ASUR

AEROPUERTOS DEL SURESTE

Empresa Sustentable

airport carbon accredited OPTIMISATION

GRI Empowering Sustainable Decisions

SCIENCE BASED TARGETS

Safe travels by WORLD TRAVEL & TOURISM COUNCIL ASUR AEROPUERTOS DEL SURESTE

ASR LISTED NYSE®

25 years

Cancún International Airport

Safe Harbor Statement

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.

Management Team

Long Serving Experienced Management

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*	**Héctor Navarrete Muñoz** General Director of Regional Airports *with company since 1999*

Investment Highlights

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**

Progress on ESG Performance

Continuous commitment to implement ESG Best Practices

Energy and climate change

- Permanent program to monitor emissions (scopes 1, 2 & 3)
- Level 3 certification under ACA (Airport Carbon Accreditation) program, due to reductions in our direct and indirect carbon emissions in all airports
- Acquisition of electrical vehicle fleet
- Solar energy generation in more than 50% of our airports in Mexico

Conservation of natural resources and biodiversity

- Alliance building with organizations specialized in conservation of biodiversity and development of sustainable resources for communities
- In process of installing rainwater capturing systems at airports
- Implementation of circular economy projects to increase annual volume of recycled waste products

Certifications

- ISO 14001 in all airports
- Socially Responsible Company
- Environmental Compliance and Sustainable Tourism certification (Mexican Environmental Protection Agency) in all Mexican 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
- Training: development and implementation of opportunities for training and schooling among employees
- Gender and diversity: commitment to increase proportion of women and diversity in the workforce through our Equality, Diversity and Inclusion policy effective 2024
- Stability in the workplace: staff turnover of 4.16% *(average in México is 17%)*

Active participation in community development

- Contributions to civil associations in southeast of Mexico relating to services for disabled people, health, culture and education
- Support through Sustainable Social Investment Program for projects to contribute to economic inclusion of communities in southeast of Mexico, with special focus on indigenous communities

Good corporate governance and fair business practice

- Board of Directors: 11 members (64% independent members), 36% women, 64% men
- Corporate Governance:
  - Audit Committee (100% independent members)
  - Nominations & Compensations Committee
  - Operations Committee
  - Acquisitions & Contracts Committee
  - Sustainability Committee
- Transparency: reporting of ESG performance on platforms such as CDP, S&P, MCSI, CEMEFI

Innovation and client focus

- Continuous improvement in airport service quality using passenger satisfaction surveys and other tools
- Safe, accessible facilities with constant upgrades to ensure world-class service
- Improvements to complaints handling procedures

Promotion of human rights

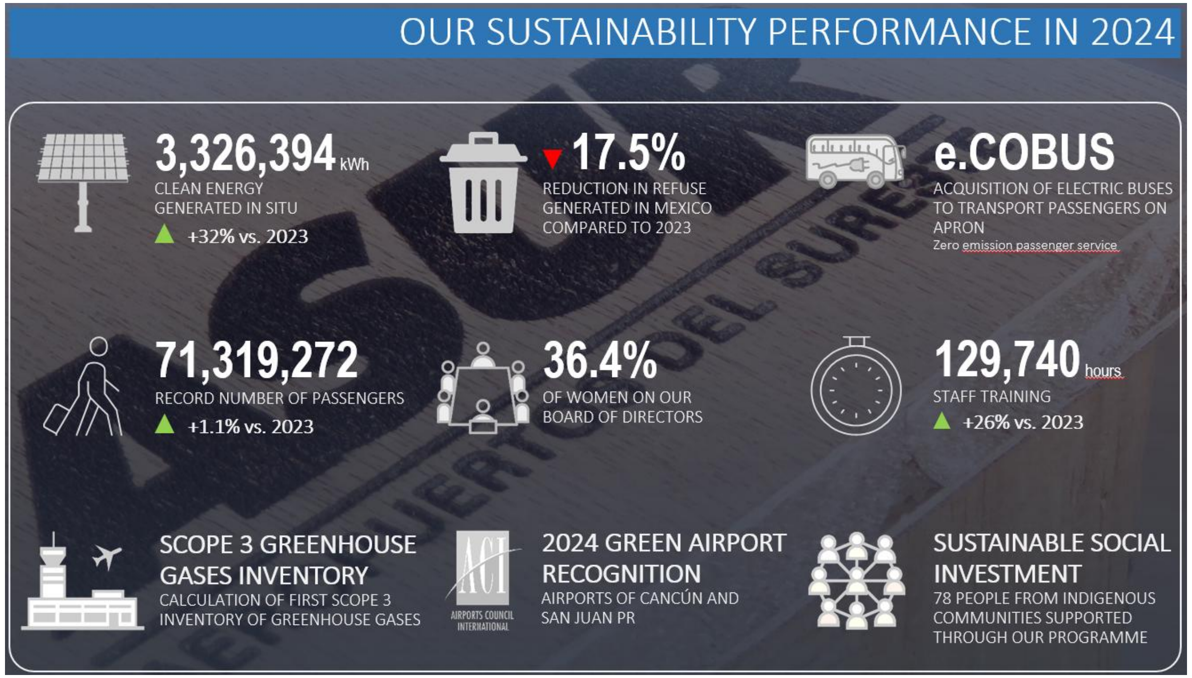
- Alliances with private and humanitarian organizations to promote human rights within and outside the company

ASUR
AEROPUERTOS DEL SURESTE

ASR LISTED NYSE
25 years

ESG: Sustainability is a key strategy in our business model

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



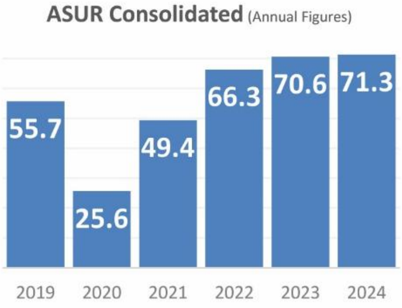
2024 Annual Sustainability Report
available at:
https://www.asur.com.mx/media/Responsabilidad%20Social/Ingles/Annual%20Sustainability%20Report%202024.pdf

- 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 3) 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**

Airport operations in attractive locations in Mexico, the Caribbean and South America

Geographical presence
16 airports

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



	Annual 2023	Annual 2024	% Change
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 - Sep 2024	Accumulated Jan - Sep 2025	% Change
Total PAX	53.6	53.7	0.1
Domestic PAX	33.2	33.5	1.0
International PAX	20.4	20.1	(1.2)

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

Cancún: Close to major Canada, U.S., Mexico & Latin America destinations

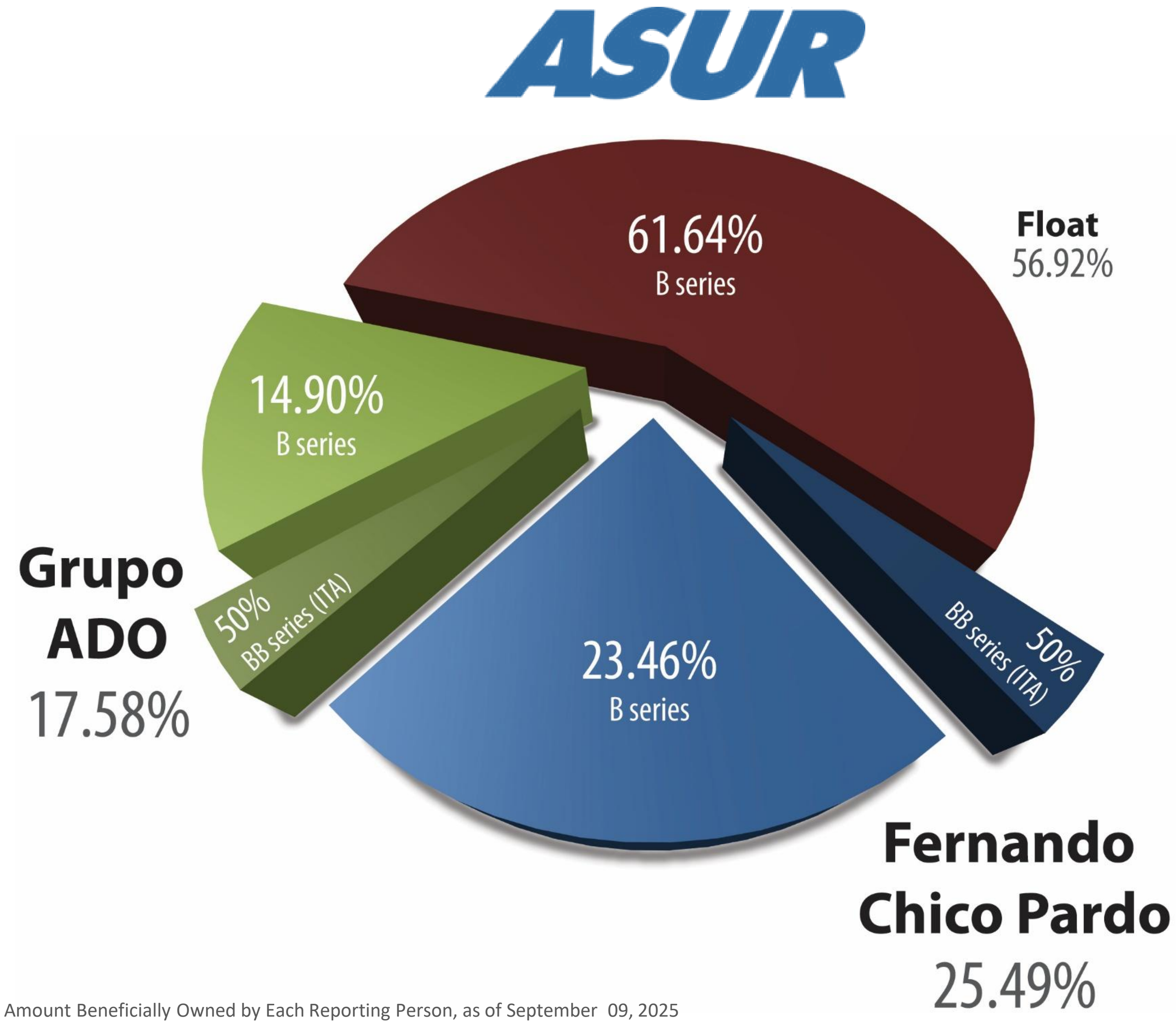
Illustrative flight times from various destinations

Private airports / airport groups listed on global stock exchanges

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

Ownership overview

Fernando Chico Pardo & Grupo ADO



* Aggregate Amount Beneficially Owned by Each Reporting Person, as of September 09, 2025
https://www.sec.gov/Archives/edgar/data/1123452/000183988224040310/pardo-sc13da.htm

Established regulatory framework with a track record of rate setting precedents

Dual Till System

Regulated + Non Regulated Revenues

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.

