.252.7 million in 2Q26, compared with Ps.1,157.9 million in 2Q25. The 2Q26 foreign exchange loss primarily reflected the appreciation of the Mexican peso against the U.S. dollar, together with a lower U.S. dollar-denominated net monetary asset position compared with 2Q25. During 2Q26, the Mexican peso appreciated 3.0% against the U.S. dollar based on the closing exchange rate and 3.4% based on the average exchange rate, compared with appreciations of 7.8% and 4.5%, respectively, in 2Q25.

Interest income decreased 58.7%, or Ps.183.9 million, primarily due to lower invested cash balances, while interest expense increased 134.2%, or Ps.224.5 million, primarily reflecting the Ps.9,500.0 million loan entered into on May 22, 2025, and the Ps.6,390.0 million loan entered into on December 5, 2025.

Mexico Operating Profit (Loss) and EBITDA

Table 17: Mexico Profit & EBITDA

	Second Quarter		% Chg.	Six-Months		% Chg.
	2025	2026		2025	2026	
Total Revenue	6,454,700	6,930,559	7.4	12,926,905	13,122,549	1.5
Total Revenues Excluding Construction Revenues	5,315,784	4,939,961	(7.1)	11,265,337	10,740,159	(4.7)
Operating Profit	**3,533,715**	**3,161,063**	**(10.5)**	**7,696,695**	**7,067,234**	**(8.2)**
Operating Margin	54.7%	45.6%	(914 bps)	59.5%	53.9%	(568 bps)
Adjusted Operating Margin [1]	66.5%	64.0%	(249 bps)	68.3%	65.8%	(252 bps)
Net Profit [2]	1,712,788	1,892,889	10.5	4,690,926	4,377,580	(6.7)
EBITDA	**3,850,919**	**3,501,088**	**(9.1)**	**8,324,123**	**7,735,529**	**(7.1)**
EBITDA Margin	59.7%	50.5%	(914 bps)	64.4%	58.9%	(545 bps)
Adjusted EBITDA Margin [3]	72.4%	70.9%	(157 bps)	73.9%	72.0%	(187 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.154.1 million and Ps.209.3 million from ASUR's participation in Aerostar in 2Q26 and 2Q25, respectively, and of Ps.239.8 million and Ps.255.9 million for Airplan in 2Q26 and 2Q25, 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.3,161.1 million in 2Q26, resulting in an **Operating Margin** of 45.6%, compared with Operating Income of Ps.3,533.7 million and an Operating Margin of 54.7% in 2Q25.

Adjusted Operating Margin, which excludes the impact of IFRIC 12 related to the construction or enhancement of concession assets and is calculated using revenues excluding Construction Services, was 64.0% in 2Q26, compared with 66.5% in 2Q25.

EBITDA decreased 9.1%, or Ps.349.8 million, to Ps.3,501.1 million in 2Q26, compared with Ps.3,850.9 million in 2Q25. EBITDA Margin declined to 50.5% from 59.7%.

Adjusted EBITDA Margin, which excludes the impact of IFRIC 12 related to the construction or enhancement of concession assets, declined to 70.9% in 2Q26 from 72.4% in 2Q25.

Mexico Tariff Regulation

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

ASUR's accumulated regulated revenue in Mexico, updated according to tariff regulations, amounted to Ps.7,458.9 million as of June 30, 2026. The weighted implicit tariff was Ps.353.8 (in December 2025 pesos) per traffic unit, representing approximately 69.4% of total revenue for the period, excluding construction revenue.

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

Mexico Capital Expenditures

Capital expenditures in Mexico totaled Ps.1,763.7 million in 2Q26, compared with Ps.1,238.0 million in 2Q25. These investments were primarily allocated to the modernization of ASUR's Mexican airports under its Master Development Program. For the first six months of 2026, capital expenditures totaled Ps.2,173.1 million, compared with Ps.1,779.2 million in the same period of 2025.

Review of Puerto Rico Operations

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

As of June 30, 2026, ASUR’s valuation of its investment in Aerostar (Puerto Rico), in accordance with IFRS 3 “Business Combinations,” resulted in the following effects on the Balance Sheet: i) the recognition of a net intangible asset of Ps.4,248.0 million; (ii) goodwill of Ps.834.6 million (net of an impairment loss of Ps. 4,719.1 million); (iii) deferred income tax liability of Ps.424.8 million; and (iv) a minority interest of Ps.4,709.5 million in shareholders' equity.

Puerto Rico Revenues

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

	Second Quarter		%	Six-Months		%
	2025	2026	Chg.	2025	2026	Chg.
Total Passenger	**3,581**	**3,455**	**(3.5)**	**7,189**	**6,985**	**(2.8)**
Total Revenues	**1,354,837**	**1,220,259**	**(9.9)**	**2,676,538**	**2,479,251**	**(7.4)**
Aeronautical Services	619,385	521,327	(15.8)	1,221,669	1,087,696	(11.0)
Non-Aeronautical Services	594,661	580,840	(2.3)	1,225,304	1,159,036	(5.4)
Construction Revenues	140,791	118,092	(16.1)	229,565	232,519	1.3
Total Revenues Excluding Construction Revenues	**1,214,046**	**1,102,167**	**(9.2)**	**2,446,973**	**2,246,732**	**(8.2)**
Total Commercial Revenues	**592,107**	**578,696**	**(2.3)**	**1,220,145**	**1,154,964**	**(5.3)**
Commercial Revenues from Direct Operations	221,988	210,867	(5.0)	448,760	420,394	(6.3)
Commercial Revenues Excluding Direct Operations	370,119	367,829	(0.6)	771,385	734,570	(4.8)
Total Commercial Revenues per Passenger	**165.4**	**167.5**	**1.3**	**169.7**	**165.4**	**(2.6)**
Commercial Revenues from Direct Operations per Passenger [1]	62.0	61.0	(1.6)	62.4	60.2	(3.6)
Commercial Revenues Excl. Direct Operations per Passenger	103.4	106.5	3.0	107.3	105.2	(2.0)

Figures in Mexican pesos at the average exchange rate of Ps.17.384 = US$.1.00 for 2Q26 and Ps.17.4802 =US$.1.00 for 6M26.
[1] Represents ASUR´s operations in convenience stores in Puerto Rico.

Total Puerto Rico Revenues for 2Q26 declined 9.9% YoY to Ps.1,220.2 million, primarily reflecting the appreciation of the Mexican peso together with a 3.5% decline in passenger traffic.

Excluding Construction Services, **Revenues** decreased 9.2% YoY, reflecting declines of 15.8% and 2.3% in aeronautical and non-aeronautical revenues, respectively. Excluding the effect of foreign exchange translation, aeronautical revenues decreased by US$1.7 million YoY, reflecting the 3.5% decline in total passenger traffic during the period.

Commercial Revenue per Passenger increased to Ps.167.5 in 2Q26 from Ps.165.4 in 2Q25.

