

ASUR

AEROPUERTOS DEL SURESTE



airport
carbon
accredited
REDUCTION



GRI

Empowering
Sustainable
Decisions



SCIENCE
BASED
TARGETS



by



Cancún International Airport

ASR
LISTED
NYSE

24 years

Company
Overview

Regulation

Operational
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RevenuesFinancial
InformationStrategic
Matters

International

Some of the statements contained in this presentation 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.

Long Serving
Experienced
Management

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Fernando Chico Pardo

Chairman of the Board of Directors

with company since 2005

Adolfo Castro Rivas

Chief Executive and Financial Officer
Head of Investor Relations

with company since 2000

Claudio Góngora Morales

General Counsel

with company since 1999

Alejandro Pantoja López

Chief Infrastructure Officer

with company since 2001

Carlos Trueba Coll

General Director of Cancún Airport

with company since 1998

Manuel Gutiérrez Sola

Chief Commercial Officer

with company since 2000

Héctor Navarrete Muñoz

General Director of Regional Airports

with company since 1999

Key value drivers



- Long-term concession investments in attractive locations in Mexico, the Caribbean and South America
- Track record of **consistent passenger growth**
- **Balanced mix** of international and domestic traffic
- Successful, market leading **commercial business strategy**
- Strong **cash flow** profile and solid **balance sheet**
- Special focus on **sustainability**: high **ESG** standards
- Robust **corporate governance** and **board of directors** with **experienced management**

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Continuous commitment to implement ESG Best Practices



Environment



Social



Governance

Emissions

- Permanent program to monitor emissions (scopes 1 and 2)
- Level 2 certification under ACA (Airport Carbon Accreditation) program, due to reductions in our direct and indirect carbon emissions in all airports

Conservation of Biodiversity

- Alliances with scientific research institutes for conservation of biodiversity in forested areas in the airports

Energy

- Installation of solar panels at airports

Water

- In process of installing rainwater capturing systems at airports

Waste

- Separation and recycling programs

Certifications

- ISO 14001 in all airports
- Environmental Compliance and Sustainable Tourism certification (Mexican Environmental Protection Agency) in all airports

Welfare of our Workforce

- Health and safety: Promotion of health and safety standards with safety management systems and permanent campaigns on physical and emotional wellbeing
- Gender: commitment to increase proportion of women in the workforce
- Stability in the workplace: staff turnover of 5.9% (*average in México is 16.7%*)

Humanitarian Support and Community Wellbeing

- Contributions to various civil associations in the southeast of Mexico relating to services for disabled people, health and education
- Alliances with civil associations to support the sustainable development of vulnerable groups in the communities where we operate

Commitment to Customer Service

- Continuous improvement in airport service quality using passenger satisfaction surveys and other tools
- Safe, accessible facilities that are constantly being upgraded to ensure world-class service
- Improvements to complaints handling procedures

Board of Directors:

- 11 members (64% independent members)
- 27% women, 73% men

Corporate Governance

- Audit Committee (100% independent members)
- Nominations & Compensations Committee
- Operations Committee
- Acquisitions & Contracts Committee

Creation of Sustainability Committee

- Promotion of balance between financial performance of the company and its contribution to sustainable development

Transparency

- Reporting of ESG performance on platforms such as CDP, S&P, MCSI, CEMEFI



For many years now, our commitment to sustainability has been aligned with the **2030 Agenda and the Sustainable Development Goals** of the United Nations.



Member of Bolsa Mexicana de Valores **Sustainability Index**



Active participant of **United Nations Global Compact**, in Mexico and internationally



Certified by CEMEFI as Socially Responsible Company (17th year)



Airports' Environmental Management Systems certified under **ISO 14001**



Environmental Compliance certification from Mexican Environmental Protection Agency



Airports in Mexico (level 2) and Puerto Rico (level 1), registered with the **Airport Carbon Accreditation** initiative organized by ACI.



GRI reporting standards implemented in 2008



First Airport Group in Mexico to join the **Science Based Targets** initiative



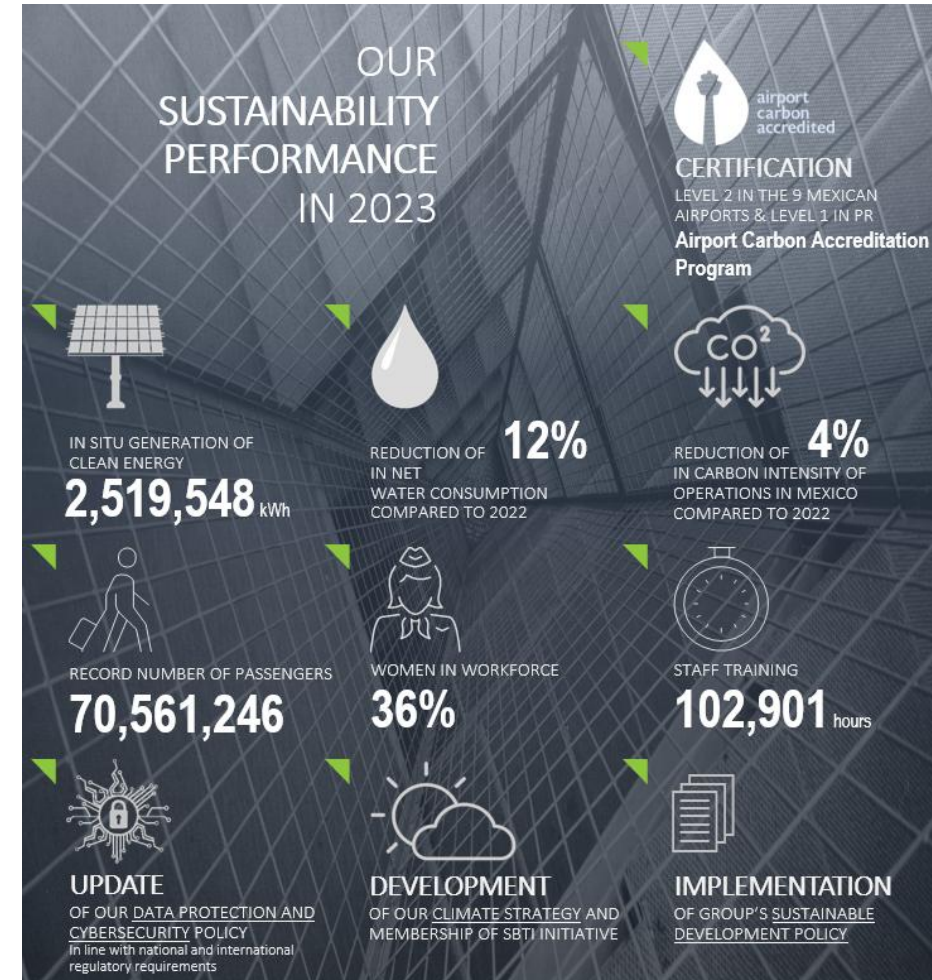
EarthCheck Certified: "Platinum" in Huatulco, and "Silver" in Cozumel



9 airports with **Distintivo S:** sustainable tourism certification endorsed by Mexican Ministry of Tourism

Focus on **quality of life** for employees and community relations

Strict standards of **corporate governance** and **business ethics**



2023 Annual Sustainability Report available at:
<https://www.asur.com.mx/media/Responsabilidad%20Social/Ingles/Annual%20Sustainability%20Report%202023.pdf>

ASR LISTED NYSE

24 years

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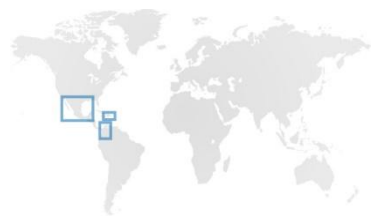
Commercial Revenues

Financial Information

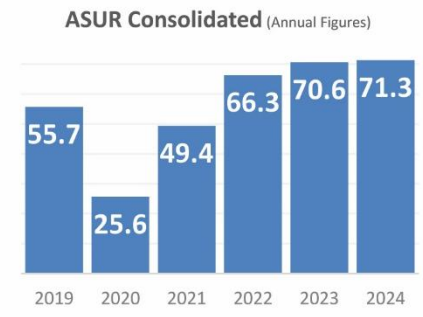
Strategic Matters

International

Geographical presence
16 airports



a total of
71.3M PAX
(2024: 1.1% increase YOY vs 2023)



	Annual		% Change
	2023	2024	
Total PAX	70.6	71.3	1.1
Domestic PAX	44.1	44.5	0.9
International PAX	26.4	26.8	1.4

	Accumulated Jan - Feb		% Change
	2024	2025	
Total PAX	12.1	12.1	(0.3)
Domestic PAX	6.9	7.1	2.8
International PAX	5.2	5.0	(4.5)

Mexico

9 airports
41.4M PAX
(2024: 4.7% decrease YOY vs 2023)

Puerto Rico

1 airport
13.2M PAX
(2024: 8.6% increase YOY vs 2023)

Colombia

6 airports
16.7M PAX
(2024: 11.8% increase YOY vs 2023)

Source:
ASUR Company Filings

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Illustrative
flight times
from various
destinations

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ASUR, GAP and Corporación America are the only Latin American Airport Groups listed on NYSE



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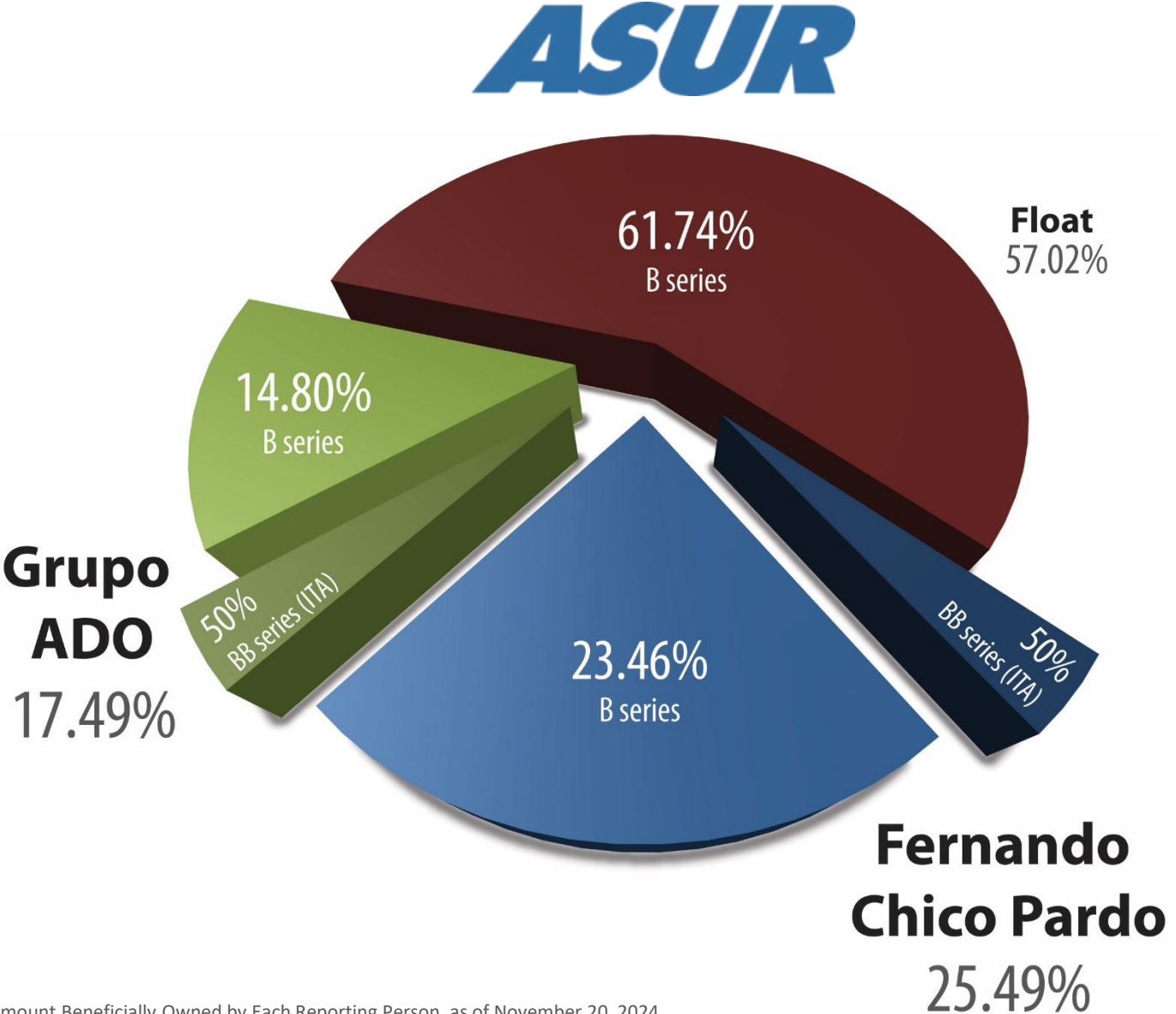
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Fernando
Chico Pardo
& Grupo ADO