Visibility of capital expenditure requirements through 2028

MDP Committed Investments

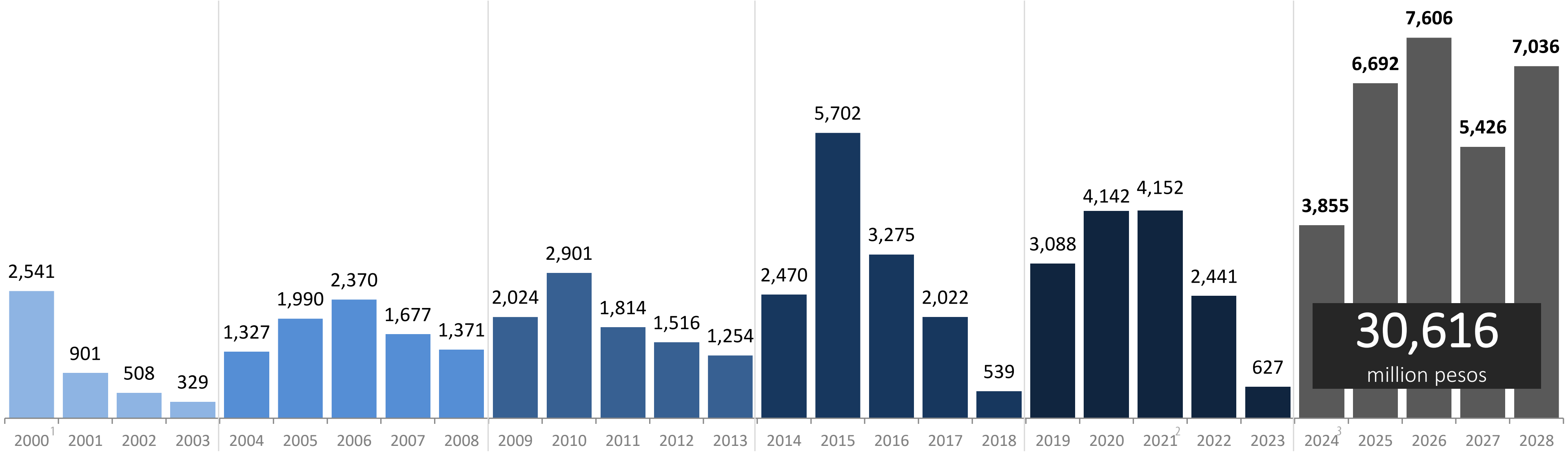
1999-2023:
50,980
million pesos

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

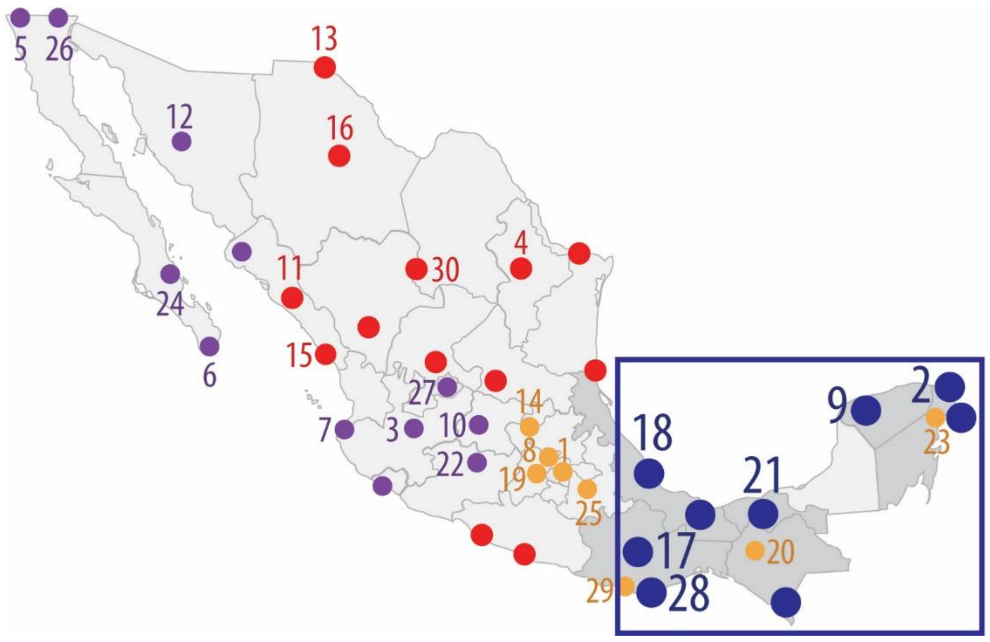
2024-2028 key projects

- 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 Mexico [1]	**61,533**	**124,927**	**186,460**	**5.2%**

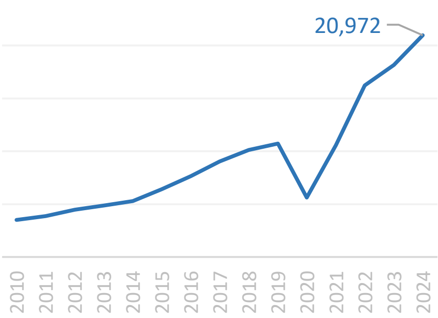
Rank 2024	Group	Airport	Pax ('000s) 2019	2023	2024	Var % 24 vs.23	CAGR % 06-24
1	AICM	Mexico City	50,304	48,363	45,359	(6.2%)	3.5%
2	ASUR	Cancun	25,482	32,750	30,564	(6.7%)	6.6%
3	GAP	Guadalajara	14,824	17,679	17,877	1.1%	6.0%
4	OMA	Monterrey	11,177	13,327	13,651	2.4%	5.4%
5	GAP	Tijuana	8,917	13,181	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	Tulúm	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

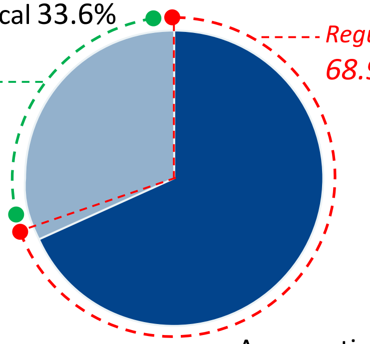
Revenue and passenger breakdown

2024
Total Revenue
per PAX:
Ps.506.3

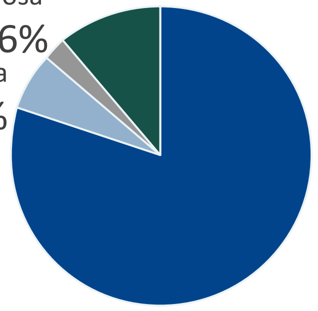
2024 Revenues
Ps.20,972M



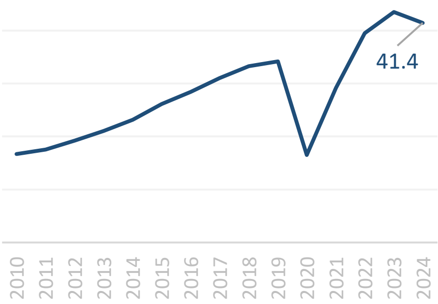
by business



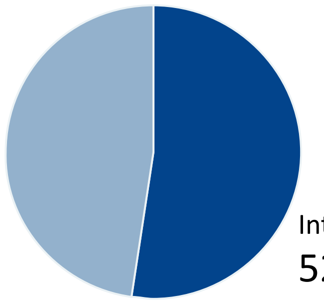
by airport



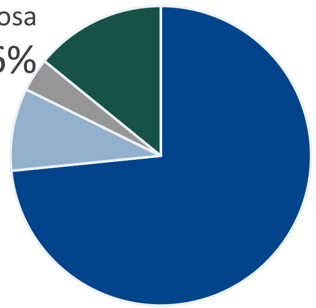
2024 PAX
41.4M



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.