Eight new commercial locations were opened over the past 12 months through 2Q26, as shown on table 20. Additional details on these openings are provided on page 25 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	
	2Q26	6M26
Other Revenues	36.9%	34.2%
Advertising	36.3%	44.7%
Food and Beverage	6.0%	(4.6%)
Ground Transportation	5.3%	6.1%
Duty Free	3.8%	2.9%
Retail	(4.4%)	(3.1%)
Car Parking	(5.1%)	(12.4%)
Car Rentals	(6.8%)	(9.9%)
Banks and Foreign Exchange	(12.8%)	(15.7%)
Total Commercial Revenues	**(2.3%)**	**(5.3%)**

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

Type of Commercial Space [1]	# of Spaces Opened
Duty Free	2
Retail	3
Food and Beverage	3
Total Commercial space	**8**

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

Puerto Rico Costs & Expenses

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

	Second Quarter		%	Six-Months		%
	2025	2026	Chg.	2025	2026	Chg.
Cost of Services	503,200	504,142	0.2	1,020,968	987,844	(3.2)
Concession Fees	57,674	55,055	(4.5)	118,661	110,586	(6.8)
Depreciation and Amortization	190,268	196,229	3.1	393,417	386,613	(1.7)
Operating Costs and Expenses Excluding Construction Costs	**751,142**	**755,426**	**0.6**	**1,533,046**	**1,485,043**	**(3.1)**
Construction Costs	140,791	118,092	(16.1)	229,565	232,519	1.3
Total Operating Costs & Expenses	**891,933**	**873,518**	**(2.1)**	**1,762,611**	**1,717,562**	**(2.6)**

Figures in Mexican pesos at the average exchange rate of Ps.17.384 = US$.1.00 for 2Q26 and Ps.17.4802 =US$.1.00 for 6M26.

Total Operating Costs and Expenses in Puerto Rico decreased 2.1% YoY to Ps.873.5 million in 2Q26. Construction Costs declined 16.1%, from Ps.140.8 million in 2Q25 to Ps.118.1 million in 2Q26.

Excluding Construction Costs, operating costs and expenses remained practically flat (0.6%), or Ps.4.3 million.

Cost of Services remained practically flat (0.2%), or Ps.0.9 million, in 2Q26.

Concession Fees decreased 4.5%, or Ps.2.6 million, compared with 2Q25, primarily reflecting lower revenues.

Depreciation and Amortization increased 3.1%, or Ps.6.0 million, YoY reflecting capital investments.

Puerto Rico Comprehensive Financing Gain (Loss)

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

	Second Quarter		%	Six-Months		%
	2025	2026	Chg.	2025	2026	Chg.
Interest Income	21,164	12,853	(39.3)	42,677	26,215	(38.6)
Interest Expense	(139,273)	(118,390)	(15.0)	(287,926)	(239,868)	(16.7)
Total	**(118,109)**	**(105,537)**	**(10.6)**	**(245,249)**	**(213,653)**	**(12.9)**

Figures in Mexican pesos at the average exchange rate of Ps.17.384 = US$.1.00 for 2Q26 and Ps.17.4802 =US$.1.00 for 6M26.

During 2Q26, Puerto Rico reported a comprehensive financing loss of Ps.105.5 million, compared with a loss of Ps.118.1 million in 2Q25. The lower financing loss reflects the payments made in March and September 2025 on the principal amount of Aerostar's senior secured notes due March 22, 2035, and a decrease in interest income reflecting a lower cash position.

On March 22, 2013, Aerostar completed a private placement of bonds totaling US$350.0 million to finance a portion of the concession fee payment to the Puerto Rico Ports Authority and other associated costs and expenses. On June 24, 2015, Aerostar completed another bond private placement totaling US$50.0 million.

In May 2022, the maturity date of the US$50.0 million bond issued in June 2015 was extended to March 22, 2035, at a stated yield of 6.75%, with semiannual interest payments. In July 2022, Aerostar in Puerto Rico issued US$200.0 million principal amount of 4.92% senior secured notes due March 22, 2035.

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

On November 26, 2024, Aerostar also renewed a US$10.0 million secured revolving credit facility with Banco Popular de Puerto Rico, maturing on December 18, 2027. The applicable interest rate ranges between 0.75% and 3.0%, plus a 2.0% default interest rate. Under the terms of the agreement, Aerostar is required to maintain a debt service coverage ratio of at least 1.00x at the end of each quarter. As of June 30, 2026, no amounts had been drawn under this facility.

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

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

Puerto Rico Operating Profit and EBITDA

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

	Second Quarter		% Chg.	Six-Months		% Chg.
	2025	2026		2025	2026	
Total Revenue	1,354,837	1,220,259	(9.9)	2,676,538	2,479,251	(7.4)
Total Revenues Excluding Construction Revenues	1,214,046	1,102,167	(9.2)	2,446,973	2,246,732	(8.2)
Other Revenues	-	-	-	-	-	-
Operating Profit	**462,904**	**346,741**	**(25.1)**	**913,927**	**761,689**	**(16.7)**
Operating Margin	34.2%	28.4%	(575 bps)	34.1%	30.7%	(342 bps)
Adjusted Operating Margin[1]	38.1%	31.5%	(667 bps)	37.3%	33.9%	(345 bps)
Net Income	313,419	222,084	(29.1)	619,507	506,807	(18.2)
EBITDA	**653,172**	**542,970**	**(16.9)**	**1,307,344**	**1,148,302**	**(12.2)**
EBITDA Margin	48.2%	44.5%	(371 bps)	48.8%	46.3%	(253 bps)
Adjusted EBITDA Margin[2]	53.8%	49.3%	(454 bps)	53.4%	51.1%	(232 bps)

Figures in Mexican pesos at the average exchange rate of Ps.17.384 = US$.1.00 for 2Q26 and Ps.17.4802 =US$.1.00 for 6M26.

[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 2Q26 declined 25.1% to Ps.346.7 million in 2Q26, from Ps.462.9 million in 2Q25. Operating Margin declined to 28.4% from 34.2%.

EBITDA declined 16.9% to Ps.543.0 million in 2Q26, from Ps.653.2 million in 2Q25. The EBITDA Margin decreased to 44.5% from 48.2% in 2Q25. The decline primarily reflected the translation effect of the stronger Mexican peso against the U.S. dollar, as Puerto Rico's results are translated into Mexican pesos. The average exchange rate was Ps.17.3840 per U.S. dollar in 2Q26, compared to Ps.19.5158 in 2Q25, reducing reported revenues and EBITDA in peso terms.

Adjusted EBITDA Margin, which excludes the impact of IFRIC 12 related to the construction or enhancement of concession assets, declined to 49.3% in 2Q26 from 53.8% in 2Q25.

Puerto Rico Capital Expenditures

Capital expenditures in Puerto Rico totaled Ps.120.1 million in 2Q26, compared to Ps.148.6 million in 2Q25. For the first six months of 2026, capital expenditures totaled Ps.253.0 million, compared to Ps.249.6 million in the same period of 2025.