* Aggregate Amount Beneficially Owned by Each Reporting Person, as of November 20, 2024
<https://www.sec.gov/Archives/edgar/data/1123452/000183988224040310/pardo-sc13da.htm>



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Dual Till System

Regulated + Non Regulated Revenues

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2024 Revenues per Passenger

68.9% **REGULATED REVENUES** Ps. 348.8

Aeronautical Ps. 336.0

Airline Fees:
Landing, apron parking, overnight parking, use of boarding bridges, security, etc.

Passenger Fees:
Domestic & International

Non-Aeronautical Ps. 12.8

Fixed: Complementary Services
Variable: Airport services, office rentals, ground support services, catering, etc.

31.1% **NON-REGULATED REVENUES** Ps. 157.5

9 Commercial Business Lines

- Retail: Duty Free & Duty Paid
 - Food & Beverages
 - Advertising
 - Banking & Foreign Exchange
 - Car Rental
 - Car Parking
 - Ground Transport
 - Teleservices
 - Others
- Direct Commercial Operation (DCO)*

100.0% **TOTAL** Ps. 506.3

2024 Revenues per PAX (ex. Construction Services), expressed in nominal pesos as of Dec 2024; PAX traffic excludes transit and general aviation passengers. ASUR adjusts specific tariffs / prices once every six months using the Mexican producer price index, excluding petroleum). Otherwise stated, figures from operations in Puerto Rico and Colombia are excluded.

MDP Committed Investments

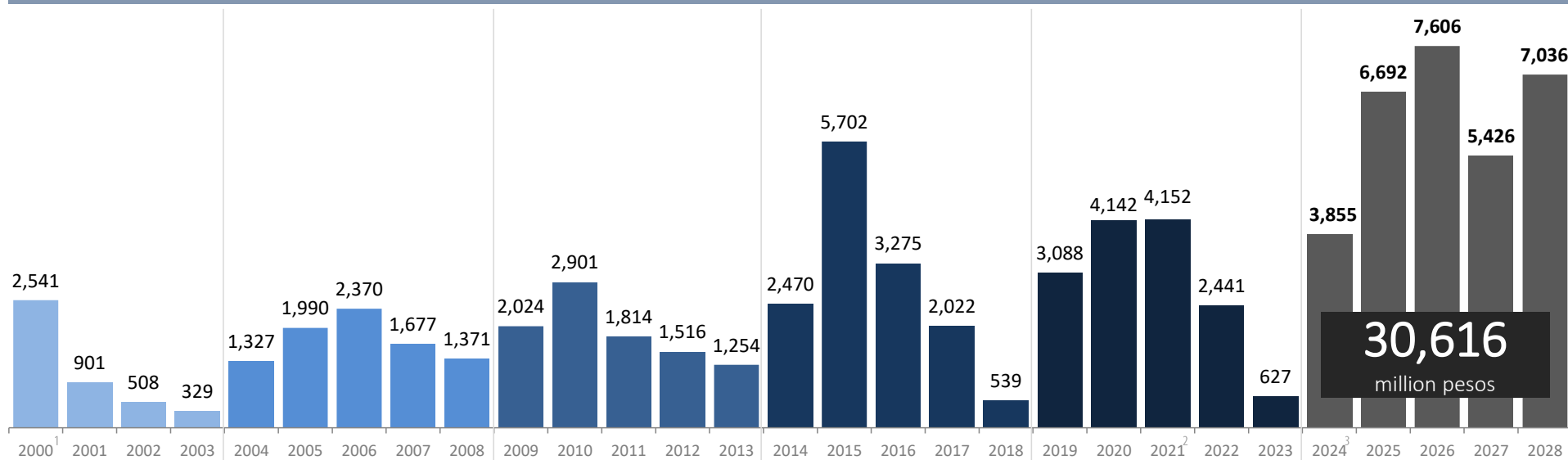
1999-2023:
50,980
million pesos

2024-2028:
30,616
million pesos

Visibility on capital expenditure requirements, as maximum rate negotiated along with Master Development Plan (MDP) is a function of programmed CAPEX

MDP Investment Commitments

(expressed in December 2024, Million Pesos)



1999-2018 key projects

- 1999: Government CAPEX backlog
- 2005: 9/11 security standards
- 2006-2007: Terminal 3 and second runway in CUN
- 2011: Passenger flow separation in CUN
- Required works for Airport Certification (9 airports)
- Terminal building expansion:
 - 2011-2013: HUX, MID, OAX and VSA
 - 2014-2016: Terminal 2 & 3 in CUN and VER
 - 2014-2017: Terminal 4 (phase one) in CUN

2019-2023 key projects

- MID: Terminal expansion (includes a complete reconfiguration)
- CUN: Terminal 4 expansion, parallel taxiway on runway 12L-30R, new access roads
- OAX & VSA: Terminal expansions
- ALL: Runway, Taxiways & Apron repaving + equipment renewal

2024-2028 key projects

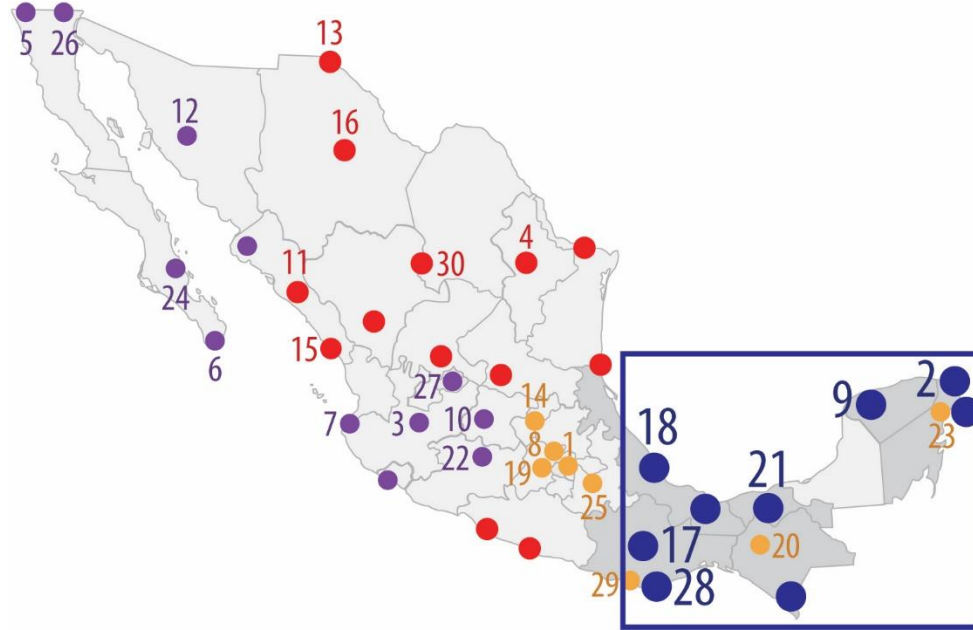
- CUN: Terminal 4 expansion (second phase) + 4 boarding gates, new connecting taxiway to T4, total reconstruction and expansion of T1, and expansion of airport roadways.
- OAX: Terminal building large-scale reconstruction and expansion
- CZM, HUX, MID & VSA: Minor terminal expansions
- ALL: Runway, Taxiways & Apron repaving + equipment renewal

¹ Committed investments from May 1999 to Dec 2000; ² During 1Q'21, AFAC (Aeronautical Federal Agency) in Mexico approved the Extraordinary Revision (due to COVID-19 pandemic) of ASUR's MDP for 2019-2023; ³ 2024-2028 Efficiency Factor approved: 0.80% annual, 2024 Executed, 2025-2028 Programmed; Committed investments according to the approved MDP, expressed in million pesos as of Dec. 2024 based on the Mexican construction price index in accordance with the terms of the MDP. Otherwise stated, figures from operations in Puerto Rico and Colombia are excluded.



ASUR's airports are among the most frequented in Mexico

Mexican Airports by PAX (thousand PAX)



	2024			Total PAX 06-24 CAGR %
	Int PAX	Dom PAX	Total PAX	
ASUR AEROPUERTOS DEL SURESTE	21,739	19,896	41,635	6.3%
Grupo Aeroportuario del Pacifico	16,857	38,600	55,457	5.7%
OMA	3,835	22,797	26,632	4.6%
All of Mexico¹	61,533	124,927	186,460	5.2%

Rank 2024	Group	Airport	Pax ('000s)			Var % 24 vs.23	CAGR % 06-24
			2019	2023	2024		
1	AICM	Mexico City	50,304	48,363	45,359	(6.2%)	3.5%
2	ASUR	Cancun	25,482	32,750	30,564	(6.7%)	6.6%
3	GAP	Guadalajara	14,824	17,679	17,877	1.1%	6.0%
4	OMA	Monterrey	11,177	13,327	13,651	2.4%	5.4%
5	GAP	Tijuana	8,917	13,181	12,578	(4.6%)	7.0%
6	GAP	Los Cabos	5,339	7,460	7,509	0.7%	5.9%
7	GAP	Puerto Vallarta	4,931	6,726	6,811	1.3%	4.8%
8	AIFA	Santa Lucia	0	2,630	6,348	141.3%	NA
9	ASUR	Merida	2,791	3,674	3,717	1.2%	7.5%
10	GAP	Bajio	2,747	3,196	3,180	(0.5%)	5.9%
11	OMA	Culiacan	2,459	2,612	2,275	(12.9%)	5.7%
12	GAP	Hermosillo	1,840	2,155	2,175	0.9%	3.7%
13	OMA	Cd. Juarez	1,597	2,275	2,143	(5.8%)	6.4%
14		Querétaro	1,175	1,767	2,075	17.4%	18.7%
15	OMA	Mazatlan	1,161	1,622	1,878	15.8%	4.7%
16	OMA	Chihuahua	1,700	1,906	1,850	(2.9%)	5.9%
17	ASUR	Oaxaca	1,196	1,693	1,793	5.9%	7.4%
18	ASUR	Veracruz	1,476	1,666	1,726	3.6%	5.0%
19		Toluca	689	1,520	1,704	12.1%	0.8%
20		Tuxtla Gtz.	1,496	1,784	1,682	(5.7%)	20.4%
21	ASUR	Villahermosa	1,245	1,397	1,488	6.6%	4.1%
22	GAP	Morelia	890	1,378	1,314	(4.6%)	4.6%
23	GAFSACOMM	Tulum	0	40	1,237	NA	NA
24	GAP	La Paz	998	1,095	1,209	10.4%	5.8%
25	GAFSACOMM	Puebla	762	936	1,076	15.1%	NA
26	GAP	Mexicali	1,192	1,594	1,037	(34.9%)	4.2%
27	GAP	Aguascalientes	848	915	963	5.3%	5.4%
28	ASUR	Huatulco	892	915	851	(7.0%)	4.7%
29	ASA	P. Escondido	408	917	850	(7.3%)	15.2%
30	OMA	Torreon	709	776	816	5.1%	3.9%