ASUR traffic evolution (México)

Company Overview
Regulation
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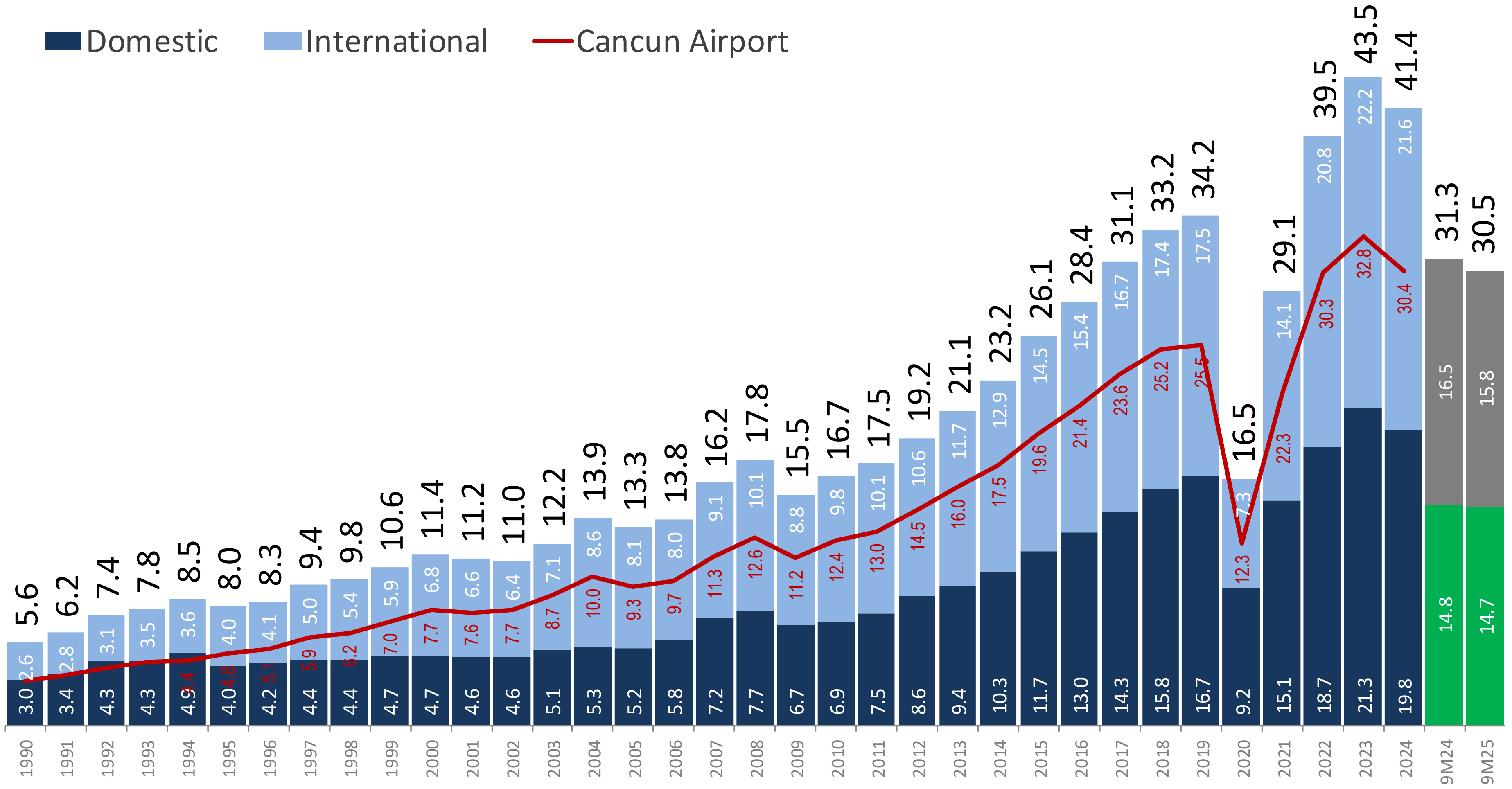
1990 – 2024
TOTAL PAX
CAGR:
6.1%



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	(12.5)	7.6	4.9	9.7	9.5	9.9	12.9	8.7	9.3	7.1	2.8	(51.6)	76.3	35.6	10.0	(4.7)	(2.7)

Domestic PAX	(0.6)
International PAX	(4.5)

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

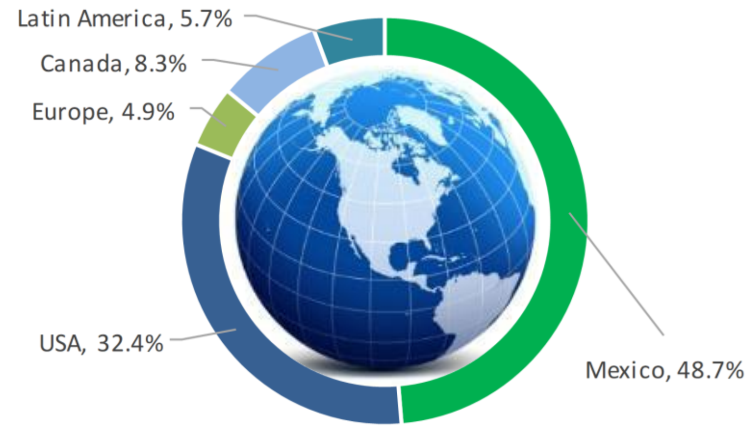
ASUR has a balanced mix of domestic and international traffic

Passenger traffic by Origin – Destination (million PAX)

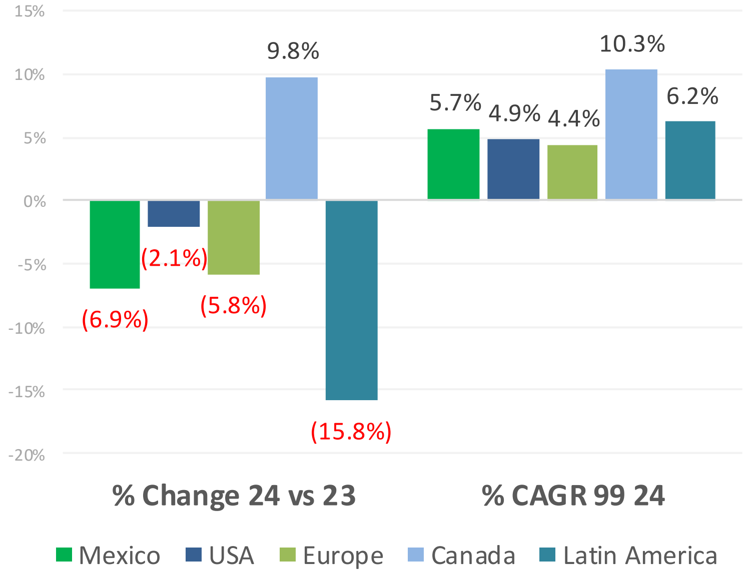
REGION ->	Mexico	USA	Europe	Canada	Latin America	TOTAL
1999	5.0	4.1	0.7	0.3	0.5	10.6
2000	5.0	4.6	0.9	0.4	0.5	11.4
2001	4.9	4.5	0.9	0.5	0.5	11.2
2002	4.8	4.4	0.8	0.6	0.3	11.0
2003	5.3	4.9	1.0	0.7	0.3	12.2
2004	5.6	5.9	1.3	0.8	0.3	13.9
2005	5.5	5.6	1.2	0.8	0.3	13.3
2006	6.0	5.3	1.4	0.9	0.3	13.8
2007	7.5	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
2024	20.2	13.4	2.0	3.5	2.3	41.4

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

O&D: 2024 Distribution (% of total)

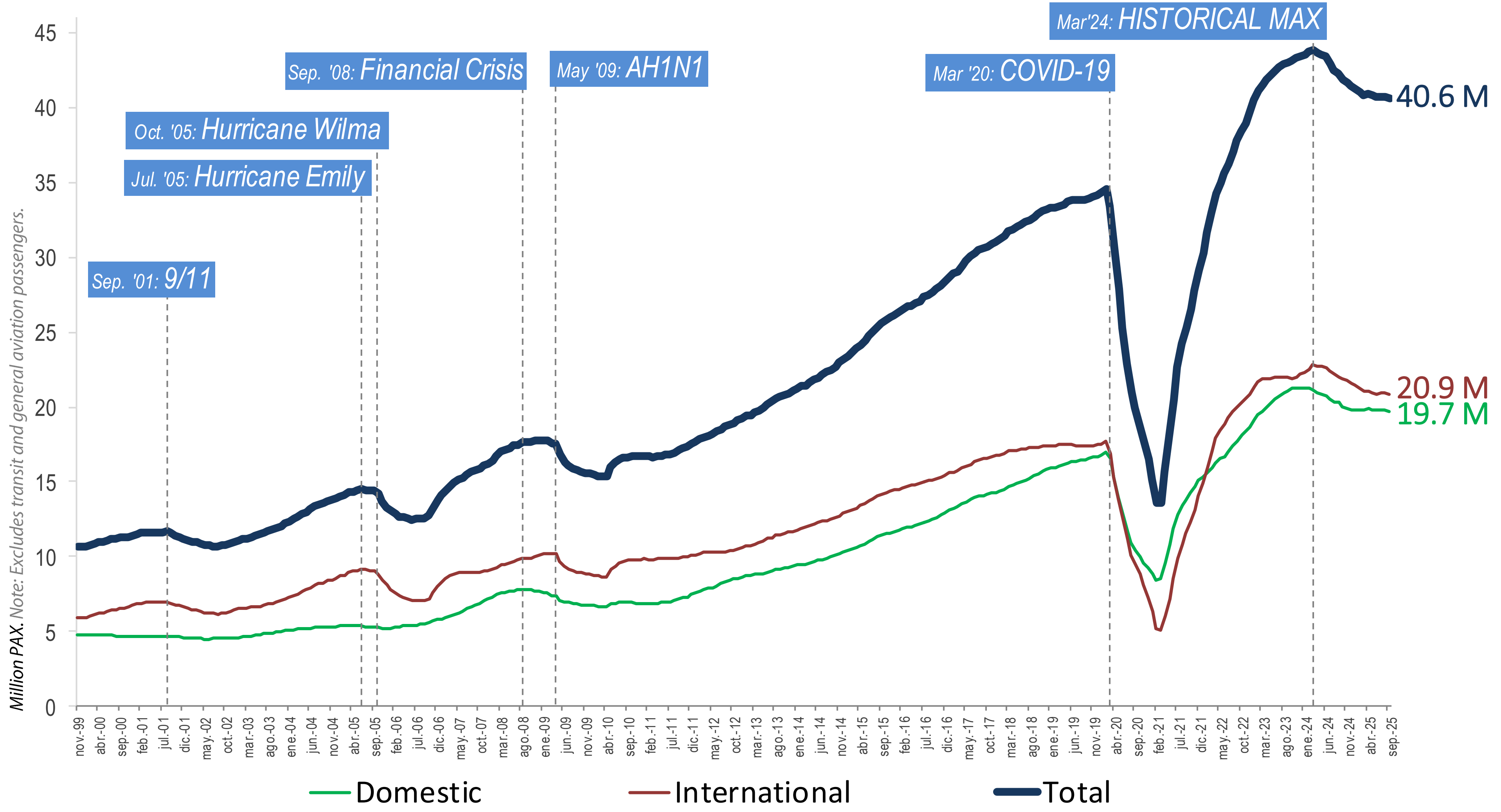


Growth Rates % by Region



Historically, traffic has recovered and grown after exogenous events

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



EVENT	RECOVERY AFTER
Sep '01: **9/11**	13 months
Oct '05: **H. Wilma**	16 months
May '09: **H1N1**	26 months
Mar '20: **COVID-19**	**27 months**