Puerto Rico Tariff Regulation

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

Review of Colombia Operations

The following discussion compares Colombia's standalone results for the three-and six-month periods ended June 30, 2026, and 2025.

As of June 30, 2026, ASUR's valuation of its investment in Colombia, in accordance with IFRS 3 "Business Combinations" resulted in the following effects on its Balance Sheet as follows: i) a net intangible asset of Ps.277.8 million, ii) goodwill of Ps.1,370.4 million, and iii) deferred income tax payable of Ps.97.2 million.

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

	Second Quarter		% Chg.	Six-Months		% Chg.
	2025	2026		2025	2026	
Total Passenger	**4,274**	**4,423**	**3.5**	**8,467**	**9,058**	**7.0**
Total Revenues	**905,895**	**984,375**	**8.7**	**1,899,464**	**1,953,717**	**2.9**
Aeronautical Services	655,021	642,200	(2.0)	1,376,195	1,325,485	(3.7)
Non-Aeronautical Services	247,071	279,683	13.2	516,375	563,975	9.2
Construction Revenues [1]	3,803	62,492	1,543.2	6,894	64,257	832.1
Total Revenues Excluding Construction Revenues	**902,092**	**921,883**	**2.2**	**1,892,570**	**1,889,460**	**(0.2)**
Total Commercial Revenues	**246,963**	**279,551**	**13.2**	**516,143**	**563,685**	**9.2**
Total Commercial Revenues per Passenger	**57.8**	**63.2**	**9.3**	**61.0**	**62.2**	**2.1**

Figures in pesos at an average exchange rate of COP.207.6543 = Ps.1.00 for 2Q26 and COP.208.9721=Ps.1.00 for 6M26.

For the purposes of this table, approximately 135.0 and 136.8 thousand transit and general aviation passengers are included in 2Q25 and 2Q26, and 281.3 and 278.2 thousand transit and general aviation passengers are included in 6M25 and 6M26.

Colombia Revenues

Total Revenues for Colombia in 2Q26 increased 8.7% YoY to Ps. 984.4 million. Excluding construction services revenue, total revenues increased 2.2% YoY, principally reflecting stronger growth in domestic passenger traffic.

Commercial Revenue per Passenger increased to Ps.63.2 in 2Q26, from Ps.57.8 in 2Q25.

As shown in Table 26, ASUR opened 29 new commercial spaces across its Colombian airports over the past 12 months, including 14 at Olaya Herrera, nine at Rionegro, four at Monteria, and one each at Quibdó and Carepa. Additional information is available on page 25 of this report.

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

Table 25: Colombia Commercial Revenue Performance

Bussines Line	YoY Chg	
	2Q26	6M26
Car Rental	29.2%	13.1%
Advertising	20.1%	15.6%
Food and Beverage	17.1%	15.1%
Other Revenues	15.1%	11.8%
Car Parking	14.2%	12.2%
Teleservices	8.9%	(60.9%)
Retail	8.5%	5.2%
Banks and Foreign Exchange	3.9%	2.8%
Duty Free	1.5%	(2.8%)
Ground Transportation	(22.0%)	(28.1%)
Total Commercial Revenues	**13.2%**	**9.2%**

Table 26: Colombia Summary Retail and Other Commercial Space Opened since June 30, 2025

Type of Commercial Space [1]	# of Spaces Opened
Other Revenues	20
Teleservices	1
Food and Beverage	1
Retail	4
Car Rental	3
Total Commercial Spaces	**29**

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

Colombia Costs & Expenses

Table 27: Colombia Costs & Expenses
In thousands of Mexican pesos

	Second Quarter		% Chg.	Six-Months		% Chg.
	2025	2026		2025	2026	
Cost of Services	209,806	218,602	4.2	413,557	438,061	5.9
Concession Fees	171,456	177,052	3.3	360,724	360,849	0.0
Depreciation and Amortization	103,441	280,062	170.7	215,077	547,844	154.7
Operating Costs and Expenses Excluding Construction Costs	**484,703**	**675,716**	**39.4**	**989,358**	**1,346,754**	**36.1**
Construction Costs	3,803	62,492	1,543.2	6,894	64,257	832.1
Total Operating Costs & Expenses	**488,506**	**738,208**	**51.1**	**996,252**	**1,411,011**	**41.6**

Figures in pesos at an average exchange rate of COP.207.6543 = Ps.1.00 for 2Q26 and COP.208.9721=Ps.1.00 for 6M26.

Total Operating Costs and Expenses for the Colombian airport operations increased 51.1% YoY in 2Q26 to Ps.738.2 million. Excluding construction costs, operating costs and expenses increased 39.4% to Ps.675.7 million, primarily reflecting higher depreciation and amortization following the adjustment to the concession amortization method introduced in 3Q25, as well as higher personnel, concession fees, insurance and bonding, security and surveillance, cleaning, professional services, and electricity costs. These increases were partially offset by a recovery granted by the airport authority in connection with the Terminal 1 optimization project.

Cost of Services increased 4.2%, or Ps.8.8 million, primarily due to higher personnel, security and surveillance, cleaning, professional services, and electricity costs. These increases were partially offset by a recovery granted by the airport authority in connection with the Terminal 1 optimization project.

Construction Costs increased 1,543.2%, or Ps.58.7 million compared to 2Q25.

Concession Fees paid to the Colombian government increased 3.3%, primarily reflecting higher regulated and non-regulated revenues compared with the same period of the prior year.

Depreciation and Amortization increased 170.7%, primarily due to a Ps.156.1 million adjustment to the concession amortization method introduced in 3Q25.

Colombia Comprehensive Financing Gain (Loss)

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

	Second Quarter		% Chg.	Six-Months		% Chg.
	2025	2026		2025	2026	
Interest Income	49,065	45,412	(7.4)	125,517	88,420	(29.6)
Interest Expense	(22,627)	78,663	n/a	(37,851)	64,516	n/a
Foreign Exchange Gain (Loss), Net	397	763	92.2	(100)	1,399	n/a
Total	**26,835**	**124,838**	**365.2**	**87,566**	**154,335**	**76.2**

Figures in pesos at an average exchange rate of COP.207.6543 = Ps.1.00 for 2Q26 and COP.208.9721=Ps.1.00 for 6M26.

During 2Q26, the Colombian operations reported a **Comprehensive Financing Gain** of Ps.124.8 million, compared with a Comprehensive Financing Gain of Ps.26.8 million in 2Q25.

Interest expense decreased by Ps.101.3 million, primarily reflecting Ps.87.9 million from the amortization of the fair-value adjustment related to the Colombia acquisition loan following its repayment.

Interest income decreased 7.4%, or Ps.3.6 million, primarily due to lower cash balances and lower investment yields.