¹ According to the Communications and Transport Ministry's website <https://www.gob.mx/afac/acciones-y-programas/estadisticas-280404/> (PAX traffic excludes transit and general aviation PAX); Tulum Airport which began operations on December 2023, reported a total of 39.8 thousand PAX in 2023

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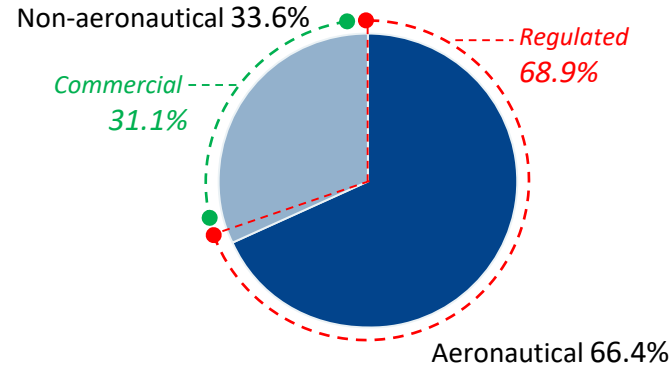
International

2024
Total Revenue
per PAX:
Ps.506.3

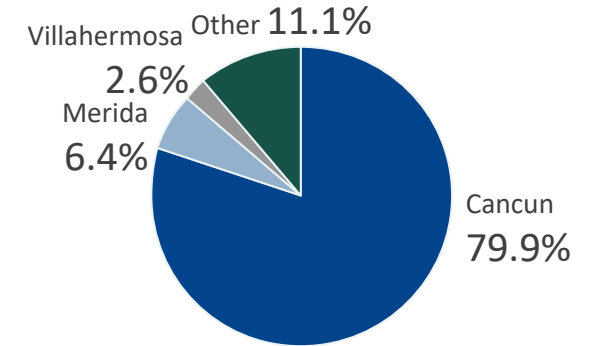
2024 Revenues
Ps.20,972M



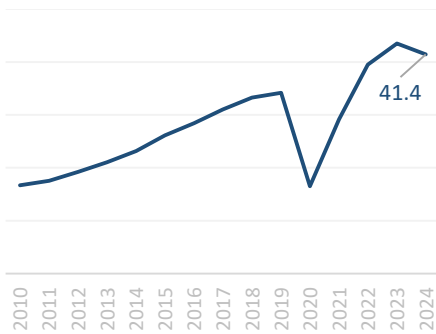
by business



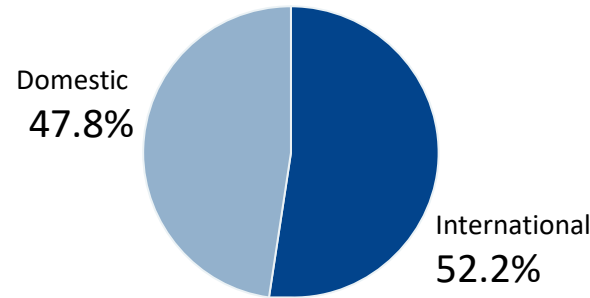
by airport



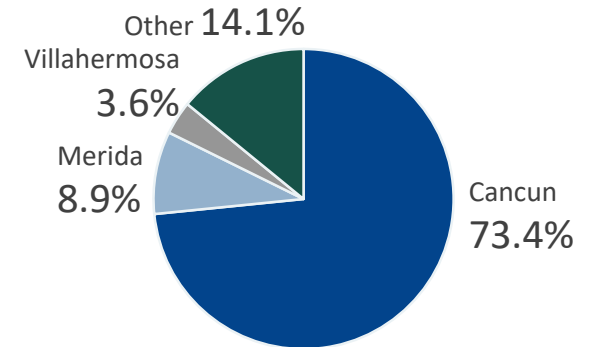
2024 PAX
41.4M



by type



by airport



Source: Company filings; Note: Non-aeronautical revenues are derived from leasing of space in airports to airlines, restaurants, retailers and other commercial tenants and access fees collected from third parties providing complementary services (such as catering, handling, and ground transport). Commercial revenues are all non-aeronautical and include revenues related to retail (duty free & duty paid), food & beverages, advertising, banking & foreign exchange, car rental, car parking, ground transport, teleservices and others. Revenues from Construction Services are not included. PAX traffic excludes transit and general aviation. Otherwise stated, figures from operations in Puerto Rico and Colombia are excluded.



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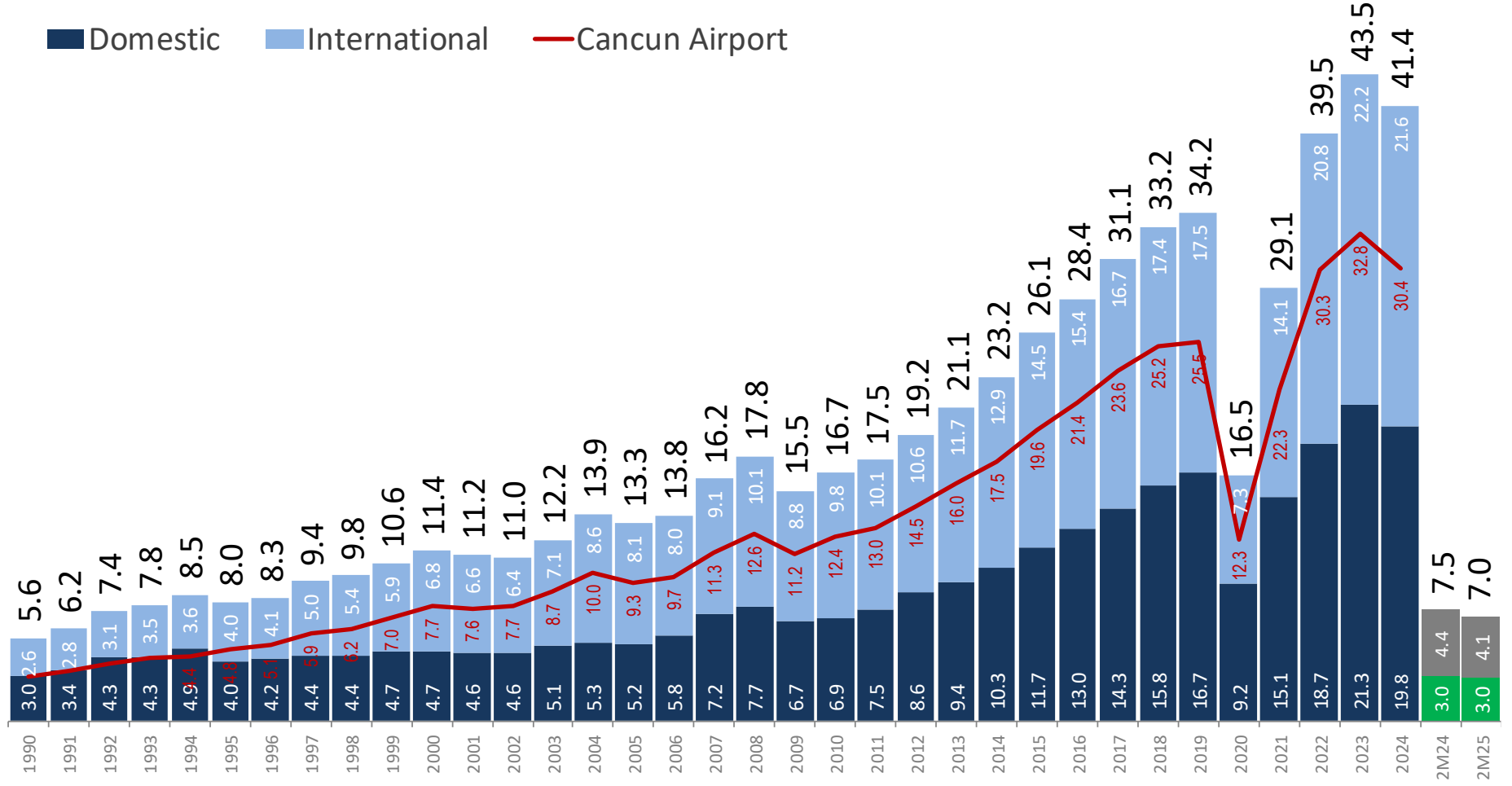
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1990 – 2024
TOTAL PAX
CAGR:
6.1%

CAGR '90-'24 (INT): **6.4%**
CAGR '90-'24 (DOM): **5.7%**
CAGR '90-'24 (Cancun): **7.0%**



YOY Growth (%)																																		
91	92	93	94	95	96	97	98	99	00	01	02	03	04	05	06	07	08	09	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25
10.7	19.4	5.4	9.0	(5.9)	3.8	13.3	4.3	8.4	7.7	(1.8)	(2.2)	10.9	14.0	(4.1)	3.4	17.8	9.3	(2.5)	7.6	4.9	9.7	9.5	9.9	12.9	8.7	9.3	7.1	2.8	(5.16)	76.3	35.6	10.0	(4.7)	(5.7)

Domestic PAX (1.7)
International PAX (8.5)

Source: ASA from 1990-1998. ASUR management thereafter; Transit and General Aviation Excluded; Otherwise stated, figures from operations in PR and Colombia are excluded.

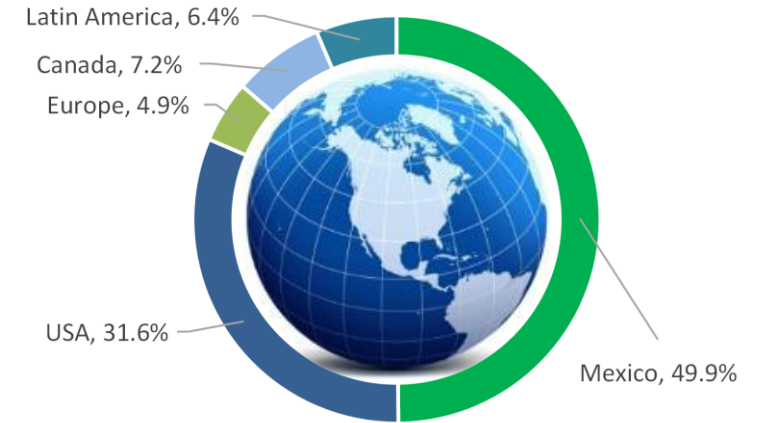


Passenger traffic by Origin – Destination (million PAX)