Type of PAX	Historical Max.	(%) Sep 25 vs. Hist. Max
Domestic	Nov '23	**(7.4%)**
International	Mar '24	**(8.4%)**
TOTAL	Mar '24	**(7.5%)**

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

Jun 25: After 17.0 years, 105 additional airplanes available in Mexico

ASUR AEROPUERTOS DEL SURESTE

ASR LISTED NYSE

25 years

Company Overview

Regulation

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Commercial Revenues

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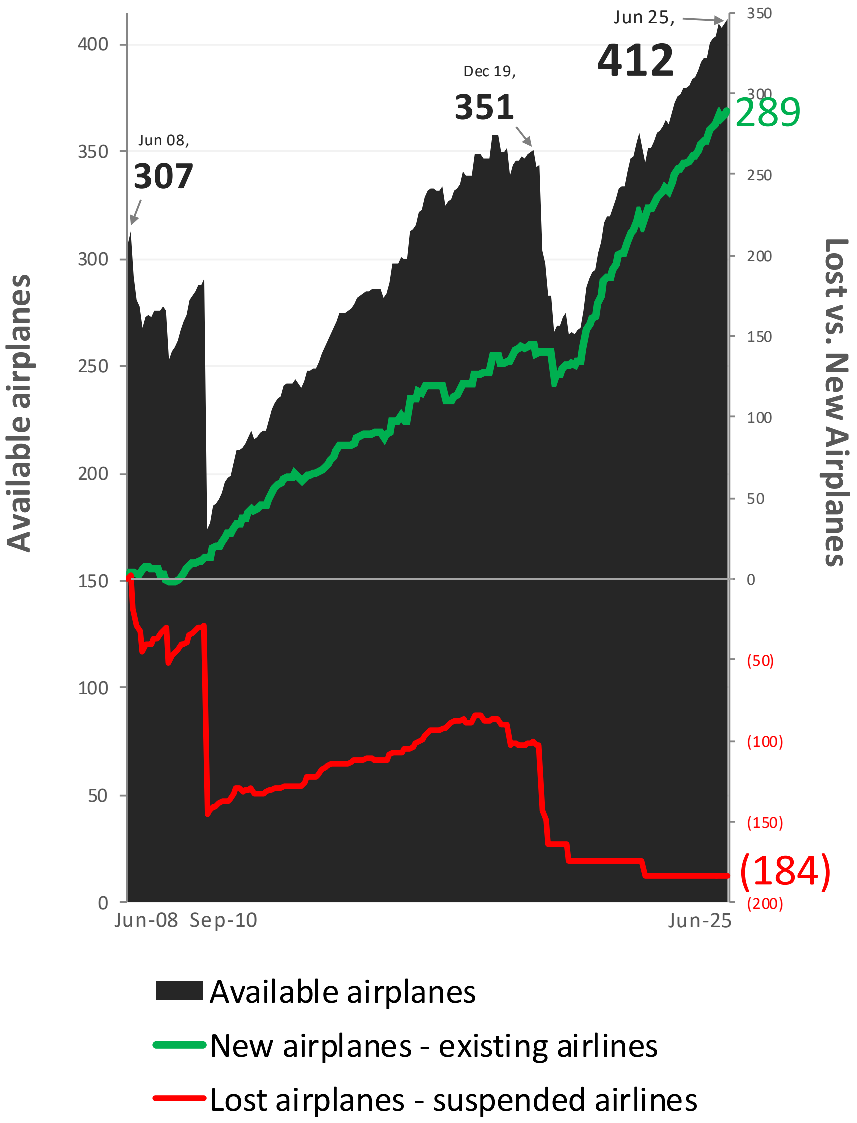
2025 Industry Estimates:

425 available airplanes

Last update: Jun 2025

Available Airplanes in Mexico



a) Existing Airlines

	jun-08	dic-19	jun-25	New Airplanes	Var. % Jun 25/Jun 08
VOLARIS	17	81	147	130	765%
AEROMEXICO	94	128	156	62	66%
VIVAAEROBUS	7	36	95	88	1,257%
MAGNICHARTERS	5	12	5	0	0%
TAR	0	11	6	6	100%
MEXICANA	0	0	3	3	100%
Subtotal	123	268	412	289	235%

b) Suspended Airlines

	jun-08	dic-19	jun-25	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	jun-25	Var. Airplanes	Var. % Jun 25/Jun 08
Total Net	307	351	412	105	34%

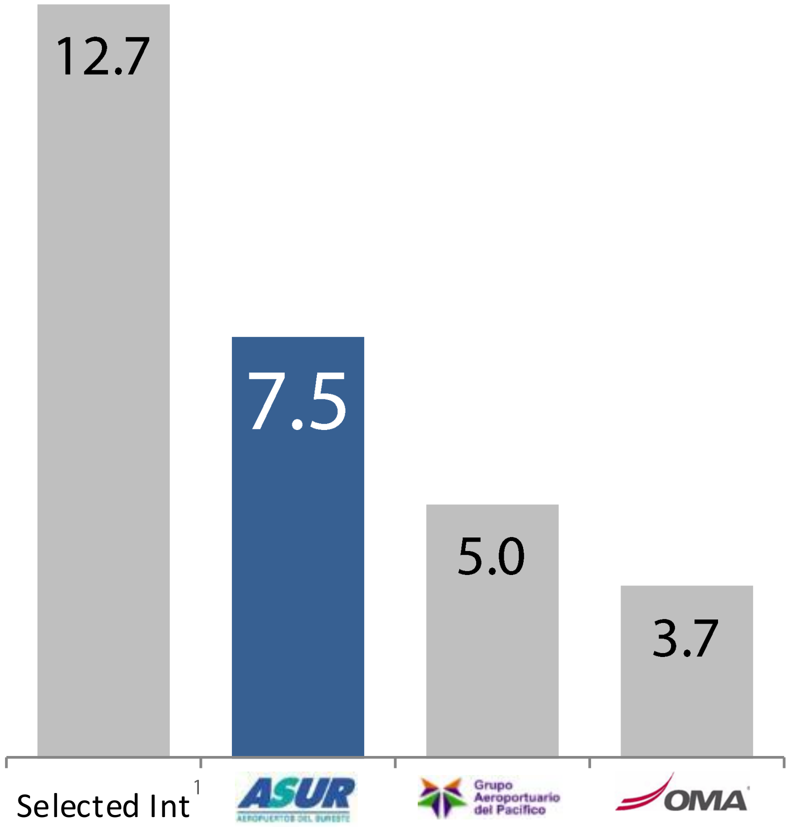
Source:
www.airfleets.net
www.centreforaviation.com
www.aerotransport.org
www.sct.gob.mx
www.boeing.com/commercial/#/products-and-services
www.airbus.com/aircraft/market/orders-deliveries.html
Industry Press Releases