Colombia Operating Profit (Loss) and EBITDA

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

	Second Quarter		% Chg.	Six-Months		% Chg.
	2025	2026		2025	2026	
Total Revenue	905,895	984,375	8.7	1,899,464	1,953,717	2.9
Total Revenues Excluding Construction Revenues	902,092	921,883	2.2	1,892,570	1,889,460	(0.2)
Operating Profit	**417,389**	**246,167**	**(41.0)**	**903,212**	**542,706**	**(39.9)**
Operating Margin	46.1%	25.0%	(2107 bps)	47.6%	27.8%	(1977 bps)
Adjusted Operating Margin[1]	46.3%	26.7%	(1957 bps)	47.7%	28.7%	(1900 bps)
Net Profit	243,975	248,674	1.9	597,968	454,978	(23.9)
EBITDA	**520,830**	**526,228**	**1.0**	**1,118,290**	**1,090,549**	**(2.5)**
EBITDA Margin	57.5%	53.5%	(404 bps)	58.9%	55.8%	(305 bps)
Adjusted EBITDA Margin[2]	57.7%	57.1%	(65 bps)	59.1%	57.7%	(137 bps)

Figures in pesos at an average exchange rate of COP.207.6543 = Ps.1.00 for 2Q26 and COP.208.9721=Ps.1.00 for 6M26.
[1] Adjusted Operating Margin excludes the effect of IFRIC12 with respect to the construction or improvements to concessioned assets, and is equal to operating profit divided by total revenues less construction services revenues.
[2] Adjusted EBITDA Margin excludes the effect of IFRIC12 with respect to the construction or improvements to concessioned assets, and is calculated by dividing EBITDA by total revenues less construction services revenues.

Operating Profit for the Colombian operations was Ps.246.2 million in 2Q26, compared with Ps.417.4 million in 2Q25. The decrease primarily reflected a Ps.176.6 million increase in depreciation and amortization following the change in the concession-amortization methodology.

Operating Margin declined to 25.0% in 2Q26 from 46.1% in 2Q25. **Adjusted Operating Margin**, which excludes the impact of IFRIC 12 related to the construction or enhancement of concession assets, declined to 26.7% from 46.3%.

EBITDA increased to Ps.526.2 million in 2Q26 from Ps.520.8 million in 2Q25, while the EBITDA Margin declined to 53.5% from 57.5%.

Adjusted EBITDA Margin, which excludes the impact of IFRIC 12 related to the construction or enhancement of concession assets, declined to 57.1% in 2Q26, compared with 57.7% in 2Q25.

Colombia Capital Expenditures

Capital expenditures totaled Ps.62.6 million in 2Q26, compared with Ps.3.8 million in 2Q25. For the first six months of 2026, capital expenditures totaled Ps.64.4 million, compared with Ps.6.9 million in the same period of 2025.

Colombia Tariff Regulation

The Special Administrative Unit of Civil Aeronautics is responsible for setting, collecting, and enforcing the fees, tariffs, and charges for the provision of aeronautical and airport services, or those generated from concessions, authorizations, licenses, or any other type of revenue or asset. Resolution No. 04530 issued on September 21, 2007, established the tariffs for the fees and charges granted to the concessionaires of José María Córdova Airport in Rionegro, Olaya Herrera in Medellín, Los Garzones in Montería, El Caraño in Quibdó, Antonio Roldán Betancourt in Carepa, and Las Brujas in Corozal. The resolution also sets forth the methodology for updating these tariffs and the mechanisms to collect such fees and tariffs.

Regulated revenues amounted to Ps.642.2 million in 2Q26 and Ps.1,325.5 million during 6M26.

Review of ASUR US Operations

The following discussion presents the standalone results of ASUR US Airports for the three and six-month period ended June 30, 2026, reflecting the second full quarter of operations following its acquisition on December 11, 2025. ASUR US Airports holds the rights to develop and operate retail and food & beverage concessions under long-term agreements at major U.S. airport terminals, including Los Angeles International Airport (LAX), Chicago O'Hare (ORD), and John F. Kennedy International Airport (JFK).

As of June 30, 2026, the Company recognized goodwill of Ps.744.5 million related to the acquisition of ASUR US Airports, in accordance with IFRS 3 "Business Combinations".

ASUR US Revenues

Table 30: ASUR US Airports Revenues
In thousands of Mexican pesos

	Second Quarter		% Chg	Six - Month		% Chg
	2025	2026		2025	2026	
Total Revenues		**443,771**	**n/a**		**822,410**	**n/a**
Total Commercial Revenues		**416,914**	**n/a**		**775,996**	**n/a**

Figures in pesos at the average exchange rate Ps.17.384 = US. 1.00 for 2Q26 and for 6M26 the figures in pesos at the exchange rate of Ps.17.4802 = USD1.00

ASUR US Airports Total Revenues for 2Q26 were Ps.443.8 million, consisting primarily of commercial space rental income and other revenues (including leasing fees, among others).

ASUR US Costs & Expenses

Table 31: Asur US Airports Costs & Expenses
In thousands of Mexican pesos

	Second Quarter		% Chg.	Six-Months		% Chg.
	2025	2026		2025	2026	
Cost of Services		302,319	n/a		606,714	n/a
Administrative		5,345	n/a		9,371	n/a
Total Operating Costs & Expenses		**307,664**	**n/a**		**616,085**	**n/a**

Figures in Mexican pesos at the average exchange rate of Ps.17.384 = US$.1.00 for 2T26 and Ps.17.4802 =US$.1.00 for 6M26

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

Total Operating Costs and Expenses for 2Q26 were Ps.307.7 million, primarily reflecting lease expenses payable to the airport authorities, personnel costs, and insurance and surety expenses, partially offset by favorable IFRS 16 accounting effects related to lease agreements with U.S. airport authorities.

ASUR US Comprehensive Financial Gain/Loss

Table 32: Asur US Airports, Comprehensive Financing Gain (Loss)
In thousands of Mexican pesos

	Second Quarter		% Chg.	Six-Months		% Chg.
	2025	2026		2025	2026	
Interest Income		2,374	n/a		3,515	n/a
Interest Expense		(117,566)	n/a		(238,235)	n/a
Total		**(115,192)**	**n/a**		**(234,720)**	**n/a**

Figures in Mexican pesos at the average exchange rate of Ps.17.384 = US$.1.00 for 2T26 and Ps.17.4802 =US$.1.00 for 6M26

During 2Q26, ASUR Airports reported a comprehensive financing loss of Ps.115.2 million, primarily reflecting Ps.117.1 million in financial expenses related to the measurement and subsequent accretion of lease liabilities associated with agreements with the U.S. airport authorities, in accordance with IFRS 16. Because these agreements are accounted for as lease obligations under IFRS 16, a portion of the lease payments is recognized as finance costs over the lease term rather than as operating expenses.