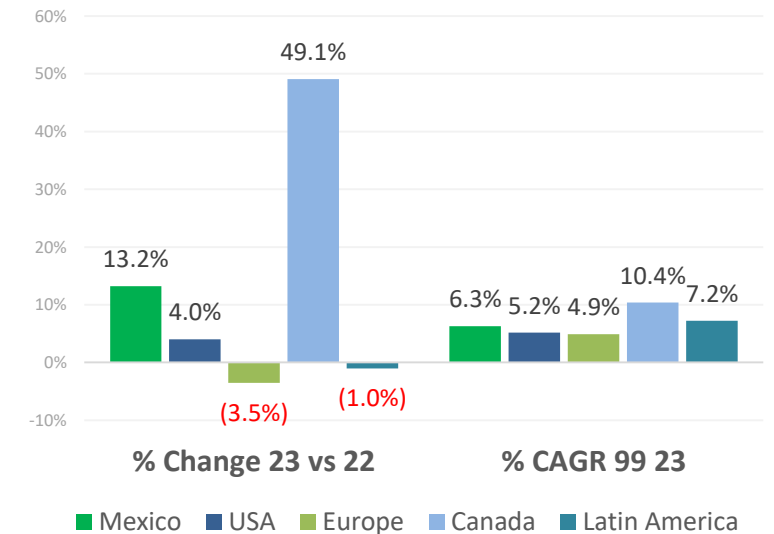
REGION ->	Mexico	USA	Europe	Canada	Latin America	TOTAL
1999	5.0	4.1	0.7	0.3	0.5	10.6
2000	5.0	4.6	0.9	0.4	0.5	11.4
2001	4.9	4.5	0.9	0.5	0.5	11.2
2002	4.8	4.4	0.8	0.6	0.3	11.0
2003	5.3	4.9	1.0	0.7	0.3	12.2
2004	5.6	5.9	1.3	0.8	0.3	13.9
2005	5.5	5.6	1.2	0.8	0.3	13.3
2006	6.0	5.3	1.4	0.9	0.3	13.8
2007	7.5	6.0	1.4	1.0	0.3	16.2
2008	8.1	6.5	1.5	1.3	0.4	17.8
2009	7.0	5.8	1.0	1.3	0.3	15.5
2010	7.2	6.2	1.2	1.5	0.5	16.7
2011	7.7	6.2	1.3	1.7	0.6	17.5
2012	8.9	6.2	1.5	1.8	0.9	19.2
2013	9.7	6.8	1.7	1.8	1.1	21.1
2014	10.7	7.6	1.7	1.9	1.3	23.2
2015	12.1	8.8	1.7	2.0	1.6	26.1
2016	13.3	9.4	1.8	2.1	1.8	28.4
2017	14.8	10.1	1.9	2.2	2.1	31.1
2018	16.3	10.2	2.0	2.4	2.3	33.2
2019	17.1	9.7	2.1	2.7	2.5	34.2
2020	9.4	4.8	0.4	1.1	0.7	16.5
2021	15.4	10.8	0.8	0.5	1.5	29.1
2022	19.1	13.2	2.2	2.1	2.8	39.5
2023	21.7	13.7	2.1	3.1	2.8	43.5

Note: Excludes transit and general aviation; Otherwise stated, figures from operations in Puerto Rico and Colombia are excluded.

O&D: 2023 Distribution (% of total)



Growth Rates % by Region



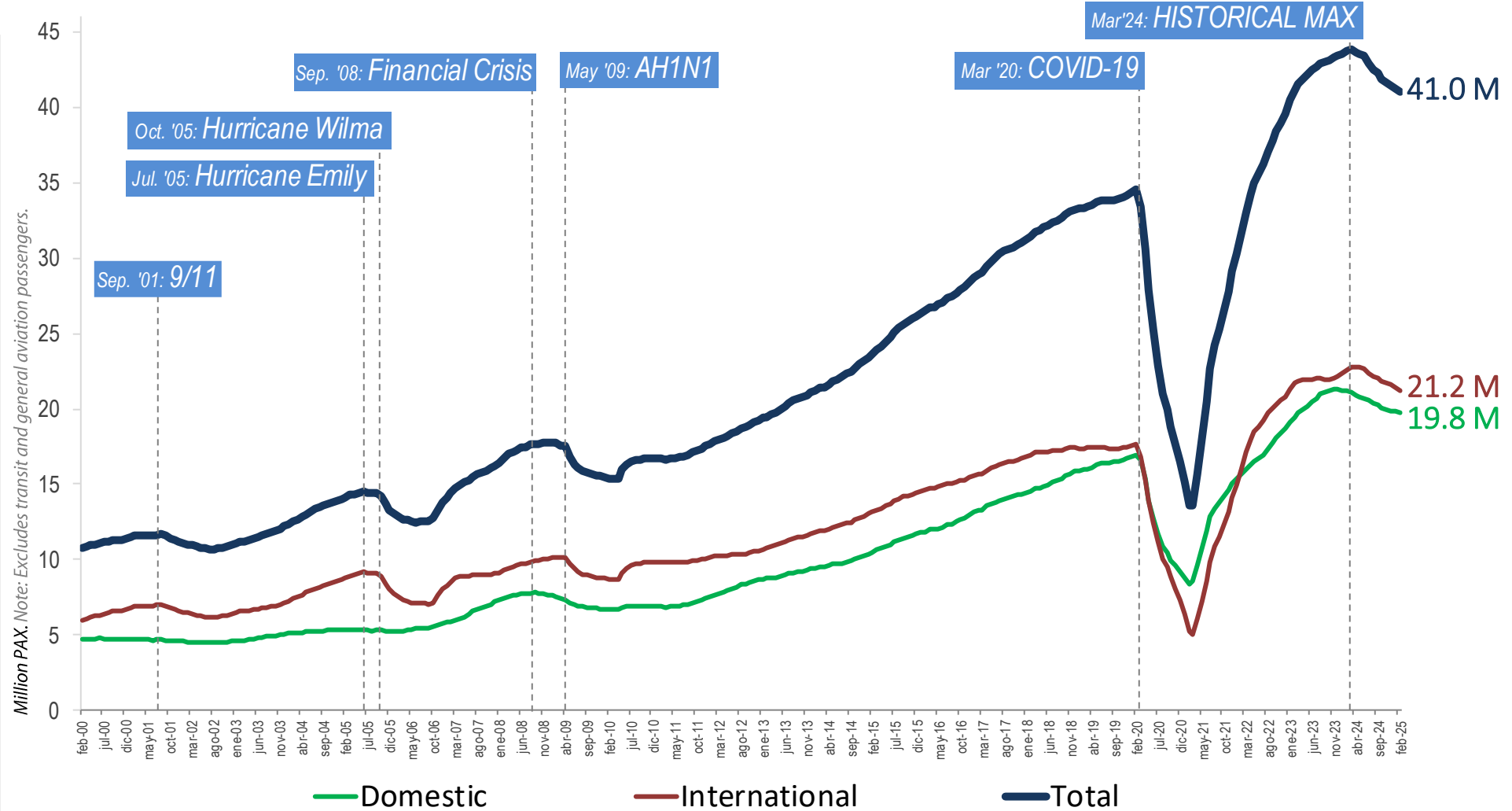


Historically, traffic has recovered and grown after exogenous events

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Passenger traffic during last 12-months at each specific date (million PAX)



EVENT	RECOVERY AFTER	Type of PAX	Historical Max.	(%) Feb 25 vs. Hist. Max
Sep '01: 9/11	13 months	Domestic	Nov '23	(7.2%)
Oct '05: H. Wilma	16 months	International	Mar '24	(6.8%)
May '09: H1N1	26 months	TOTAL	Mar '24	(6.6%)
Mar '20: COVID-19	27 months			

Otherwise stated, figures from operations in Puerto Rico and Colombia are excluded



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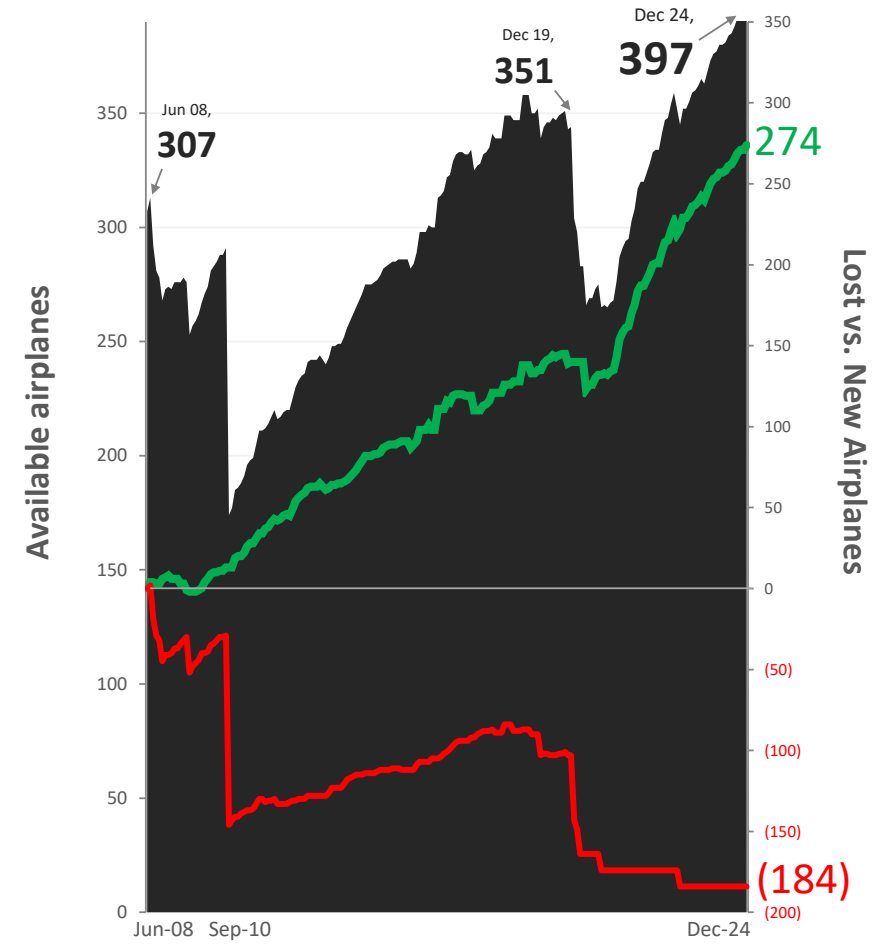
24 years

2025 Industry Estimates:
417
available airplanes

Last update: Dec 2024

Source:
www.airfleets.net
www.centreforaviation.com
www.aerotransport.org
www.sct.gob.mx
www.boeing.com/commercial/#/products-and-services
www.airbus.com/aircraft/market/orders-deliveries.html
 Industry Press Releases

Available Airplanes in Mexico



- Available airplanes
- New airplanes - existing airlines
- Lost airplanes - suspended airlines

a) Existing Airlines

	jun-08	dic-19	dic-24	New Airplanes	Var. % Dec 23/Jun 08
VOLARIS	17	81	139	122	718%
AEROMEXICO	94	128	155	61	65%
VIVAEROBUS	7	36	87	80	1,143%
MAGNICHARTERS	5	12	5	0	0%
TAR	0	11	6	6	100%
MEXICANA	0	0	5	5	100%
Subtotal	123	268	397	274	223%

b) Suspended Airlines

	jun-08	dic-19	dic-24	Lost Airplanes	Date Suspended
INTERJET	11	73	0	(11)	Dec 20
MEXICANA	78	0	0	(78)	Sep 10
AEROMAR	14	10	0	(14)	Feb 23
ALMA	15	0	0	(15)	Nov 08
AEROCALIFORNIA	22	0	0	(22)	Aug 08
AVOLAR	8	0	0	(8)	Sep 08
ALADIA	3	0	0	(3)	Oct 08
AVIACSA	26	0	0	(26)	Aug 09
NOVA AIR	3	0	0	(3)	Sep 08
GLOBAL AIR	4	0	0	(4)	Jan 19
Subtotal	184	83	0	(184)	

	jun-08	dic-19	dic-24	Var. Airplanes	Var. % Dec 23/Jun 08
Total Net	307	351	397	90	29%