Successful commercial strategy

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

2024 commercial revenue per PAX

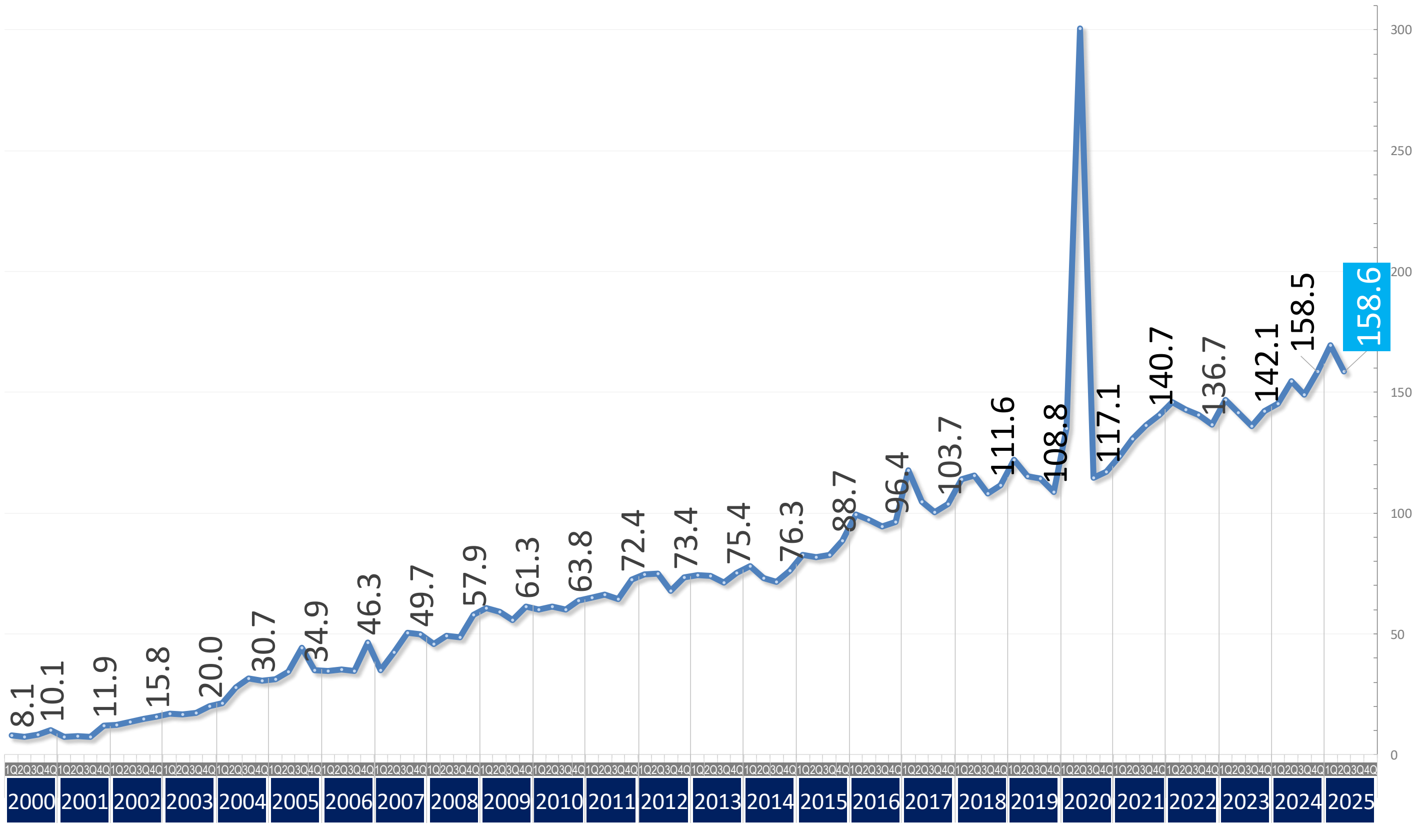
vs. peers (US$/PAX) – converted at a 2024 average FX of PS. 20.7862/US$ for Mexican Airports



[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.

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: Financial Information 6M 2025 (Mexico)

ASUR Mexico Total Revenues for 6M'25:

$11,265,337

(thousands of Mexican pesos, excluding Construction Revenues)

Commercial Revenues per Passenger for 6M'25:

$164.2

(Mexican pesos per passenger)

ASUR Mexico: Main Financial Data

	6 months 2024	6 months 2025	% Change
TOTAL Passengers *(thousand)*	**21,803**	**21,062**	(3.4)
Total Revenues	**11,074,778**	**12,926,905**	**16.7**
Aeronautical	7,099,255	7,421,592	4.5
Non-Aeronautical	3,641,091	3,843,745	5.6
- Commercial Revenues	*3,262,322*	*3,458,836*	*6.0*
*- Commercial revenues per PAX **	*149.6*	*164.2*	*9.8*
Construction Revenues	334,432	1,661,568	396.8
Total Revenues w/o Construction Revenues	**10,740,346**	**11,265,337**	**4.9**
Operating Costs and Expenses *(exc. Construct. Costs)*	**3,275,255**	**3,568,642**	**9.0**
Comprehensive Financing Result (Cost)	1,159,171	(940,392)	**(181.1)**
EBITDA	**8,048,862**	**8,324,123**	**3.4**
Adjusted EBITDA Margin **	74.9%	73.9%	(105 bps)

Thousands of Mexican pesos (except of Per Passenger figures)

* For the purpose of calculation, 113.4 y 99.9 thousand transit and general aviation PAX are included in 6M24 and 6M25.

** 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

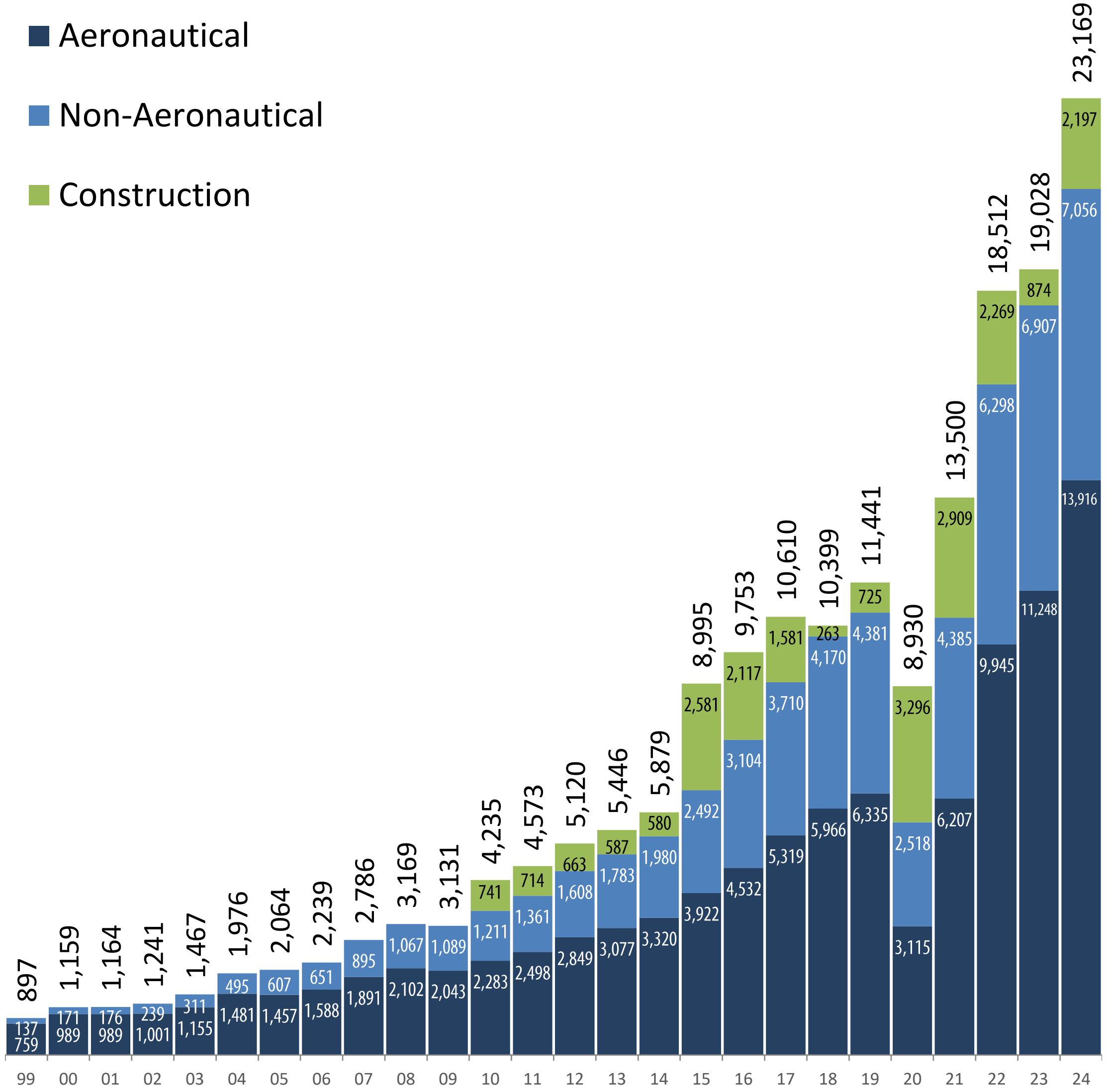
Figures presented in the table above compare ASUR Mexico's independent results for the 6-month period ended June 30, 2024 and 2025; Otherwise stated, figures from operations in PR and Colombia are excluded.

Track record of consistent revenue growth and profitability

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

(Not including Revenues from Construction Services)

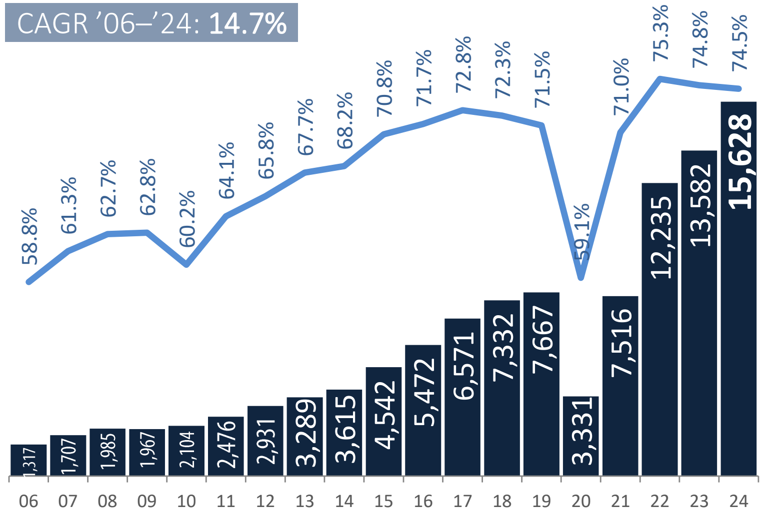
1999 – 2024 Revenues



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%**

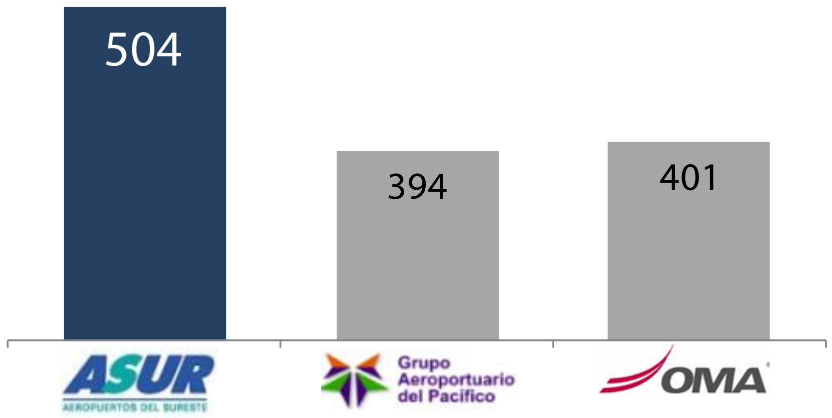
Source for Mexican CPI: Inegi; Note: CAGRs calculated in Mexican peso terms; Revenues from Construction Serv. not included; PAX figures exclude PAX in transit or general aviation. Otherwise stated, figures from operations in PR and Colombia are excluded.