ASUR US Operating Profit (Loss) and EBITDA

Table 33: Asur US Airports Profit & EBITDA
In thousands of Mexican pesos

	Second Quarter		%	Six-Months		%
	2025	2026	Chg.	2025	2026	Chg.
Total Revenue		443,771	n/a		822,410	n/a
Operating Profit		**136,107**	**n/a**		**206,325**	**n/a**
Operating Margin		30.7%	n/a		25.1%	n/a
Net Profit		20,915	n/a		(28,395)	n/a
EBITDA		**19,601**	**n/a**		**(31,910)**	**n/a**
EBITDA Margin		4.4%	n/a		-3.9%	n/a

Figures in Mexican pesos at the average exchange rate of Ps.17.384 = US$.1.00 for 2T26 and Ps.17.4802 =US$.1.00 for 6M26

During 2Q26, ASUR US Airports reported an **Operating Profit** of Ps.136.1 million, representing an Operating Margin of 30.7%.

EBITDA for the quarter was Ps.19.6 million, resulting in an EBITDA margin of 4.4%, reflecting the impact of IFRS-related lease accounting.

Definitions

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

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

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

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

About ASUR

Grupo Aeroportuario del Sureste, S.A.B. de C.V. (ASUR) is a leading international airport operator with a portfolio of concessions to operate, maintain, and develop 16 airports across the Americas. The Company operates nine airports in southeastern Mexico, including Cancún Airport, the largest tourist gateway in Mexico, the Caribbean, and Latin America; as well as six airports in northern Colombia, including 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 Airports, which partners with airports and airlines to deliver enhanced retail and passenger experiences. ASUR US Airports operates at major U.S. hubs, including Los Angeles International, Chicago O'Hare, and John F. Kennedy International, and has historically shown competitive performance against U.S. commercial revenue benchmarks.

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

Analyst Coverage

In accordance with Article 4.033.01 of the Mexican Stock Exchange Internal Rules, ASUR reports that the stock is covered by the following broker-dealers: Actinver, Banorte, BBVA, BofA Merrill Lynch, Bradesco BBI, BTG Pactual, Citi Global Markets, GBM Grupo Bursatil, Goldman Sachs, HSBC Securities, Insight Investment Research, Itau BBA Securities, Jefferies, J.P. Morgan, Punto Research, Santander, Scotiabank, UBS Casa de Bolsa and Vector. Please note that any opinions, estimates or forecasts with respect to the performance of ASUR issued by these analysts reflect their own views, and therefore do not represent the opinions, estimates or forecasts of ASUR or its management. Although ASUR may refer to or distribute such statements, this does not imply that ASUR agrees with or endorses any information, conclusions or recommendations included therein.

Forward Looking Statements

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

Contacts:

ASUR
Adolfo Castro
+52-55-5284-0408
acastro@asur.com.mx

InspIR Group
Susan Borinelli
+1-646-330-5907
susan@inspirgroup.com

ASUR
David Barlow
+52-55-5284-0483
dbarlow@asur.com.mx

- SELECTED OPERATING TABLES & FINANCIAL STATEMENTS FOLLOW –

Passenger Traffic Breakdown by Airport

Mexico Passenger Traffic [1]

		Second Quarter 2025	Second Quarter 2026	% Chg	Six - Months 2025	Six - Months 2026	% Chg
Domestic Traffic		**4,935,469**	**4,850,154**	**(1.7)**	**9,515,953**	**9,395,548**	**(1.3)**
CUN	Cancun	2,530,905	2,390,147	(5.6)	4,818,673	4,511,777	(6.4)
CZM	Cozumel	71,310	69,595	(2.4)	123,869	126,356	2.0
HUX	Huatulco	163,177	159,258	(2.4)	323,306	312,480	(3.3)
MID	Merida	849,247	892,694	5.1	1,656,613	1,789,596	8.0
MTT	Minatitlan	38,299	34,518	(9.9)	74,635	67,090	(10.1)
OAX	Oaxaca	380,328	373,761	(1.7)	771,340	752,949	(2.4)
TAP	Tapachula	122,250	125,360	2.5	251,712	249,225	(1.0)
VER	Veracruz	431,403	444,304	3.0	815,299	865,152	6.1
VSA	Villahermosa	348,550	360,517	3.4	680,506	720,923	5.9
International Traffic		**5,081,060**	**4,661,274**	**(8.3)**	**11,445,713**	**11,053,855**	**(3.4)**
CUN	Cancun	4,766,332	4,334,356	(9.1)	10,663,780	10,245,822	(3.9)
CZM	Cozumel	87,436	84,623	(3.2)	238,103	230,900	(3.0)
HUX	Huatulco	16,580	18,621	12.3	97,006	108,217	11.6
MID	Mérida	92,594	90,643	(2.1)	204,345	212,632	4.1
MTT	Minatitlan	1,719	2,173	26.4	3,539	4,203	18.8
OAX	Oaxaca	58,569	49,455	(15.6)	133,204	117,785	(11.6)
TAP	Tapachula	6,699	18,428	175.1	12,283	24,751	101.5
VER	Veracruz	38,905	40,576	4.3	72,106	76,797	6.5
VSA	Villahermosa	12,226	22,399	83.2	21,347	32,748	53.4
Total Traffic México		**10,016,529**	**9,511,428**	**(5.0)**	**20,961,666**	**20,449,403**	**(2.4)**
CUN	Cancun	7,297,237	6,724,503	(7.8)	15,482,453	14,757,599	(4.7)
CZM	Cozumel	158,746	154,218	(2.9)	361,972	357,256	(1.3)
HUX	Huatulco	179,757	177,879	(1.0)	420,312	420,697	0.1
MID	Merida	941,841	983,337	4.4	1,860,958	2,002,228	7.6
MTT	Minatitlan	40,018	36,691	(8.3)	78,174	71,293	(8.8)
OAX	Oaxaca	438,897	423,216	(3.6)	904,544	870,734	(3.7)
TAP	Tapachula	128,949	143,788	11.5	263,995	273,976	3.8
VER	Veracruz	470,308	484,880	3.1	887,405	941,949	6.1
VSA	Villahermosa	360,776	382,916	6.1	701,853	753,671	7.4

US Passenger Traffic, San Juan Airport (LMM)

	Second Quarter 2025	Second Quarter 2026	% Chg	Six - Months 2025	Six - Months 2026	% Chg
SJU Total [1]	**3,580,600**	**3,455,197**	**(3.5)**	**7,189,182**	**6,984,995**	**(2.8)**
Domestic Traffic	3,123,902	3,009,670	(3.7)	6,351,148	6,150,983	(3.2)
International Traffic	456,698	445,527	(2.4)	838,034	834,012	(0.5)

