ACOSTAVERDE

Consolidated Results for the Second Quarter

2026

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ACOSTA VERDE ANNOUNCES CONSOLIDATED RESULTS FOR THE SECOND QUARTER OF 2026

San Pedro Garza García, Mexico, July 31st, 2026 – ACOSTA VERDE S.A.B. de C.V. (“Acosta Verde,” "AV" or "the Company") (BMV: GAV), a company focused on the development, management, and operation of shopping centers in Mexico, today announces the results for the Second Quarter of 2026 ("2Q26").

The financial statements have been prepared in accordance with the International Financial Reporting Standards (“IFRS”) and are expressed in thousands of Mexican Pesos (Ps. and/or “$”). The financial results of AV described in this report are unaudited; therefore, the figures mentioned throughout this report may be subject to future adjustments.

Key Highlights:

Operational

- At the end of 2Q26, Acosta Verde operated 18 shopping centers totaling 468,953 sqm of Gross Leasable Area (GLA). The shopping centers reported an occupancy rate of 95.3%, a decrease of 0.4 percentage points compared to 95.7% at the end of 2Q25.

- As of June 30, 2026, total foot traffic reached approximately 26.3 million visits during the quarter. In the first six months of the year, foot traffic in the total portfolio decreased by 5% compared to the same period in 2025.

- During 2Q26, approximately 6.6 million vehicles were recorded in parking facilities, representing a 1% increase compared to the 6.5 million vehicles registered in 2Q25. On a cumulative basis, vehicle traffic reached 12.4 million, 3% higher than the number recorded during the first six months of 2025.

- In the second quarter of 2026, collections reached an efficiency of 100% relative to the quarterly invoice. For the first six months of 2026, collection efficiency remained at 100%.

- In the ESG sphere, we highlighted environmental progress through the final phase of the second stage of the solar panel installation project across five Plazas Sendero, as well as the launch of a third stage at two additional shopping centers. This initiative will help increase the use of renewable energy across our portfolio and reduce the greenhouse gas emissions associated with our operations. We also strengthened our governance practices through initiatives focused on integrity, compliance, and the responsible adoption of new technologies, including the successful implementation of our first Artificial Intelligence Week and the communication of our AI Policy.

Financial

- Lease income during 2Q26 amounted to Ps. 436,887, reflecting a 5% growth compared to 2Q25. For the first six months lease income amounted to Ps. 868,580, reflecting a 5% growth compared to the same period of 2025.

- In terms of profitability, operating EBITDA reached Ps. 373,668 for the quarter, up 10% versus the same period of the prior year. On a year-to-date basis, operating EBITDA reached Ps. 713,209, with an 11% growth, and 5 p.p. margin.

- Cashflow-based NOI increased 4% in the second quarter, reaching Ps. 394,537, compared to Ps. 380,198 in 2Q25. On a year-to-date basis, Cashflow-based NOI was Ps. 784,275, representing a 4% year-over-year increase. The NOI margin remained stable at 89% in both periods

CEO's Comments

Dear Investors:

I am pleased to greet you and welcome you to the presentation of our second quarter 2026 results.

During the quarter, we held a variety of activities and events aimed at increasing foot traffic across our shopping centers. We celebrated Children's Day with our SendeKids event, featuring live musical performances with children's characters, welcome kits, and raffles for video game consoles. To help our visitors make the most of the excitement surrounding the FIFA World Cup in our country, we also organized interactive activities and promotional activations, where participants had the opportunity to win double passes to official matches, along with other promotional items.

Next, I will present the Company's key financial results for the 2Q 2026, along with a comparison to the same period in 2025:

- NOI reached MXN 395 million, representing a 4% increase compared to 2Q25. On the YTD of 2026, NOI totaled MXN 784 million, representing a 4% increase compared to the same period in 2025.
- Total revenue reached MXN 457 million, representing a 5% increase compared to 2025. On the YTD of 2026, total revenue amounted to MXN 909 million, representing a 5% increase versus 6M25.
- Operating EBITDA totaled MXN 374 million, a 10% increase 2Q25. The 6M26 accumulated figure was MXN 713 million, representing an 11% increase compared to the same period in 2025.
- Footfall during 2Q26 was 26.3 million visitors, 3% lower compared to 2025. For the first six months of 2026 footfall was 49.4 million, representing a decrease of 5% to the same period of 2025.
- The occupancy rate of the total portfolio was 95.3%, 0.4 p.p. below the same period in 2025.

Regarding sustainability, we advanced the energy transition of our assets through the final phase of the second stage of the photovoltaic solar panel installation project across five Plazas Sendero, while also launching a third stage at two additional shopping centers. This initiative will enhance the operational efficiency of our assets and contribute to reducing of CO_2e emissions through the use of renewable energy.

In social matters, we promoted the development and well-being of our female employees through the evaluation of training initiatives focused on critical capabilities and leadership development. In addition, we conducted the NOM-035-STPS psychosocial risk assessment survey to identify opportunities for improving the workplace environment and to strengthen a safe, inclusive, and well-being-oriented organizational culture.

Regarding governance, we published our Third Annual Integrated Report, a key tool for transparently and systematically communicating our performance, as well as the progress and commitments that drive our ESG strategy. We also promoted the responsible adoption of new technologies through the organization of Artificial Intelligence Week and the dissemination of our Artificial Intelligence Policy.

This year, we will continue working on various strategies aimed at improving the performance of all our areas, maintaining our vision of creating value for our shareholders. I remain deeply grateful for your continued trust in Acosta Verde.