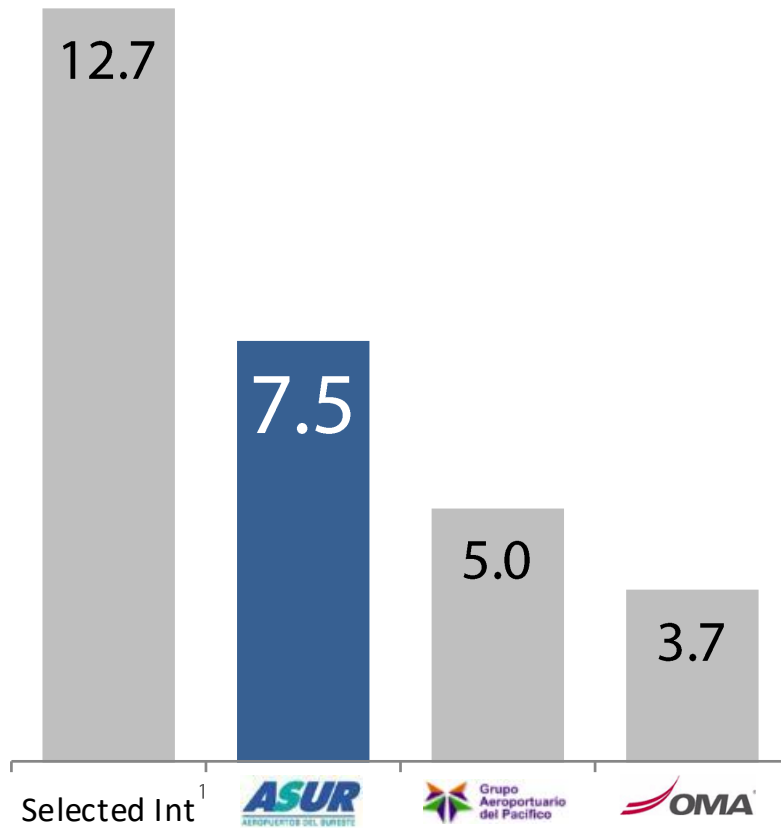


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2024 commercial revenue per PAX

vs. peers (US\$/PAX) – converted at a 2024 average FX of PS. 20.7862/US\$ for Mexican Airports

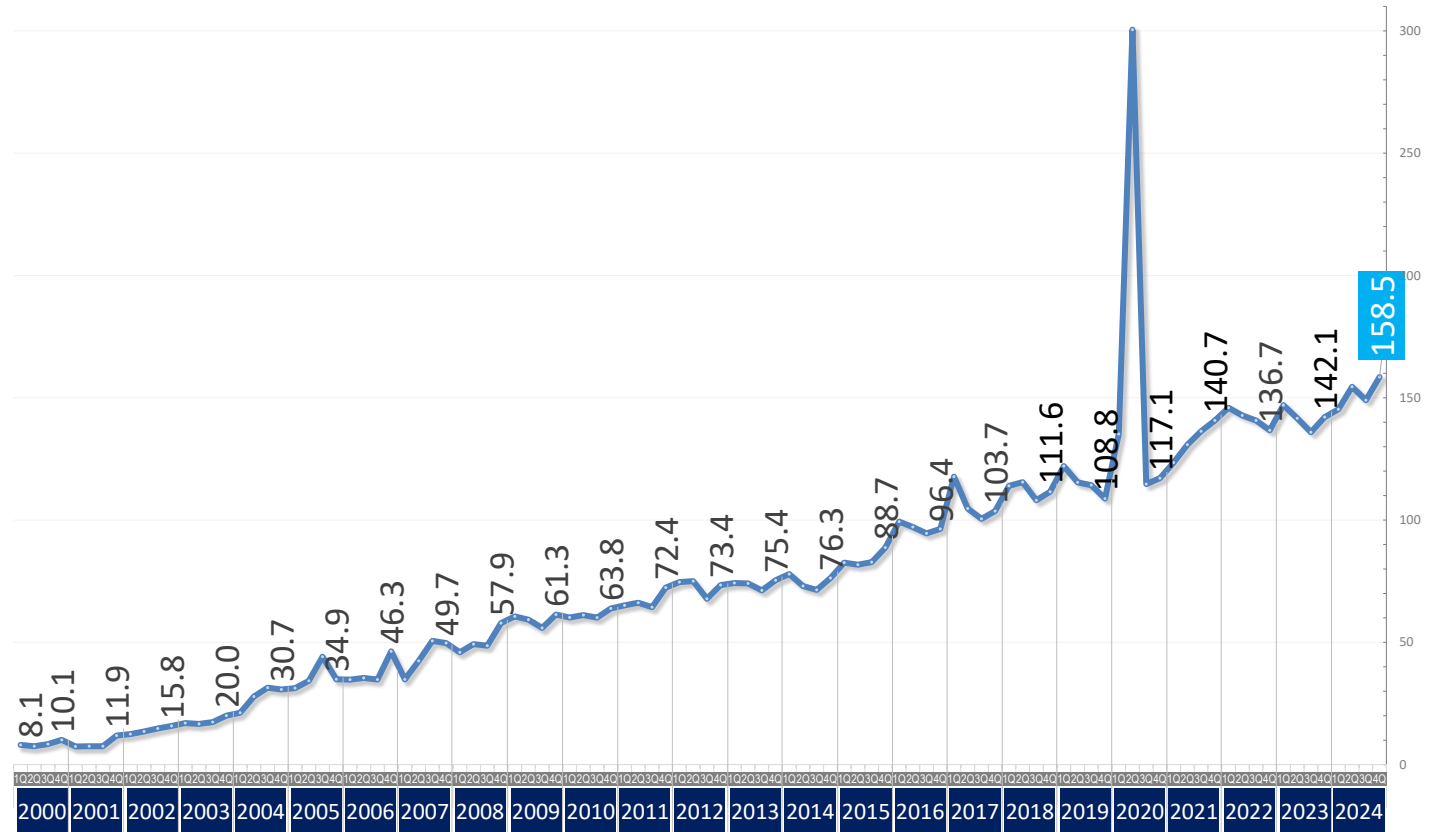


¹ 2023 International Weighted Average, which includes airports of: Fraport, Vienna, Zurich, Copenhagen & Aeroports de Paris.
For Mexican Airports, commercial revenues converted to US\$ at a 2024 average FX of Ps. 20.7862/US\$ (banxico.org.mx); commercial revenues exclude: ASUR: PR & COL operations; OMA: Cargo, NH Hotel (Mexico City Airport), Hilton Garden Inn Hotel (Monterrey Airport) & Aero Ind. Park; GAP: Montego Bay, Kingston, Cargo & Customs Warehouse operations.

Nominal CAGR 2000 – 2024: **18.8%**; (Mexican CPI CAGR 2000-2024: 4.5%)

Commercial revenues per passenger per quarter evolution

(Pesos / Passenger in Mexican pesos as of date reported)



Note: Commercial revenue per passenger recorded in 3Q'05 reflects a one time payment from Dufry Mexico of Ps.39.5mm; Commercial revenue recorded in 4Q'06 reflects a one time payment of Ps.19.1mm from Aldeasa for a new concession contract at Terminal 3 in Cancun International. Passenger traffic in Mexico decreased 94.2% in 2Q'20 vs 2Q'19, reflecting the impact of the COVID-19 pandemic. Passenger traffic excludes transit and general aviation; Commercial revenue per passenger CAGR based on full year 2023 and full year 2023 figures. Otherwise stated, figures from operations in PR and Colombia are excluded

ASUR Mexico
Total
Revenues for
12M'24:
\$20,971,973
(thousands of Mexican pesos, excluding Construction Revenues)

ASUR Mexico: Main Financial Data

	12 months		% Change
	2023	2024	
TOTAL Passengers (thousand)	43,754	41,645	(4.8)
Total Revenues	19,027,902	23,168,690	21.8
Aeronautical	11,247,569	13,915,654	23.7
Non-Aeronautical	6,906,759	7,056,319	2.2
- Commercial Revenues	6,199,837	6,315,833	1.9
- Commercial revenues per PAX *	141.7	151.7	7.0
Construction Revenues	873,574	2,196,717	151.5
Total Revenues w/o Construction Revenues	18,154,328	20,971,973	15.5
Operating Costs and Expenses (exc. Construct. Costs)	5,624,958	6,521,581	15.9
Comprehensive Financing Result (Cost)	(322,435)	2,956,887	n/a
EBITDA	13,581,998	15,627,848	15.1
Adjusted EBITDA Margin **	74.8%	74.5%	(30 bps)

Thousands of Mexican pesos

* For the purpose of calculation, 285.9 and 224.6 thousand transit and general aviation PAX are included in 12M23 and 12M24.

** Adjusted EBITDA Margin excludes the effect of IFRIC 12 with respect to the construction of or improvements to concessioned assets, and is calculated by dividing EBITDA by total revenues less construction services revenues

Figures presented in the table above compare ASUR Mexico's independent results for the 12-month period ended December 31, 2023 and 2024. Otherwise stated, figures from operations in PR and Colombia are excluded.



Track record of consistent revenue growth and profitability

ASR LISTED NYSE

24 years

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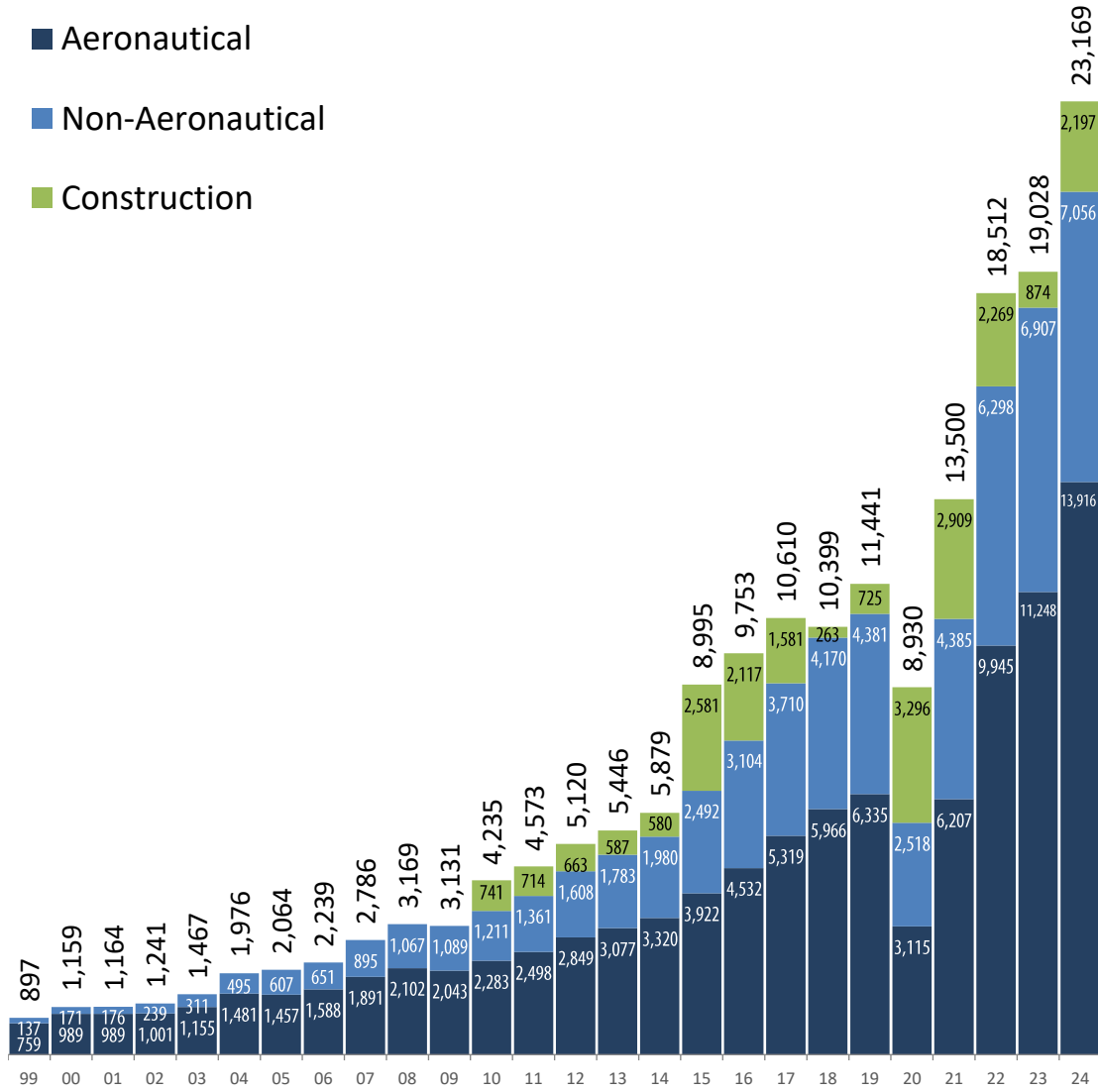
International