Company Overview
Regulation
Operational Information
Commercial Revenues
Financial Information
Strategic Matters
International

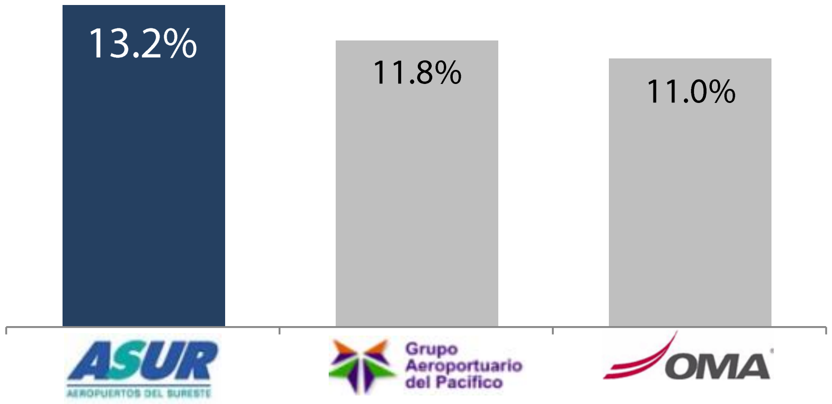
ASUR has positively differentiated itself …

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

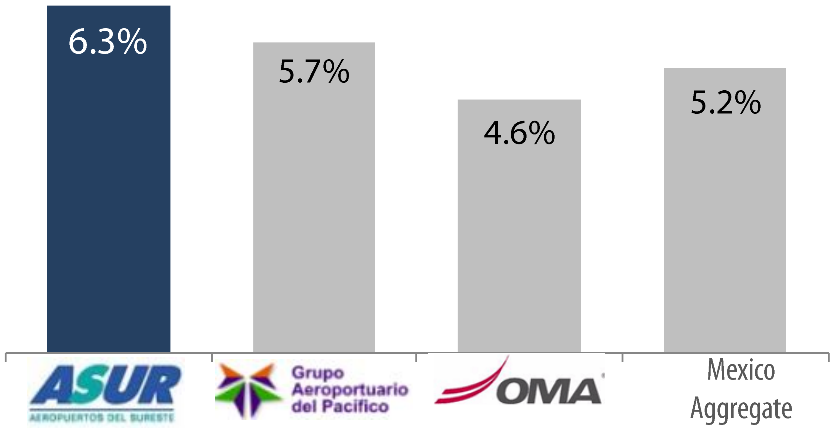
Revenue per PAX in 2024



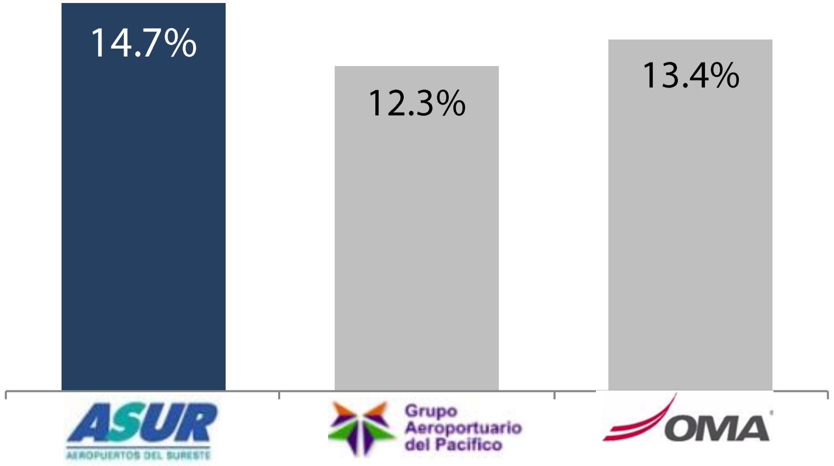
CAGR in Revenues 2006 – 2024 (%)



CAGR in PAX Traffic 2006 – 2024 (%)



CAGR in EBITDA 2006 – 2024 (%)

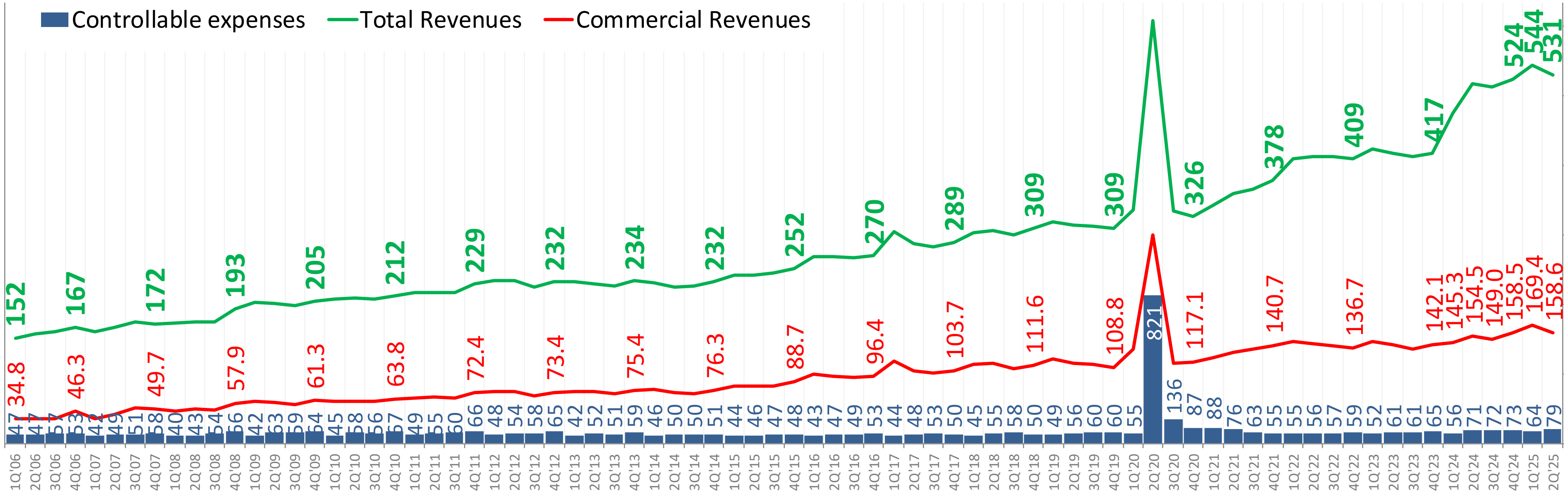


NOTES:
1. Revenues from Construction services are excluded for ASUR, GAP & OMA.
2. ASUR figures exclude 2024 PAX, revenues & EBITDA from its participation in San Juan Airport Operations (Puerto Rico) & Airplan (Colombia)
3. GAP figures exclude 2024 PAX, revenues & EBITDA from Montego Bay, Kingston Airport, 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.

Operating leverage as passenger traffic grows

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

Revenue and cost per PAX comparison (Nominal Pesos / PAX)



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%

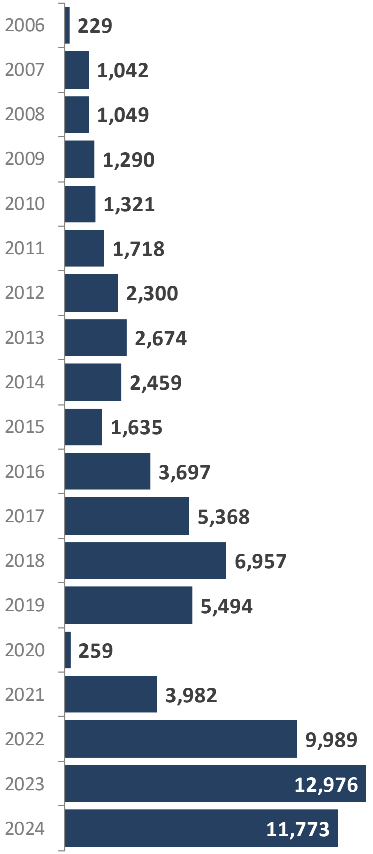
Growth rates in Mexican peso terms; Mexican inflation growth rate calculated as the % change in CPI indexed to 2006; total costs include concession fee, technical assistance, administrative services, costs of services and D&A; PAX traffic excludes Transit and G.A. PAX. Otherwise stated, figures from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