Colombia, Passenger Traffic Airplan

		Second Quarter 2025	Second Quarter 2026	% Chg	Six - Months 2025	Six - Months 2026	% Chg
Domestic Traffic		**3,173,375**	**3,302,820**	**4.1**	**6,252,031**	**6,754,254**	**8.0**
MDE	Medellín (Rio Negro)	2,412,364	2,477,321	2.7	4,730,211	5,113,099	8.1
EOH	Medellín	288,457	290,412	0.7	561,899	563,072	0.2
MTR	Montería	330,950	387,153	17.0	681,576	790,342	16.0
APO	Carepa	45,673	46,221	1.2	85,836	91,108	6.1
UIB	Quibdó	86,238	94,789	9.9	164,681	183,130	11.2
CZU	Corozal	9,693	6,924	(28.6)	27,828	13,503	(51.5)
International Traffic		**966,067**	**983,847**	**1.8**	**1,933,765**	**2,025,631**	**4.8**
MDE	Medellín (Rio Negro)	966,067	983,752	1.8	1,933,765	2,025,536	4.7
EOH	Medellín						
MTR	Montería		95			95	
APO	Carepa						
UIB	Quibdó						
CZU	Corozal						
Total Traffic Colombia		**4,139,442**	**4,286,667**	**3.6**	**8,185,796**	**8,779,885**	**7.3**
MDE	Medellín (Rio Negro)	3,378,431	3,461,073	2.4	6,663,976	7,138,635	7.1
EOH	Medellín	288,457	290,412	0.7	561,899	563,072	0.2
MTR	Montería	330,950	387,248	17.0	681,576	790,437	16.0
APO	Carepa	45,673	46,221	1.2	85,836	91,108	6.1
UIB	Quibdó	86,238	94,789	9.9	164,681	183,130	11.2
CZU	Corozal	9,693	6,924	(28.6)	27,828	13,503	(51.5)

[1] Passenger figures for Mexico and Colombia exclude transit and general aviation passengers, while Puerto Rico includes transit passengers and general aviation.

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

ASUR Retail and Other Commercial Space Opened since June 30, 2025[1]

Business Name	Type	Opening Date
MEXICO		
Cancún		
ABT3, SA de CV	Other Revenues	January 2026
Mérida		
LL Mex, SA de CV	Car rental	September 2025
Globo Cambio	Banks and foreign exchange	September 2025
SAN JUAN, PUERTO RICO		
Coco Santa	Retail	July 2025
Casita Kikuet	Food and Beverage	July 2025
Dufry Arrival Store	Duty free	August 2025
Casita Kikuet	Food and Beverage	September 2025
Quick Bites	Food and Beverage	November 2025
Dufry	Duty free	February 2026
Forza	Retail	May 2026
LaCoste (Dufry)	Retail	May 2026
COLOMBIA		
Rionegro		
Aerovias del Continente Americano S.A.	Other Revenues	July 2025
Aerovias del Continente Americano S.A. Avianca	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.	Retail	November 2025
C.E. Logistica Integral S.A.S.	Retail	November 2025
Air Transat A.T. Inc. Sucursal Colombia	Other Revenues	November 2025
Fleet Car Company Colombia S.A.S.	Car rental	February 2026
Aeroenlaces Nacionales S.A.	Other Revenues	June 2026
Olaya herrera		
Phoenix Tower International Colombia ltda.	Teleservices	August 2025
Departamento de Antioquia	Other Revenues	October 2025
Angie Lizeth Corredor Moncada	Food and Beverage	November 2025
Miniso Colombia S.A.S.	Retail	November 2025
C.E. Logistica Integral S.A.S.	Retail	November 2025
America's Air SAS	Other Revenues	December 2025
Central Aerospace S.A.S.	Other Revenues	January 2026
Aerotaxi del Upia S.A.S.	Other Revenues	January 2026
Fondo de Valorización del Municipio de Medellín	Other Revenues	January 2026
Desarrollos y Progresos S.A.S.	Other Revenues	February 2026
Solair S.A.S.	Other Revenues	March 2026
Fleet Car Company Colombia S.A.S.	Car rental	March 2026
Alma Air S.A.S.	Other Revenues	May 2026
Aeroejecutivos de Antioquia S.A.S.	Other Revenues	June 2026
Montería		
Securitas Colombia S.A.	Other Revenues	November 2025
Servicio Aereo a Territorios Nacionales S.A.	Other Revenues	December 2025
La S.A. Sociedad de Apoyo Aeronautico	Other Revenues	December 2025
Fleet car Company Colombia S.A.S.	Car rental	March 2026
Quibdó		
Global Lounge Colombia S.A.S	Other Revenues	January 2026
Carepa		
Global Lounge Colombia S.A.S	Other Revenues	January 2026

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

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

(1 of 2)

Item	2Q 2025	2Q 2025 Per Workload Unit	2Q 2026	2Q 2026 Per Workload Unit	YoY % Chg.	Per Workload Unit YoY % Chg.
Mexico						
Cancun [1]						
Aeronautical Revenues	2,636,547	355.4	2,451,748	360.2	(7.0)	1.4
Non-Aeronautical Revenues	1,604,281	216.2	1,393,721	204.8	(13.1)	(5.3)
Construction Services Revenues	837,354	112.9	1,440,631	211.7	72.0	87.5
Total Revenues	**5,078,182**	**684.5**	**5,286,100**	**776.7**	**4.1**	**13.5**
Operating Profit	2,575,228	347.1	2,236,881	328.7	(13.1)	(5.3)
EBITDA	2,772,941	373.8	2,442,101	358.8	(11.9)	(4.0)
Merida						
Aeronautical Revenues	295,441	294.3	314,318	306.1	6.4	4.0
Non-Aeronautical Revenues	73,382	73.1	73,195	71.3	(0.3)	(2.5)
Construction Services Revenues	45,227	45.0	30,016	29.2	(33.6)	(35.1)
Other [2]	30	-	34	-	13.3	n/a
Total Revenues	**414,080**	**412.4**	**417,563**	**406.6**	**0.8**	**(1.4)**
Operating Profit	186,635	185.9	195,909	190.8	5.0	2.6
EBITDA	224,570	223.7	238,200	231.9	6.1	3.7
Villahermosa						
Aeronautical Revenues	117,568	314.4	125,459	320.0	6.7	1.8
Non-Aeronautical Revenues	21,142	56.5	19,978	51.0	(5.5)	(9.7)
Construction Services Revenues	17,054	45.6	81,809	208.7	379.7	357.7
Other [2]	20	0.1	19	-	(5.0)	(100.0)
Total Revenues	**155,784**	**416.6**	**227,265**	**579.7**	**45.9**	**39.2**
Operating Profit	66,124	176.8	74,366	189.7	12.5	7.3
EBITDA	79,626	212.9	88,834	226.6	11.6	6.4
Other Airports [3]						
Aeronautical Revenues	492,274	341.1	488,210	338.1	(0.8)	(0.9)
Non-Aeronautical Revenues	75,149	52.1	73,333	50.8	(2.4)	(2.5)
Construction Services Revenues	239,281	165.8	438,142	303.4	83.1	83.0
Other [2]	70	-	72	-	2.9	n/a
Total Revenues	**806,774**	**559.0**	**999,757**	**692.3**	**23.9**	**23.8**
Operating Profit	287,637	199.3	258,101	178.7	(10.3)	(10.3)
EBITDA	355,688	246.5	336,146	232.8	(5.5)	(5.6)
Holding & Service Companies [4]						
Construction Services Revenues	-	n/a	-	n/a	n/a	n/a
Other [2]	435,646	n/a	416,103	n/a	(4.5)	n/a
Total Revenues	**435,646**	**n/a**	**416,103**	**n/a**	**(4.5)**	**n/a**
Operating Profit	418,091	n/a	395,806	n/a	(5.3)	n/a
EBITDA	418,094	n/a	395,807	n/a	(5.3)	n/a
Consolidation Adjustment Mexico						
Consolidation Adjustment	(435,766)	n/a	(416,500)	n/a	(4.4)	n/a
Total Mexico						
Aeronautical Revenues	3,541,830	345.9	3,379,735	349.5	(4.6)	1.0
Non-Aeronautical Revenues	1,773,954	173.2	1,560,226	161.4	(12.0)	(6.8)
Construction Services Revenues	1,138,916	111.2	1,990,598	205.9	74.8	85.2
Total Revenues	**6,454,700**	**630.3**	**6,930,559**	**716.8**	**7.4**	**13.7**
Operating Profit	3,533,715	345.1	3,161,063	326.9	(10.5)	(5.3)
EBITDA	3,850,919	376.1	3,501,088	362.1	(9.1)	(3.7)
San Juan Puerto Rico, US [5]						
Aeronautical Revenues	619,385	n/a	521,327	n/a	(15.8)	n/a
Non-Aeronautical Revenues	594,661	n/a	580,840	n/a	(2.3)	n/a
Construction Services Revenues	140,791	n/a	118,092	n/a	(16.1)	n/a
Total Revenues	**1,354,837**	**n/a**	**1,220,259**	**n/a**	**(9.9)**	**n/a**
Operating Profit	462,904	n/a	346,741	n/a	(25.1)	n/a
EBITDA	653,172	n/a	542,970	n/a	(16.9)	n/a
Consolidation Adjustment San Juan						
Consolidation Adjustment	-	n/a	-	n/a	n/a	n/a