Total Revenues CAGR 1999 – 2024: **13.4%**

(Not including Revenues from Construction Services)

1999 – 2024 Revenues

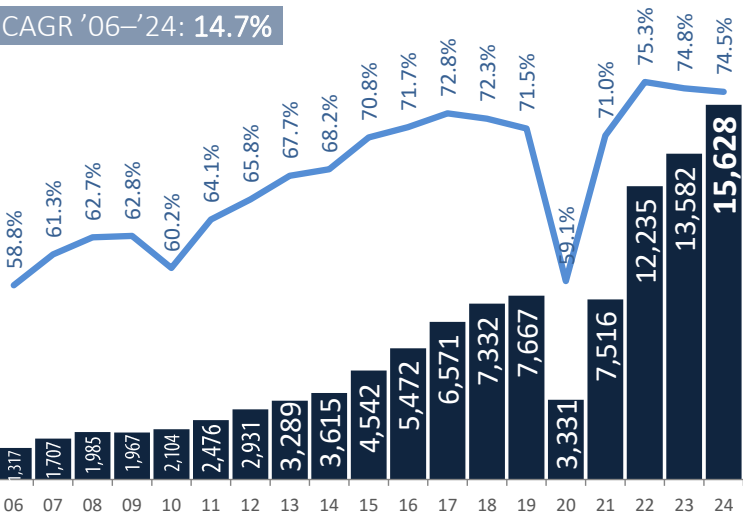
- Aeronautical
- Non-Aeronautical
- Construction



Figures from 99 to 07 in nominal Mexican pesos adjusted for inflation as of Dec. 31st of each year; for 2010 - 2023 reflect adoption of MIFRS-17

EBITDA & EBITDA Margin (Ps. Mm)

CAGR '06-'24: 14.7%



EBITDA = net income before: provision for taxes, deferred taxes, profit sharing, non-ordinary items, participation in the results of associates, comprehensive financing cost and D&A. EBITDA should not be considered as an alternative to net income, as an indicator of our operating performance or as an alternative to cash flow as an indicator of liquidity. Our management believes that EBITDA provides a useful measure that is widely used by investors and analysts to evaluate our performance and compare it with other companies. EBITDA is not defined under U.S. GAAP or IFRS and may be calculated differently by different companies. 2010 - 2023 EBITDA margin calculated w/o Rev. from Constr. Serv. for comparability with previous periods.

Growth rates: 1999 – 2024 CAGR (%)

Passenger traffic	5.6%
Total revenues	13.4%
EBITDA	14.9%
Net income	19.1%
Mexican CPI	4.6%

Source for Mexican CPI: Inegi; Note: CAGRs calculated in Mexican peso terms; Revenues from Construction Serv. not included; PAX figures exclude PAX in transit or general aviation. Otherwise stated, figures from operations in PR and Colombia are excluded.



ASR LISTED NYSE

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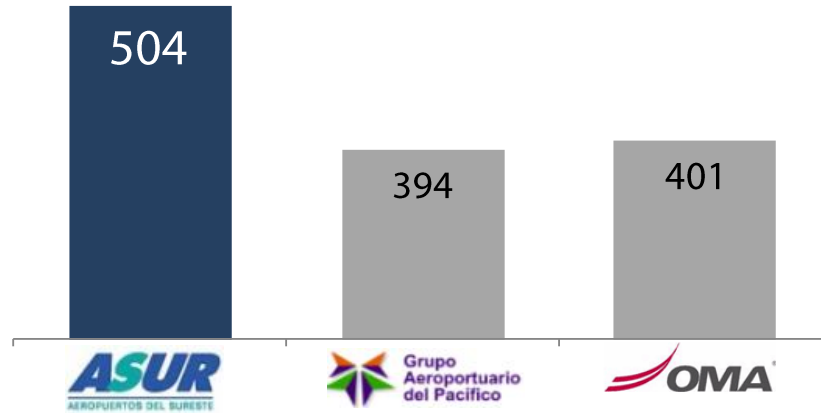
Strategic Matters

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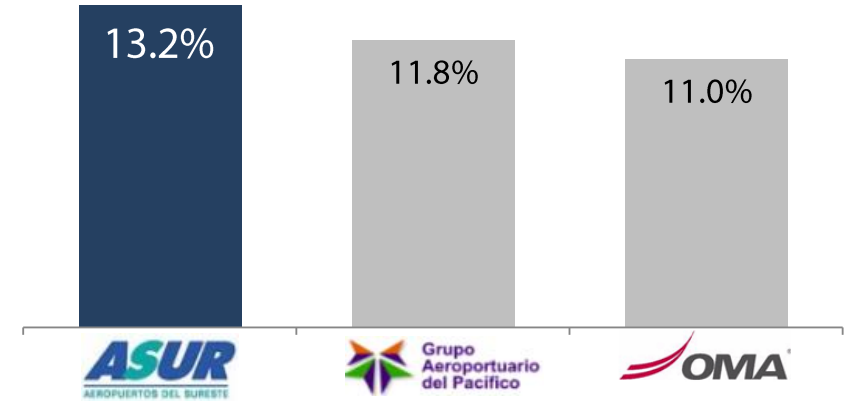
ACI has named Cancun as the **best airport in Latin America** for 4 consecutive years



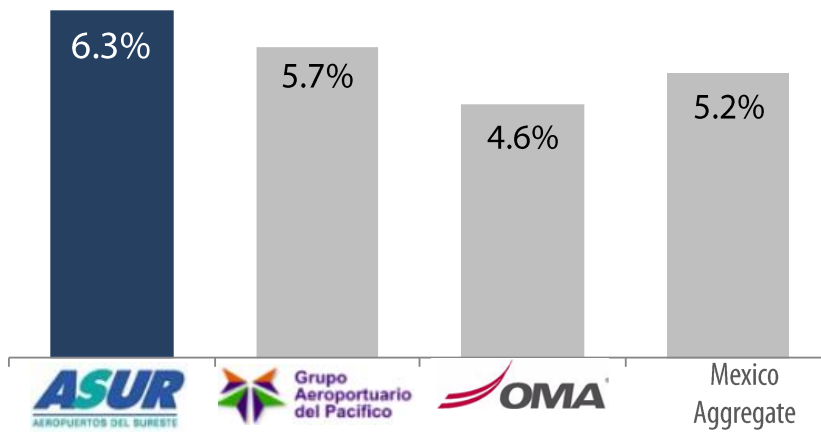
Revenue per PAX in 2024



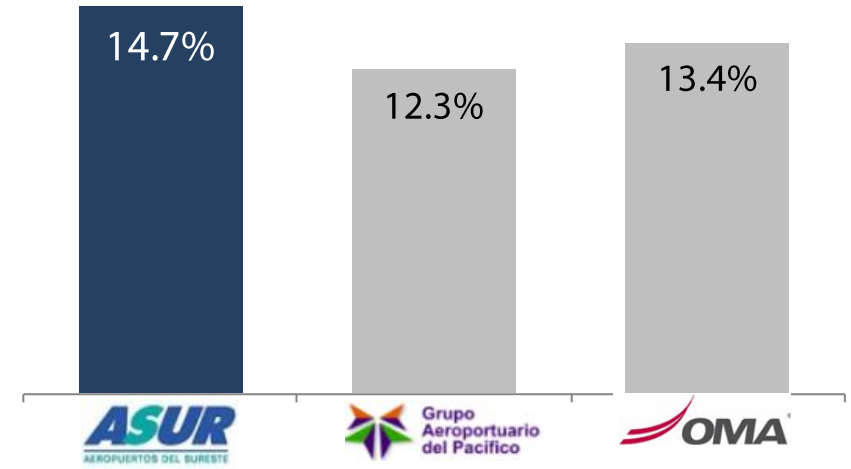
CAGR in Revenues 2006 – 2024 (%)



CAGR in PAX Traffic 2006 – 2024 (%)



CAGR in EBITDA 2006 – 2024 (%)



NOTES:

1. Revenues from Construction services are excluded for ASUR, GAP & OMA.
2. ASUR figures exclude 2024 PAX, revenues & EBITDA from its participation in San Juan Airport Operations (Puerto Rico) & Airplan (Colombia)
3. GAP figures exclude 2024 PAX, revenues & EBITDA from Montego Bay, Kingston Airport, Cargo & Customs Warehouse Operations.
4. OMA figures exclude 2024 PAX, revenues & EBITDA from Cargo, NH Hotel (Mexico City Airport), Hilton Garden Inn Hotel (Monterrey Airport) & Aero Industrial Park.

ASR LISTED NYSE
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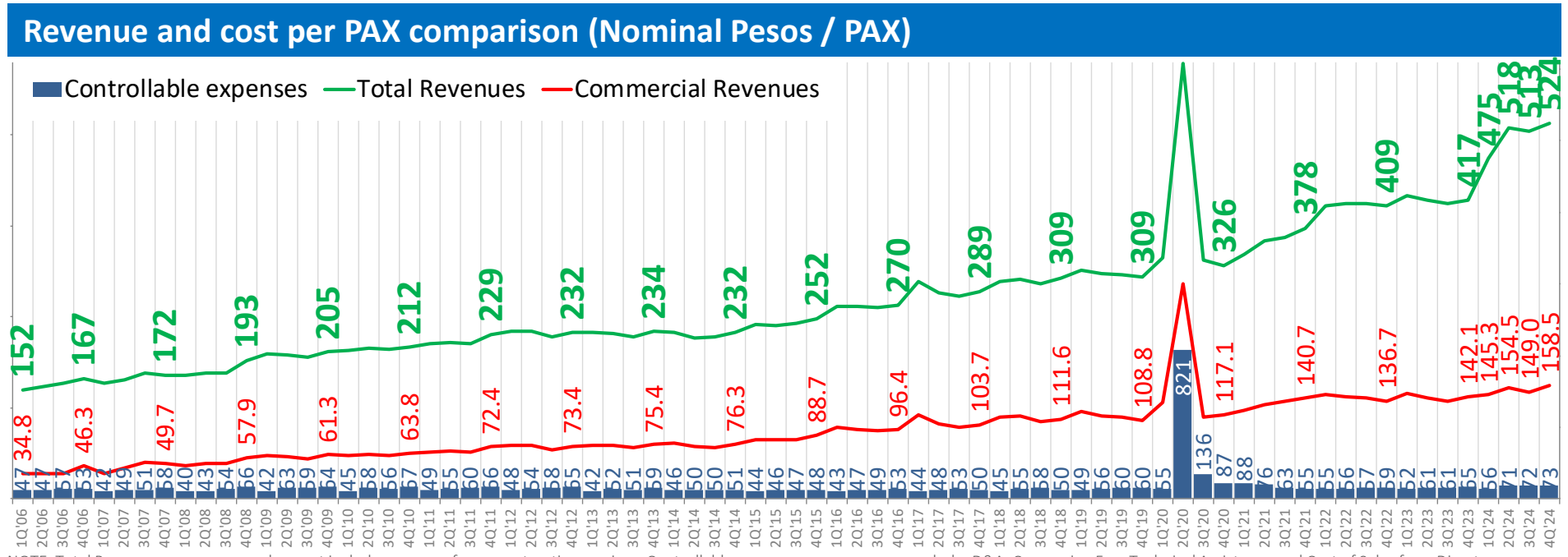
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Revenues have grown at a faster rate than total costs and PAX traffic



NOTE: Total Revenue per passenger does not include revenues from construction services. Controllable expenses per passenger exclude: D&A, Concession Fee, Technical Assistance and Cost of Sales from Direct Commercial Operation. Controllable expenses 3Q'10: Does not reflect the Ps.128.0 million increase in the reserve for doubtful accounts resulting from the bankruptcy announced by Grupo Mexicana de Aviación. Controllable expenses 2020: Does not reflect the Ps. 65.5 million increase in the reserve for doubtful accounts resulting from the bankruptcy announced by Interjet (2Q'20 Ps. 21.6 million, 3Q'20 Ps 21.6 million and 4Q'20 Ps 22.3 million); Passenger traffic in Mexico decreased 94.2% in 2Q'20 vs 2Q'19, reflecting the impact of the COVID-19 pandemic.