Profitability indicators

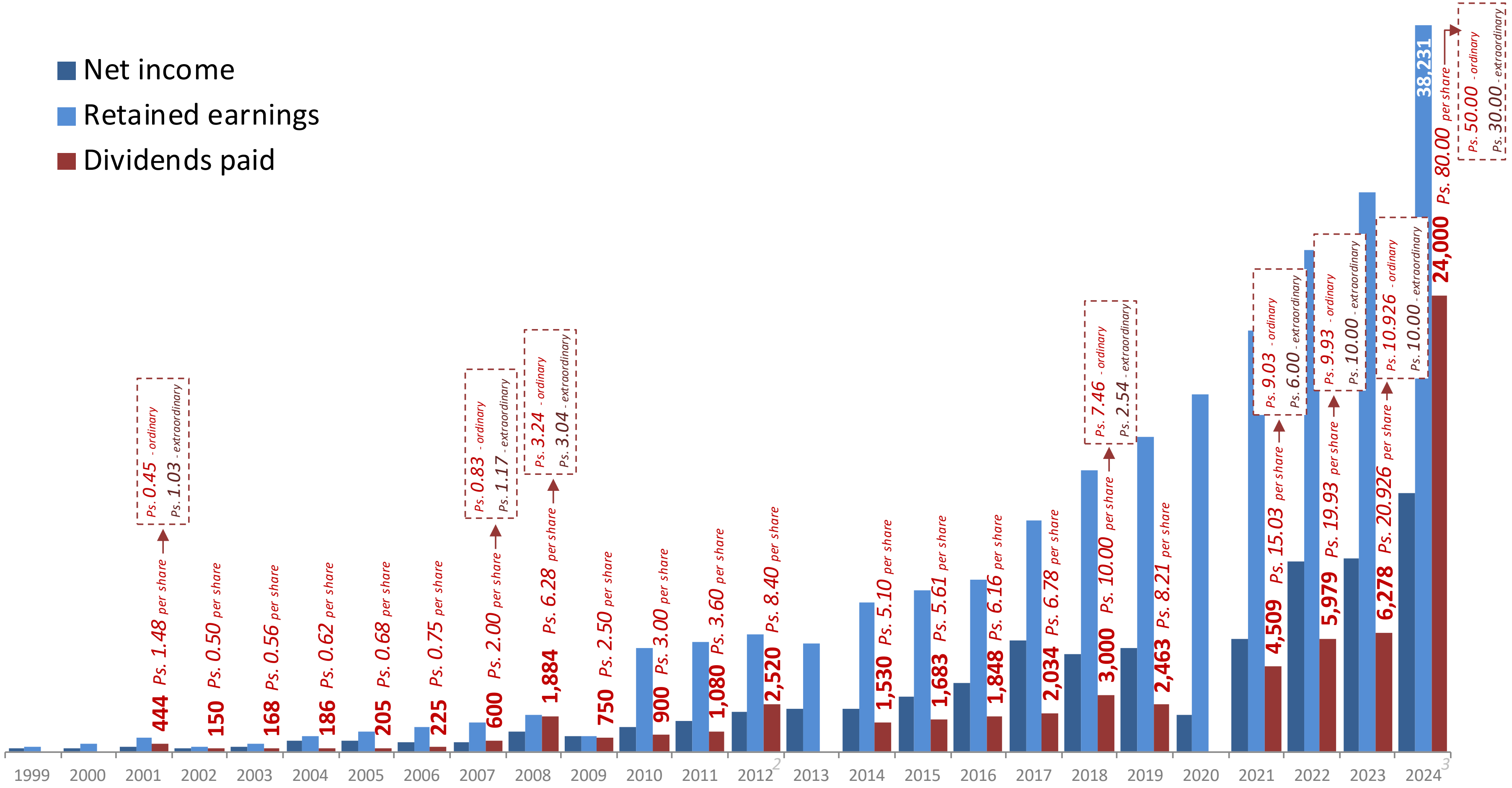
Dividends evolution 1999 - 2024

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 $50 pesos per share paid in May 2025 and Extraordinary $30.00 pesos per share to be paid in two installments of $15.00 per share each in September 2025 (paid) and November 2025, net dividend approved by the Annual General Shareholders Meeting held on April 23rd, 2025. Otherwise stated, figures from operations in Puerto Rico and Colombia are excluded.

Robust Corporate Governance and Board of Directors

High Corporate Governance Standards

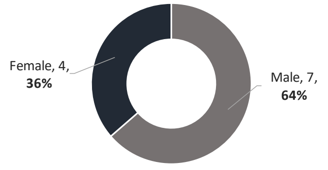
- Sarbanes-Oxley compliant
- 5 committees led by board members
- Audit committee comprised of 3 independent members of the board of directors

Board of Directors Statistics

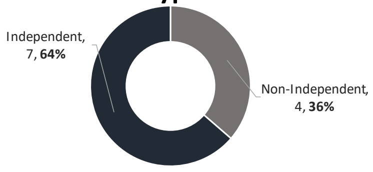
2024 Attendance *	95%
Average Age **	61.1 years

* % attendance to sessions of the Board of Directors during the year 2024, excluding Ricardo Guajardo Touché and Isabel Prieto Prieto; ** Average age calculated as of March 2025, including Isabel Prieto Prieto.

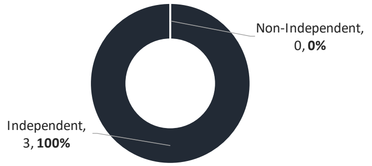
Gender



Type



Audit Committee



Seven out of eleven board members are INDEPENDENT (64%)

Type	Board Member	Gender	Age	Member Since	Audit Committee	Operations Committee	Nom & Comp. Committee	Acquisitions & C. Committee	Sustainability Committee
NON-INDEPENDENT [1]	**FERNANDO CHICO PARDO** CHAIRMAN OF THE BOARD OF DIRECTORS	M	73	2005		X	X	President	
NON-INDEPENDENT [1]	**JOSÉ ANTONIO PÉREZ ANTÓN**	M	52	2012		X	X		
NON-INDEPENDENT [1]	**PABLO CHICO HERNÁNDEZ**	M	40	2021		X			
NON-INDEPENDENT [1]	**AURELIO PÉREZ ALONSO**	M	53	2012				X	
INDEPENDENT	**DIANA M. CHÁVEZ VARELA** Specialized in ESG & International Relations	F	53	2021					President
INDEPENDENT	**RASMUS CHRISTIANSEN** Specialized in Airport Operations	M	73	2007		X		X	
INDEPENDENT	**BÁRBARA GARZA LAGÜERA G.** Specialized in Commercial Operations	F	65	2020			President		
INDEPENDENT	**FRANCISCO GARZA ZAMBRANO** Specialized in Infrastructure Construction Sector	M	69	2001	X	President			
INDEPENDENT	**GUILLERMO ORTIZ MARTÍNEZ** Specialized in Economics & Financial Expert	M	76	2010	President				
INDEPENDENT	**ISABEL PRIETO PRIETO** Specialized in Finance & Education	F	58	2025	X				
INDEPENDENT	**HELIANE MARIE LUISE STEDEN** Specialized in U.S. Regulatory Framework	F	60	2021					

[1] For each 10% (ten percent) of Series "B" shares of the capital stock owned, every shareholder or group of shareholders may appoint, in accordance with Article 144 of the General Law of Business Entities, one member of the Board of Directors. The shareholders of Series "BB" shares will have the right to appoint 2 (two) members and their respective alternates in accordance with the provisions of Article Six ASUR's bylaws.

ASUR
AEROPUERTOS DEL SURESTE

ASR LISTED NYSE 25 years

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

ASUR: International Presence

United States, Puerto Rico & Colombia

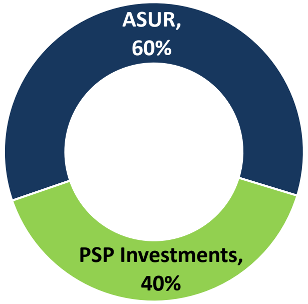
AEROSTAR AIRPORT HOLDINGS LLC

AIRPORT OPERATION

Country: **Puerto Rico (US)**

Start of Operations: **Feb 27th, 2013**

Ownership:



Airports:

- **SJU:** Luis Muñoz Marin **(SAN JUAN)**

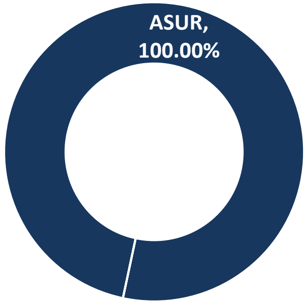
airplan OPERADORA DE AEROPUERTOS CENTRO NORTE

AIRPORT OPERATION

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)**

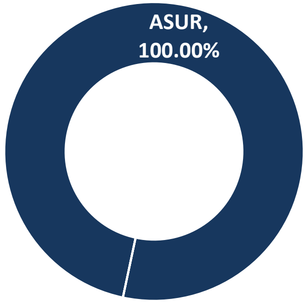
ASUR AIRPORTS

SELECT COMMERCIAL OPERATION

Country: **United States**

Start of Operations: **Jul 30th, 2025**

Ownership:



Airports:

- **LAX:** Los Angeles LAX – 6 Terminals
- **JFK:** New York JFK – 2 Terminals
- **ORD:** Chicago O'Hare – 1 Terminal

Aerostar: Overview

12 years of successful operation in San Juan, Puerto Rico

AEROSTAR
AIRPORT HOLDINGS LLC

2013 - 2018
ANNIVERSARY
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.

Aerostar: Passenger Traffic Information

Total Passenger Traffic 2024:
13.2M

AEROSTAR AIRPORT HOLDINGS LLC

- 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.