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

(2 of 2)

Colombia [6]						
Aeronautical Revenues	655,021	n/a	642,200	n/a	(2.0)	n/a
Non-Aeronautical Revenues	247,071	n/a	279,683	n/a	13.2	n/a
Construction Services Revenues	3,803	n/a	62,492	n/a	1,543.2	n/a
Total Revenues	**905,895**	**n/a**	**984,375**	**n/a**	**8.7**	**n/a**
Operating Profit	417,389	n/a	246,167	n/a	(41.0)	n/a
EBITDA	520,830	n/a	526,228	n/a	1.0	n/a
Consolidation Adjustment Colombia						
Consolidation Adjustment	-	n/a	-	n/a	n/a	n/a
United States [7]						
Aeronautical Revenues	-	-	-	n/a	n/a	n/a
Non-Aeronautical Revenues	-	-	443,771	n/a	n/a	n/a
Construction Services Revenues	-	-	-	n/a	n/a	n/a
Total Revenues	-	-	443,771	n/a	n/a	n/a
Operating Profit	-	-	136,107	n/a	n/a	n/a
EBITDA	-	-	19,601	n/a	n/a	n/a
Consolidation Adjustment Asur US						
Consolidation Adjustment						
CONSOLIDATED ASUR						
Aeronautical Revenues	4,816,236	n/a	4,543,262	n/a	(5.7)	n/a
Non-Aeronautical Revenues	2,615,686	n/a	2,864,520	n/a	9.5	n/a
Construction Services Revenues	1,283,510	n/a	2,171,182	n/a	69.2	n/a
Total Revenues	**8,715,432**	**n/a**	**9,578,964**	**n/a**	**9.9**	**n/a**
Operating Profit	4,414,008	n/a	3,890,078	n/a	(11.9)	n/a
EBITDA	5,024,921	n/a	4,589,887	n/a	(8.7)	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, U.S. for 2Q26.
[6] Reflects the results of operation of Airplan, Colombia, for 2Q26.
[7] Reflects the results of operations from ASUR US Airports in the U.S., for 2Q26.

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

Item	June 2026	December 2025	Variation	%
Assets				
Current Assets				
Cash and Cash Equivalents	11,641,384	11,116,335	525,049	4.7
Cash and Cash Equivalents Restricted	1,936,820	2,041,027	(104,207)	(5.1)
Accounts Receivable, net	2,642,261	2,562,309	79,952	3.1
Document Receivable	100,696	100,696	-	-
Recoverable Taxes and Other Current Assets	2,164,366	2,057,420	106,946	5.2
Total Current Assets	**18,485,527**	**17,877,787**	**607,740**	**3.4**
Non Current Assets				
Investment in Financial Instruments	-	-	-	-
Machinery, Furniture and Equipment, net	310,124	303,068	7,056	2.3
Investment Properties	12,187,235	12,758,949	(571,714)	(4.5)
Intangible Assets, Airport Concessions and Goodwill, net	58,716,005	58,022,949	693,056	1.2
investment Accounted by the Equity Metod	281,659	283,108	(1,449)	(0.5)
Total Assets	**89,980,550**	**89,245,861**	**734,689**	**0.8**
Liabilities and Stockholders' Equity				
Current Liabilities				
Trade Accounts Payable	614,529	624,412	(9,883)	(1.6)
Bank Loans and Short-Term Debt	550,259	625,850	(75,591)	(12.1)
Accrued Expenses and Other Payables	3,179,254	3,257,937	(78,683)	(2.4)
Current Lease Liabilities	1,269,421	1,394,981	(125,560)	(9.0)
Total Current Liabilities	**5,613,463**	**5,903,180**	**(289,717)**	**(4.9)**
Long Term Liabilities				
Bank Loans	18,144,918	18,396,343	(251,425)	(1.4)
Long Term Debt	8,084,526	8,464,370	(379,844)	(4.5)
Deferred Income Taxes	3,192,425	3,278,190	(85,765)	(2.6)
Employee Benefits	84,179	77,309	6,870	8.9
Non Current Lease Liabilities	6,404,691	6,720,103	(315,412)	(4.7)
Total Long Term Liabilities	**35,910,739**	**36,936,315**	**(1,025,576)**	**(2.8)**
Total Liabilities	**41,524,202**	**42,839,495**	**(1,315,293)**	**(3.1)**
Stockholders' Equity				
Capital Stock	7,767,276	7,767,276	-	-
Legal Reserve	2,542,227	2,542,227	-	-
Majority Net Income for the Period	5,109,610	10,488,903	(5,379,293)	(51.3)
Cumulative Effect of Conversion of Foreign Currency	(951,421)	(788,686)	(162,735)	21
Retained Earnings	26,987,071	19,498,168	7,488,903	38.4
Non-Controlling Interests	7,001,585	6,898,478	103,107	1.5
Total Stockholders' Equity	**48,456,348**	**46,406,366**	**2,049,982**	**4.4**
Total Liabilities and Stockholders' Equity	**89,980,550**	**89,245,861**	**734,689**	**0.8**