2024 operating cost breakdown (%)



2024 OPEX for operations in Mexico equal: **\$6,522.0M pesos**; (PR and Colombia excluded)

For reference: 2023 operating cost breakdown (%) - Before New Tariff Regulation



Growth rates: 2006 – 2024 CAGR (%)

Passenger traffic	6.3%	Cost of services	8.7%
Revenues	13.2%	Administrative services	6.8%
EBITDA	14.7%	Total costs	8.9%
Net Income	18.8%	Mexican inflation (CPI)	4.5%
		Mexican GDP growth	1.6%

Growth rates in Mexican peso terms; Mexican inflation growth rate calculated as the % change in CPI indexed to 2006; total costs include concession fee, technical assistance, administrative services, costs of services and D&A; PAX traffic excludes Transit and G.A. PAX. Otherwise stated, figures from operations in PR and Colombia are excluded.



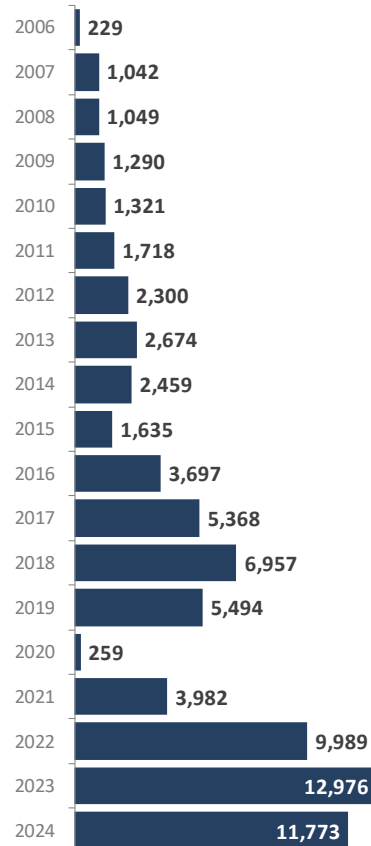
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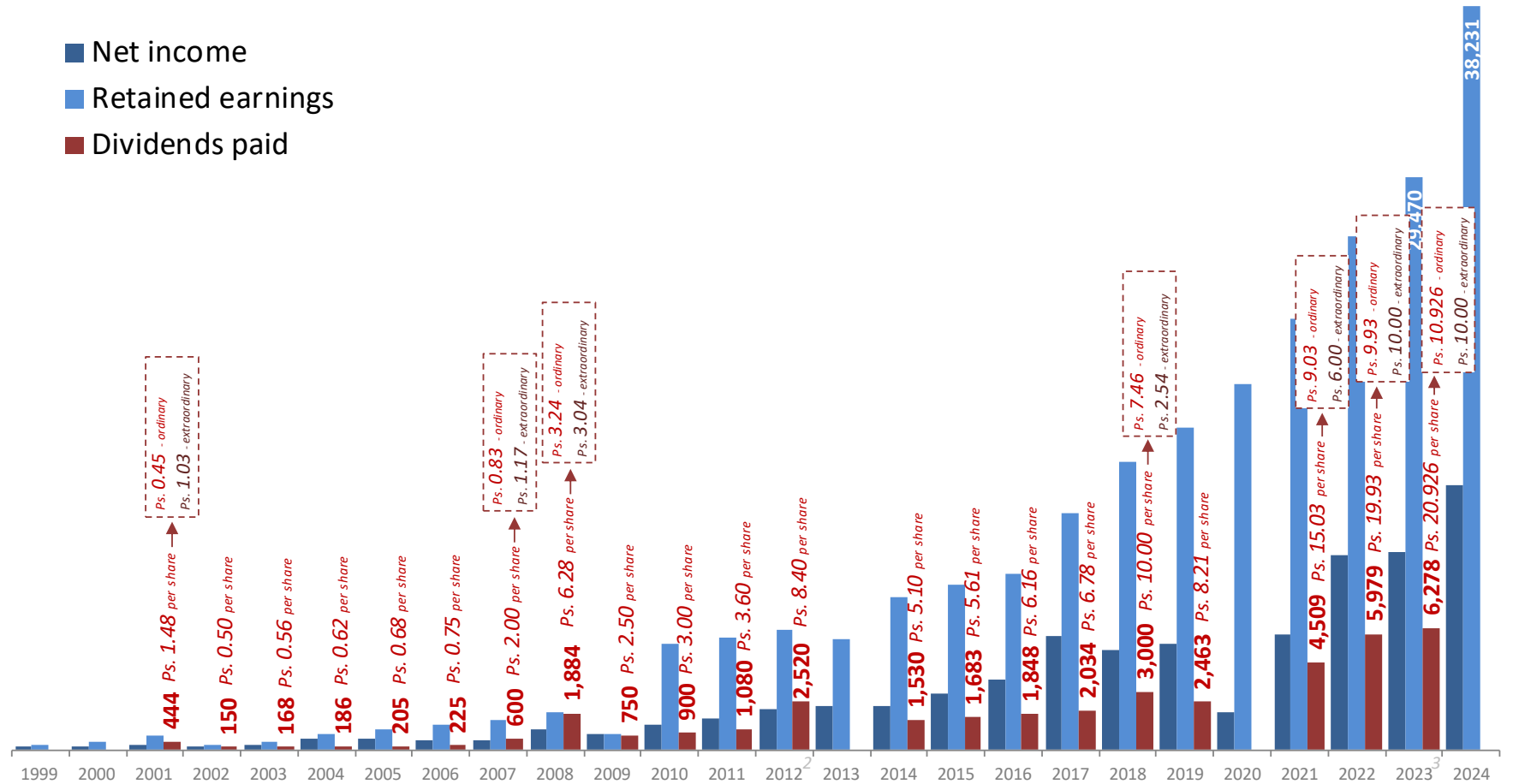
Dividends evolution 1999 - 2024

EBITDA – CAPEX

(Ps. million)



Net Income, retained earnings and dividends evolution (Ps. million) ¹



Note: Retained Earnings for the years 2010 - 2024 reflect the adoption of IFRS.

¹ Note: Figures in nominal Mexican pesos for the respective year; for illustrative purposes, dividend in each year in the chart above relates to the dividend paid in nominal pesos in the year thereafter, i.e. dividend shown in year (x) in the chart above is actually the dividend paid in year (x+1) according to ASUR financial statements; ² Note: 4.00 pesos per share paid in May 2013; 4.40 pesos per share paid in December 2013. ³ Note: Ordinary \$10.926 pesos per share paid in May 2024 and Extraordinary \$10.00 pesos per share paid in June 2024, net dividend approved by the Annual General Shareholders Meeting held on April 24th, 2024. Otherwise stated, figures from operations in Puerto Rico and Colombia are excluded.

High Corporate Governance Standards

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- Sarbanes-Oxley compliant
- Four committees led by board members
- Audit committee comprised of 3 independent members of the board of directors

Seven out of eleven board members are independent ¹

	Board of Directors	Audit Committee	Operations Committee	Nominations & C. Committee	Acquisitions & C. Committee	Sustainability Committee
Fernando Chico Pardo Founder and President of Promecap	President		X	X	President	
José Antonio Pérez Antón CEO of Grupo ADO	X		X	X		
Bárbara Garza Lagüera Gonda¹ Alternate member Board of Directors of FEMSA	X			President		
Ricardo Guajardo Touche¹ Former president of BBVA Bancomer	X	President	X			
Francisco Garza Zambrano¹ Former President of CEMEX North America	X	X	President			
Guillermo Ortiz Martinez¹ Former Governor of Mexico Central Bank for 12 yrs.	X	X				
Rasmus Christiansen ¹ Former CEO of Copenhagen Airports International	X		X		X	
Pablo Chico Hernández Director SSA Marine	X					
Aurelio Pérez Alonso Deputy Chief Executive Officer of Grupo ADO	X				X	
Heliane Steden¹ Managing Director at Merrill Lynch	X					
Diana M. Chávez¹ Ex. Director and Chairperson of the Board of CIFAL	X					President

Short & Long Term Objectives



- Further develop our commercial business
- Improve our passenger volumes
- World Class service – ASQ Program
- Improve capital structure
- Monitor new business opportunities

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Puerto Rico & Colombia

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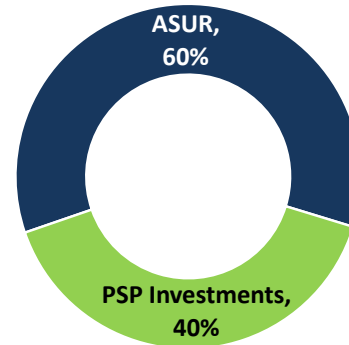
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AEROSTAR AIRPORT HOLDINGS LLC

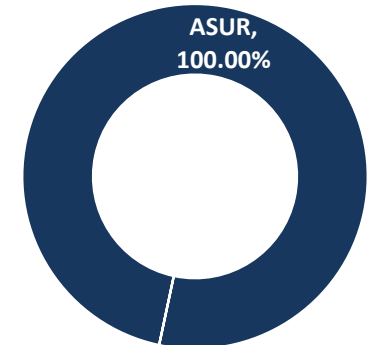
Country: **Puerto Rico (US)**
Start of Operations: **Feb 27th, 2013**
Ownership:



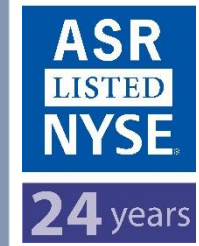
Airports:
• **SJU: Luis Muñoz Marin (SAN JUAN)**

airplan OPERADORA DE AEROPUERTOS CENTRO NORTE

Country: **Colombia**
Start of Operations: **Oct 19th, 2017**
Ownership:



Airports:
• **MDE: José María Córdova (RIONEGRO)**
• **EOH: Olaya Herrera (MEDELLÍN)**
• **MTR: Los Garzones (MONTERÍA)**
• **UIB: El Caraño (QUIBDÓ)**
• **APO: Antonio Roldan B. (CAREPA)**
• **CZU: Las Brujas (COROZAL)**



10 years of
successful
operation in
San Juan,
Puerto Rico

AEROSTAR
AIRPORT HOLDINGS LLC



AEROSTAR
AIRPORT HOLDINGS LLC

- Luis Munoz Marin International Airport (SJU), in San Juan Puerto Rico (13.2M PAX during 2024) is the largest and busiest airport in the Caribbean.
- Feb 27th, 2013 initiated with the operation of the airport:
 - Term of 40 years
 - Upfront payment of \$615M USD
 - Airlines serving LMM will collectively make aggregate payments of \$62M USD/yr for the first five years; years 6-40 the payment will be increased annually by the U.S. CPI
 - Revenue-sharing payments to PRPA: fixed at \$2.5M USD first five years; 5% of gross airport revenues (years 6-30); 10% of gross airport revenues (years 31-40)
 - Minimal Capital Improvement projects: \$34M USD
 - Consolidation: Equity method up to may 2017
- May 26th, 2017: ASUR increases its participation to 60%.
- Jun 1st, 2017: ASUR begins consolidating its operations in Aerostar line by line.