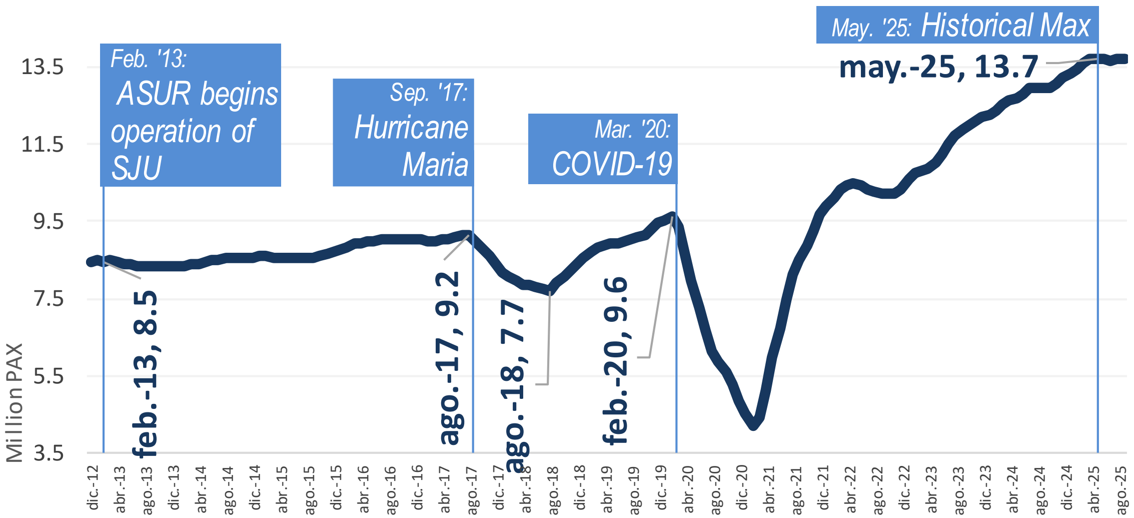
Summary of Passenger Traffic

	Annual 2023	Annual 2024	% Change
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 - Sep 2024	Jan - Sep 2025	% Change
Total PAX	**10.0**	**10.5**	4.9
Domestic PAX	8.9	9.2	3.7
International PAX	1.2	1.3	14.4

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

Aerostar: Financial Information 6M 2025 (Puerto Rico)

Aerostar Total Revenues for 6M'25:

$2,446,973

(thousands of Mexican pesos, excluding Construction Revenues)

AEROSTAR AIRPORT HOLDINGS LLC

Commercial Revenues per Passenger for 6M'25:

$169.7

(Mexican pesos per passenger)

AEROSTAR: Main Financial Data

	6 months		% Change
	2024 Consolidated	2025 Consolidated	
TOTAL Passengers *(thousand)*	6,731	7,189	6.8
Total Revenues	2,216,162	2,676,538	**20.8**
Aeronautical	1,020,895	1,221,669	19.7
Non-Aeronautical	978,290	1,225,304	25.2
- Commercial Revenues	*973,438*	*1,220,145*	*25.3*
- Commercial revenues per PAX	*144.6*	*169.7*	*17.4*
Construction Revenues	216,977	229,565	5.8
Total Revenues w/o Construction Revenues	1,999,185	2,446,973	**22.4**
Operating Costs and Expenses *(exc. Construct. Costs)*	1,257,462	1,533,046	**21.9**
Comprehensive Financing Result (Cost)	(197,629)	(245,249)	24.1
EBITDA	1,069,990	1,307,344	**22.2**
Adjusted EBITDA Margin *	53.5%	53.4%	(9 bps)
Commercial Revenues breakdown - TOTAL	*973,438*	*1,220,145*	***25.3***
Direct Commercial Operation (DCO)	*218,049*	*268,590*	*23.2*
without DCO	*755,389*	*951,555*	*26.0*
Commercial Revenues breakdown - PER PASSENGER	*144.6*	*169.7*	***17.4***
Direct Commercial Operation (DCO)	*32.4*	*37.4*	*15.3*
without DCO	*112.2*	*132.3*	*17.9*

Thousand of Mexican Pesos (except of Per Passenger figures) at an avg. Exch. rate of 19.9647 for 6M25

* 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

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 compare Aerostar's independent results for the 6-month period ended June 30, 2024 and 2025

Airplan: Overview

Oct 19, 2017: ASUR begins the operation of Airplan

airplan OPERADORA DE AEROPUERTOS CENTRO NORTE

- 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%.

Airplan: Passenger Traffic Information

Total Passenger Traffic 2024:
16.7M

airplan OPERADORA DE AEROPUERTOS CENTRO NORTE

- 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

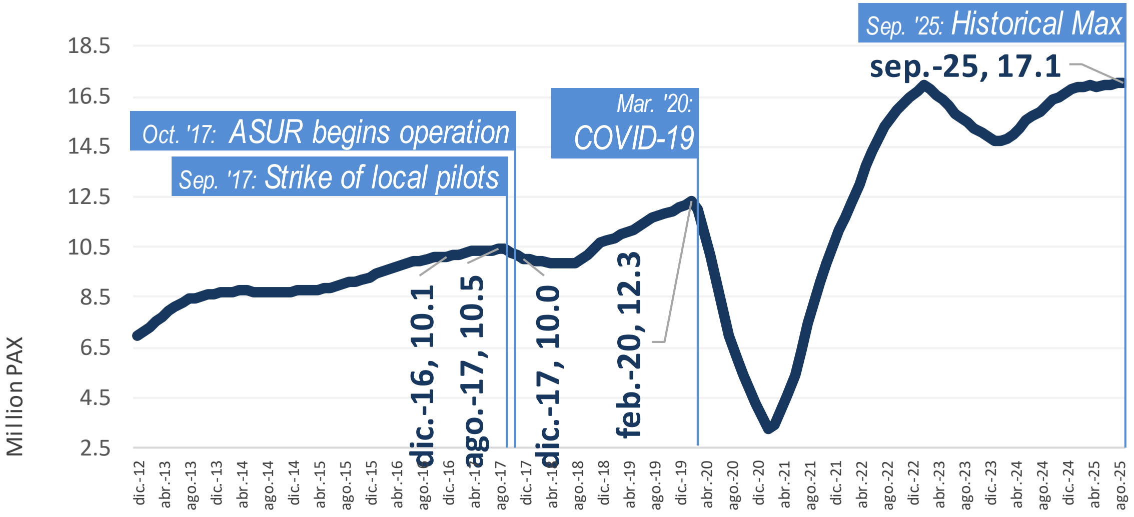
Summary of Passenger Traffic

	Annual 2023	Annual 2024	% Change
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 - Sep 2024	Jan - Sep 2025	% Change
Total PAX	**12.2**	**12.6**	3.4
Domestic PAX	9.6	9.6	0.8
International PAX	2.7	3.0	12.6

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

Airplan: Financial Information 6M 2025 (Colombia)

Airplan Total Revenues for 6M’25:

$1,892,570

(thousands of Mexican pesos, excluding Construction Revenues)

airplan OPERADORA DE AEROPUERTOS CENTRO NORTE

Commercial Revenues per Passenger for 6M’25:

$61.0

(Mexican pesos per passenger)

AIRPLAN: Main Financial Data

	6 months		% Change
	2024 Consolidated	2025 Consolidated	
TOTAL Passengers *(thousand)*	8,104	8,467	4.5
Total Revenues	1,537,977	1,899,464	**23.5**
Aeronautical	1,137,429	1,376,195	21.0
Non-Aeronautical	395,484	516,375	30.6
- Commercial Revenues	*394,514*	*516,143*	*30.8*
*- Commercial revenues per PAX **	*48.7*	*61.0*	*25.3*
Construction Revenues	5,064	6,894	36.1
Total Revenues w/o Construction Revenues	1,532,913	1,892,570	**23.5**
Operating Costs and Expenses *(exc. Construct. Costs)*	817,580	989,358	**21.0**
Comprehensive Financing Result (Cost)	204,354	87,566	(57.1)
EBITDA	913,962	1,118,290	**22.4**
Adjusted EBITDA Margin **	59.6%	59.1%	(53 bps)

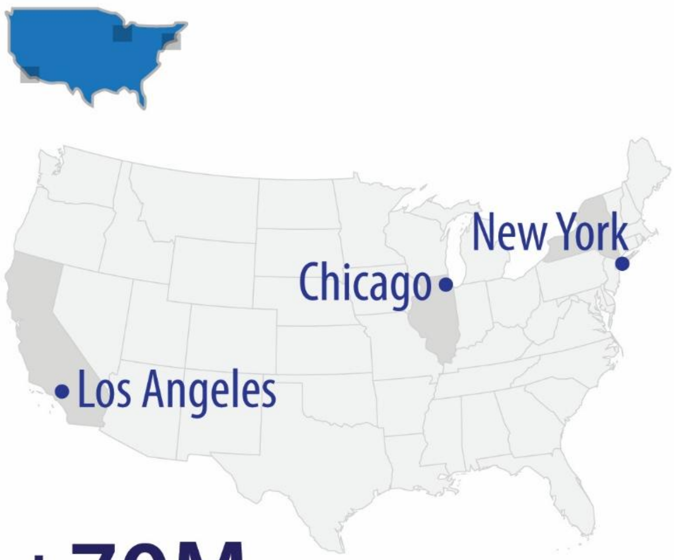
Thousands of Mexican pesos (except of Per Passenger figures) at an average exchange rate of 209.9944 COP / MXP for 6M25
* For the purpose of calculation, 200.5 y 281.3 thousand transit and general aviation PAX are included in 6M24 and 6M25.
** Adjusted EBITDA Margin excludes the effect of IFRIC 12 with respect to the construction of or improvements to concessioned assets, and is calculated by dividing EBITDA by total revenues less construction services revenues
Figures compare Airplan’s independent results for the 6-month period ended June 30, 2024 and 2025

ASUR Airports: Overview

ASUR Airports manages select commercial programs at US airports with +70M annual customers

ASUR AIRPORTS

United States



+70M customers

3 AIRPORTS	9 TERMINALS
LAX	1, 2, 3, 6, Tom Bradley International Terminal, and Bradley West Gates
John F. Kennedy International Airport	The New Terminal One Terminal 8
O'HARE INTERNATIONAL AIRPORT	Terminal 5

- Jul 30th, 2025:
  ASUR US Commercial Airports, LLC entered into a purchase agreement with URW's wholly-owned subsidiary Westfield Development, Inc. to acquire all of the issued and outstanding equity interest of URW Airports, LLC for an enterprise value of $295M USD.
- The acquired business manages select commercial programs at US airports:
  - LAX (Los Angeles)
  - JFK (New York)
  - ORD (Chicago)
- The acquisition represents ASUR's strategic expansion into the U.S. airport retail concessions market