Exchange Rate per Dollar Ps. 17.4693

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

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

Thousands of Mexican pesos

Item	6M 2025	6M 2026	% Chg	2Q 2025	2Q 2026	% Chg
Revenues						
Aeronautical Services	10,019,456	9,667,632	(3.5)	4,816,236	4,543,262	(5.7)
Non-Aeronautical Services	5,585,424	6,031,129	8.0	2,615,686	2,864,520	9.5
Construction Services	1,898,027	2,679,166	41.2	1,283,510	2,171,182	69.2
Total Revenues	**17,502,907**	**18,377,927**	**5.0**	**8,715,432**	**9,578,964**	**9.9**
Operating Expenses						
Cost of Services	2,975,756	3,727,671	25.3	1,518,257	1,848,966	21.8
Cost of Construction	1,898,027	2,679,166	41.2	1,283,510	2,171,182	69.2
General and Administrative Expenses	179,055	215,396	20.3	90,953	123,283	35.5
Technical Assistance	213,436	198,604	(6.9)	98,507	89,754	(8.9)
Concession Fee	1,487,100	1,378,135	(7.3)	699,285	641,137	(8.3)
Depreciation and Amortization	1,235,699	1,601,001	29.6	610,912	814,564	33.3
Total Operating Expenses	**7,989,073**	**9,799,973**	**22.7**	**4,301,424**	**5,688,886**	**32.3**
Other Revenues	-	-	-	-	-	-
Operating Income	**9,513,834**	**8,577,954**	**(9.8)**	**4,414,008**	**3,890,078**	**(11.9)**
Comprehensive Financing Cost	**(1,098,075)**	**(1,076,860)**	**(1.9)**	**(1,102,882)**	**(610,701)**	**(44.6)**
Income from investment Results Accounted by the Equity Method	(1,400)	(1,233)	11.9	(390)	(369)	5.4
Income Before Income Taxes	**8,414,359**	**7,499,861**	**(10.9)**	**3,310,736**	**3,279,008**	**(1.0)**
Provision for Income Tax	2,424,386	2,245,986	(7.4)	1,015,788	894,765	(11.9)
Deferred Income Taxes	81,572	(57,095)	(170.0)	24,766	(319)	(101.3)
Net Income for the Year	**5,908,401**	**5,310,970**	**(10.1)**	**2,270,182**	**2,384,562**	**5.0**
Majority Net Income	**5,660,598**	**5,109,610**	**(9.7)**	**2,144,814**	**2,296,406**	**7.1**
Non-Controlling Interests	**247,803**	**201,360**	**(18.7)**	**125,368**	**88,156**	**(29.7)**
Earning per Share	18.8687	17.0320	(9.7)	7.1494	7.6547	7.1
Earning per American Depositary Share (in U.S. Dollars)	10.8010	9.7497	(9.7)	4.0925	4.3818	7.1

Exchange Rate per Dollar Ps. 17.4693

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

Consolidated Statement of Cash Flows for the periods of January 1, to June 30, 2026 and 2025

Thousands of Mexican pesos

Item	6M 2025	6M 2026	% Chg	2Q 2025	2Q 2026	% Chg
Operating Activities						
Income Before Income Taxes	**8,414,359**	**7,499,861**	**(10.9)**	**3,310,736**	**3,279,008**	**(1.0)**
Depreciation and Amortization	1,235,699	1,601,001	29.6	610,912	814,564	33.3
Income from Investment Results Accounted by the Equity Method	1,400	1,233	(11.9)	390	369	(5.4)
Interest Income	(847,682)	(349,765)	(58.7)	(383,749)	(190,824)	(50.3)
Interest Payables	574,115	1,293,642	125.3	329,117	637,002	93.5
Foreign Exchange Gain (loss), Net Unearned	244,035	199,850	(18.1)	65,305	242,880	271.9
Sub-Total	**9,621,926**	**10,245,822**	**6.5**	**3,932,711**	**4,782,999**	**21.6**
Trade Receivables	883,799	(152,920)	(117.3)	878,761	(88,494)	(110.1)
Recoverable Taxes and Other Current Assets	1,045,818	483,096	(53.8)	204,857	573,686	180.0
Income Tax Paid	(4,262,760)	(2,824,188)	(33.7)	(2,031,330)	(1,406,945)	(30.7)
Trade Accounts Payable	(1,292,253)	(497,973)	(61.5)	(323,359)	(246,552)	(23.8)
Net Cash Flow Provided by Operating Activities	**5,996,530**	**7,253,837**	**21.0**	**2,661,640**	**3,614,694**	**35.8**
Investing Activities						
Investment in Financial Instruments	1,537,688	-	n/a	1,512,020	-	n/a
Restricted Cash	(106,718)	45,069	(142.2)	(117,477)	78,656	(167.0)
Investments in Machinery, Furniture and Equipment, net	(2,035,750)	(2,494,627)	22.5	(1,390,393)	(1,950,311)	40.3
Interest Income	846,886	349,684	(58.7)	382,518	190,743	(50.1)
Net Cash Flow used by Investing Activities	**242,106**	**(2,099,874)**	**(967.3)**	**386,668**	**(1,680,912)**	**(534.7)**
Excess Cash to Use in Financing Activities	**6,238,636**	**5,153,963**	**(17.4)**	**3,048,308**	**1,933,782**	**(36.6)**
Bank Loans	9,500,000	-	n/a	9,500,000	-	n/a
Bank Loans Paid	-	(323,875)	n/a	-	(323,875)	n/a
Long Term Debt Paid	(133,573)	(129,328)	(3.2)	-	-	-
Interest Paid	(509,048)	(1,100,850)	116.3	(134,852)	(606,080)	349.4
Dividends Paid	(15,000,000)	(3,000,000)	(80.0)	(15,000,000)	(3,000,000)	(80.0)
Net Cash Flow Used by Financing Activities	**(6,142,621)**	**(4,554,053)**	**(25.9)**	**(5,634,852)**	**(3,929,955)**	**(30.3)**
Net Increase in Cash and Cash Equivalents	**96,015**	**599,910**	**524.8**	**(2,586,544)**	**(1,996,173)**	**(22.8)**
Cash and Cash Equivalents at Beginning of Period	20,083,457	11,116,335	(44.6)	22,681,246	13,811,729	(39.1)
Exchange Gain on Cash and Cash Equivalents	(363,604)	(74,861)	(79.4)	(278,834)	(174,172)	(37.5)
Cash and Cash Equivalents at the End of Period	**19,815,868**	**11,641,384**	**(41.3)**	**19,815,868**	**11,641,384**	**(41.3)**