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Total Passenger Traffic 2024: **13.2M**

- SJU accounts for about 93% of Puerto Rican passenger traffic (source: PR Government, Tourism statistics)
- Approximately 83% of enplanements are origin and destination (“O&D”)
- SJU is served by a strong and diverse group of around 23 airlines
- Aerostar works closely with the airlines and the Puerto Rico Tourism Company in the development of new routes and expansion of services to existing destinations
- September 21, 2017: Hurricane Maria hits Puerto Rico.

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AEROSTAR
AIRPORT HOLDINGS LLC

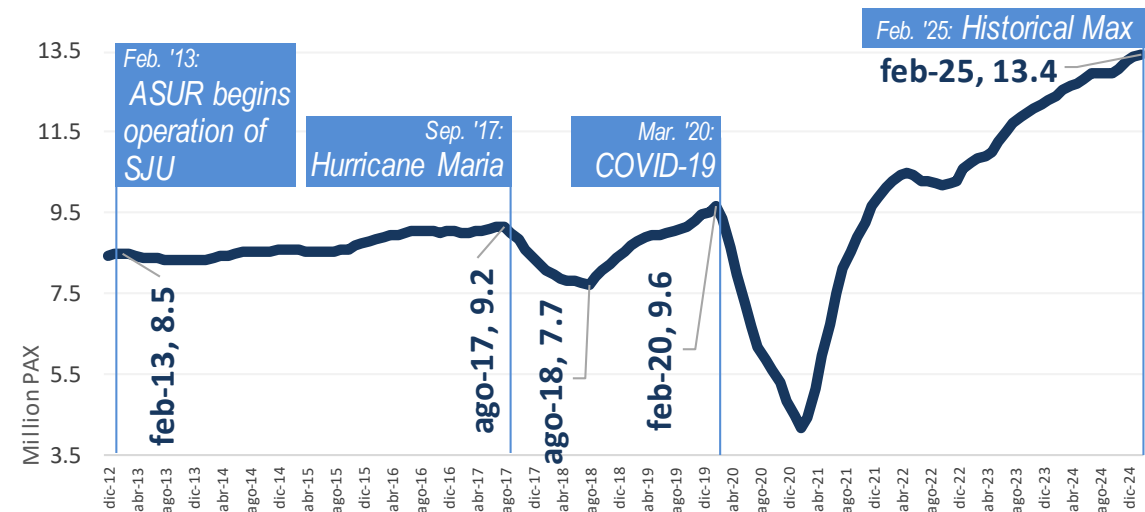
Summary of Passenger Traffic

	Annual		% Change
	2023	2024	
Total PAX	12.2	13.2	8.6
Domestic PAX	10.9	11.7	7.1
International PAX	1.3	1.5	21.3

	Jan - Feb		% Change
	2024	2025	
Total PAX	2.1	2.3	8.9
Domestic PAX	1.9	2.0	7.8
International PAX	0.2	0.2	19.9

Including transit and general aviation PAX.

PAX traffic during last 12-months (at each specific date)



Source of PAX Figures from Feb 13: ASUR filings

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Aerostar
Total
Revenues for
12M'24:

\$4,189,780

(thousands of Mexican pesos, excluding Construction Revenues)

AEROSTAR
AIRPORT HOLDINGS LLC

AEROSTAR: Main Financial Data

	12 months		% Change
	2023	2024	
	Consolidated	Consolidated	
TOTAL Passengers (thousand)	12,198	13,247	8.6
Total Revenues	4,174,329	4,815,975	15.4
Aeronautical	2,029,890	2,208,073	8.8
Non-Aeronautical	1,729,919	1,981,707	14.6
- Commercial Revenues	1,720,707	1,971,227	14.6
- Commercial revenues per PAX	141.1	148.8	5.5
Construction Revenues	414,520	626,195	51.1
Total Revenues w/o Construction Revenues	3,759,809	4,189,780	11.4
Operating Costs and Expenses (exc. Construct. Costs)	2,130,031	2,661,313	24.9
Comprehensive Financing Result (Cost)	(412,145)	(421,812)	2.3
EBITDA	2,025,137	2,257,110	11.5
Adjusted EBITDA Margin *	53.9%	53.9%	1 bps

000 of Mexican Ps at an avg. Exch. rate of 18.3144 for 12M24

* Adjusted EBITDA Margin excludes the effect of IFRIC 12 with respect to the construction of or improvements to concessioned assets, and is calculated by dividing EBITDA by total revenues less construction services revenues

Figures presented in the table above compare Aerostar's independent results for the 12-month period ended December 31, 2023 and 2024

Aerostar
Commercial
Revenues per
Passenger for
12M'24:
\$148.8

*(Mexican pesos per
passenger)*

AEROSTAR
AIRPORT HOLDINGS LLC

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AEROSTAR: Commercial Revenues

	12 months		% Change	12 months		% Change
	2023	2024		2023	2024	
	Consolidated	Consolidated		Consolidated	Consolidated	
	TOTAL			PER PASSENGER		
Commercial Revenues	1,720,707	1,971,227	14.6	141.1	148.8	5.5
DCO	396,724	429,694	8.3	32.5	32.4	(0.2)
without DCO	1,323,983	1,541,533	16.4	108.6	116.4	7.2

TOTAL: Thousands of Mexican pesos at an average exchange rate of 18.3134 for 12M24

PER PASSENGER: Mexican pesos at an average exchange rate of 18.3134 for 12M24;

DCO = Direct Commercial Operation. Represents ASUR's direct operation in its convenience stores in Puerto Rico; Commercial Revenues exclude Other aeronautical revenues (fuel farm / flowage - base and excess rent)

Figures presented in the table above compare Aerostar's independent results for the 12-month period ended December 31, 2023 and 2024

- Consistent growth in commercial revenues from an increased number of concessions, optimized passenger flow and improved product offerings.
- Around \$170M USD invested in modernizing terminal offerings through new concession concepts, self-operating Convenience Stores, and updated parking and car rental facilities



Oct 19, 2017:
ASUR begins
the operation
of Airplan



- This acquisition is an important strategic addition that allows ASUR to enter the South American market by offering airport services through six airports in Colombia:
 - RIONEGRO - Jose Maria Cordoba
 - MEDELLÍN - Olaya Herrera
 - MONTERIA - Los Garzones
 - QUIBDÓ - El Caraño
 - CAREPA - Antonio Roldan B.
 - COROZAL - Las Brujas

- Oct 19th, 2017: ASUR begins consolidating its operations in Airplan line by line.

- May 25, 2018: ASUR acquires the remaining 7.58% of Airplan bringing its ownership stake in the company to 100%.

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ASR LISTED NYSE
24 years

Total Passenger Traffic 2024: **16.7M**

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- Traffic at Airplan airports accounts for 27.5% of passenger traffic in Colombia
(latest update: Dec 2024, source: aerocivil.gov.co; Bogota Airport, the busiest one in the country accounts for 37.8%, Cali for 5.6% and Cartagena for 6.2%)
- Airplan is the second-largest airport concession holder in Colombia, with 16.7 million passengers in 2024
- September 20, 2017: Strike of local pilots at a major international carrier
- March 2023: Suspension of operations of two local airlines in Colombia

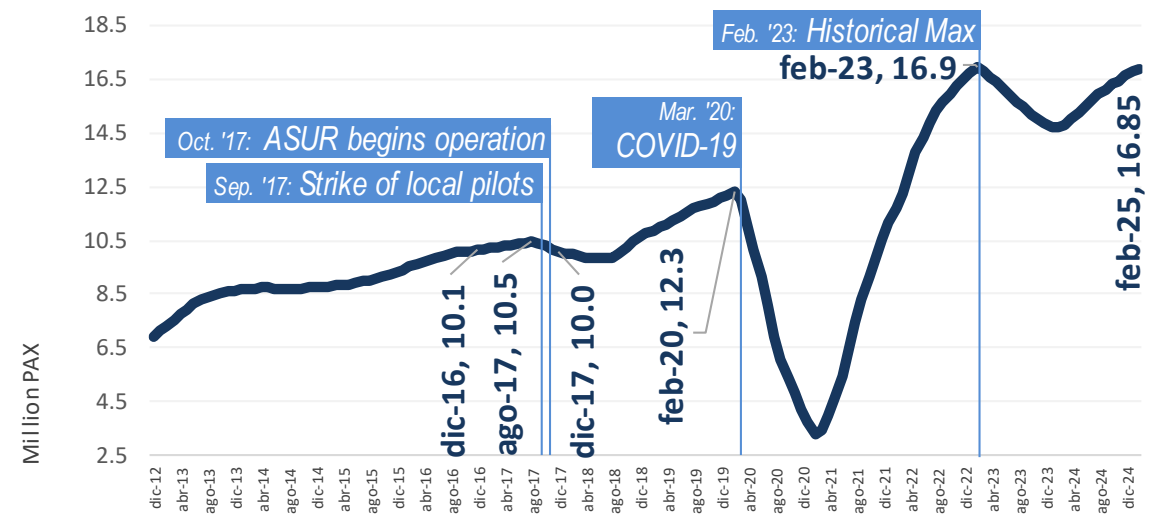
Summary of Passenger Traffic

	Annual		% Change
	2023	2024	
Total PAX	14.9	16.7	11.8
Domestic PAX	11.9	13.0	9.1
International PAX	3.0	3.6	22.6

	Jan - Feb		% Change
	2024	2025	
Total PAX	2.5	2.7	8.0
Domestic PAX	2.0	2.1	5.1
International PAX	0.6	0.7	18.4

Excluding transit and general aviation PAX, as reported by ASUR.

PAX traffic during last 12-months (at each specific date)



Source of PAX Figures from Oct 17: ASUR filings



ASR
LISTED
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Airplan
Total
Revenues for
12M'24:
\$3,322,735
(thousands of Mexican pesos, excluding Construction Revenues)



AIRPLAN: Main Financial Data

	12 months		% Change
	2023	2024	
	Consolidated	Consolidated	
TOTAL Passengers (thousand)	15,384	17,126	11.3
Total Revenues	2,619,413	3,348,122	27.8
Aeronautical	1,945,637	2,465,434	26.7
Non-Aeronautical	659,237	857,301	30.0
- Commercial Revenues	656,339	856,253	30.5
- Commercial revenues per PAX *	42.7	50.0	17.1
Construction Revenues	14,539	25,387	74.6
Total Revenues w/o Construction Revenues	2,604,874	3,322,735	27.6
Operating Costs and Expenses (exc. Construct. Costs)	1,520,497	1,781,788	17.2
Comprehensive Financing Result (Cost)	120,827	325,772	169.6
EBITDA	1,453,478	1,959,515	34.8
Adjusted EBITDA Margin **	55.8%	59.0%	317 bps

Thousands of Mexican pesos at an average exchange rate of 223.11 COP / MXP for 12M24

* For the purpose of calculation, 488.3 and 474.7 thousand transit and general aviation PAX are included in 12M23 and 12M24.

** Adjusted EBITDA Margin excludes the effect of IFRIC 12 with respect to the construction of or improvements to concessioned assets, and is calculated by dividing EBITDA by total revenues less construction services revenues

Figures presented in the table above compare Airplan's independent results for the 9-month period ended September 30, 2023 and 2024