The transaction to acquire the remaining ownership interest in six of our shopping centers was executed, which remains subject to CNA approval.

As of the issuance date of this report, the payment of MXN 300 million in dividends, payable during the month of August, has already been approved.

I would like to reiterate my appreciation for your trust and confidence
Sincerely,
Carlos Ruiz Santos
Chief Executive Officer

Acosta Verde Business

Acosta Verde was founded in 1970 by the Architect Jesús Acosta Verde. Acosta Verde is a Mexican company, a pioneer in necessity-based shopping center developments in Mexico, with a solid track record in the planning, development, leasing, management, and operation of community shopping centers in the country. In 2002, Acosta Verde created the Sendero shopping center concept and brand, through which the Company has developed a successful track record in terms of occupancy levels and high traffic of visitors in its necessity-based shopping centers. Plaza Sendero is recognized for its primary focus on satisfying the basic commercial needs of the community.

Since Acosta Verde developed its first Sendero shopping center, the business strategy has focused mainly on serving the middle and lower middle-class population in Mexico, since they are the fastest growing segments and comprise a significant percentage of the total population in the country, offering considerable potential consumers. Likewise, Acosta Verde seeks to offer this population high-quality shopping centers where they can make their daily purchases and meet all their consumer needs thanks to the tenant mix offered by each Sendero.

In the Sendero business model, the hypermarket anchor store plays a key role in the success of the properties since it provides consistent visitor traffic and satisfies the basic consumer needs of the population. Thanks to the experience acquired by Acosta Verde throughout its track record in the development and management of shopping centers, the Plaza Sendero brand has been able to position itself among the main shopping center operators in Mexico, having developed solid relationships with the main national chains. Since inception, Acosta Verde has developed a total of 45 properties, including Sendero Ensenada Shopping center inaugurated in April 2024 in Ensenada, Baja California.

Limitation of Liability

This report may contain certain future statements or subjective analysis, as well as statements that may involve risks and uncertainties. Future estimates are made in good faith, and many material factors could cause our actual results, performance, or achievements to differ materially from those expressed or implied in our future estimations. Acosta Verde does not assume any obligation to update future estimations to reflect actual results, subsequent events or circumstances or other changes that affect the information expressed in future estimations. The activities carried out by the management team of Acosta Verde involve risks and uncertainties that could change depending on several factors that are beyond the control of Acosta Verde. Certain information in this document is based on forecasts by the management team and reflects prevailing market conditions, all of which are subject to change. No statement regarding past trends or activities should be construed as a statement that such trends or activities will continue to occur in the future. This report, nor its content, constitutes the support of a contract or a binding commitment of any nature.

Summary of the Principal Financial and Operational Indicators

Financial Indicators

The following tables present a summary of the key financial indicators for 2Q26 and 2Q25, 6M26 and 6M25:

Financial Metrics[1] (Thousands of pesos)	2Q26	2Q25	Var. %	6M26	6M25	Var. %
NOI	394,537	380,198	4%	784,275	755,419	4%
NOI Margin	89%	89%	-	89%	89%	-
Operating EBITDA	373,668	340,694	10%	713,209	641,258	11%
Operating EBITDA Margin	80%	76%	4 p.p.	77%	72%	5 p.p.
Financial Debt	3,950,475	4,279,789	(8%)	3,950,475	4,279,789	(8%)
LTV	14%	11%	3 p.p.	14%	11%	3 p.p.

Income Statement (Thousands of pesos)	2Q26	2Q25	Var. %	6M26	6M25	Var. %
Total revenue	457,291	436,591	5%	908,994	868,792	5%
Total operating expenses	(96,302)	(117,841)	(18%)	(225,532)	(286,513)	(21%)
Operating income (loss)	556,216	495,461	12%	1,064,218	944,668	13%
Operating income (loss) before valuation of investment properties and properties	363,216	319,261	14%	688,018	579,249	19%
Operating margin	79%	73%	6 p.p.	76%	67%	9 p.p.
Comprehensive income (loss) of the period	313,179	234,334	34%	667,879	531,105	26%

Operating Indicators

Operating Indicators	2Q26	2Q25	Var. %	6M26	6M25	Var. %
Number of Operating Properties [2]	18	18	0%	18	18	0%
Gross Leasable Area (GLA) sqm [3]	468,953	468,104	0%	468,953	468,104	0%
Total Occupancy Rate (%) [4]	95.3%	95.7%	(0.4) p.p.	95.7%	95.7%	(0.4) p.p.
Total Visitor Traffic (millions) [4]	26.3	27.1	(3%)	49.4	51.7	(5%)

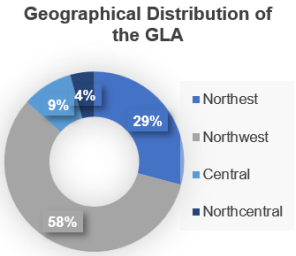
[1] The metrics and adjustments are not defined by IFRS, so, they do not represent a financial analysis of the results in accordance with IFRS and are shown only to measure the operating performance of the Company.
[2] Additionally, AV manages three shopping centers for third parties.
[3] Includes 100% of the GLA of the shopping centers.
[4] Considering the total portfolio

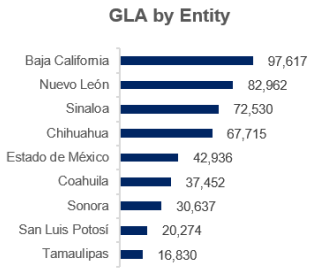
Operating Portfolio

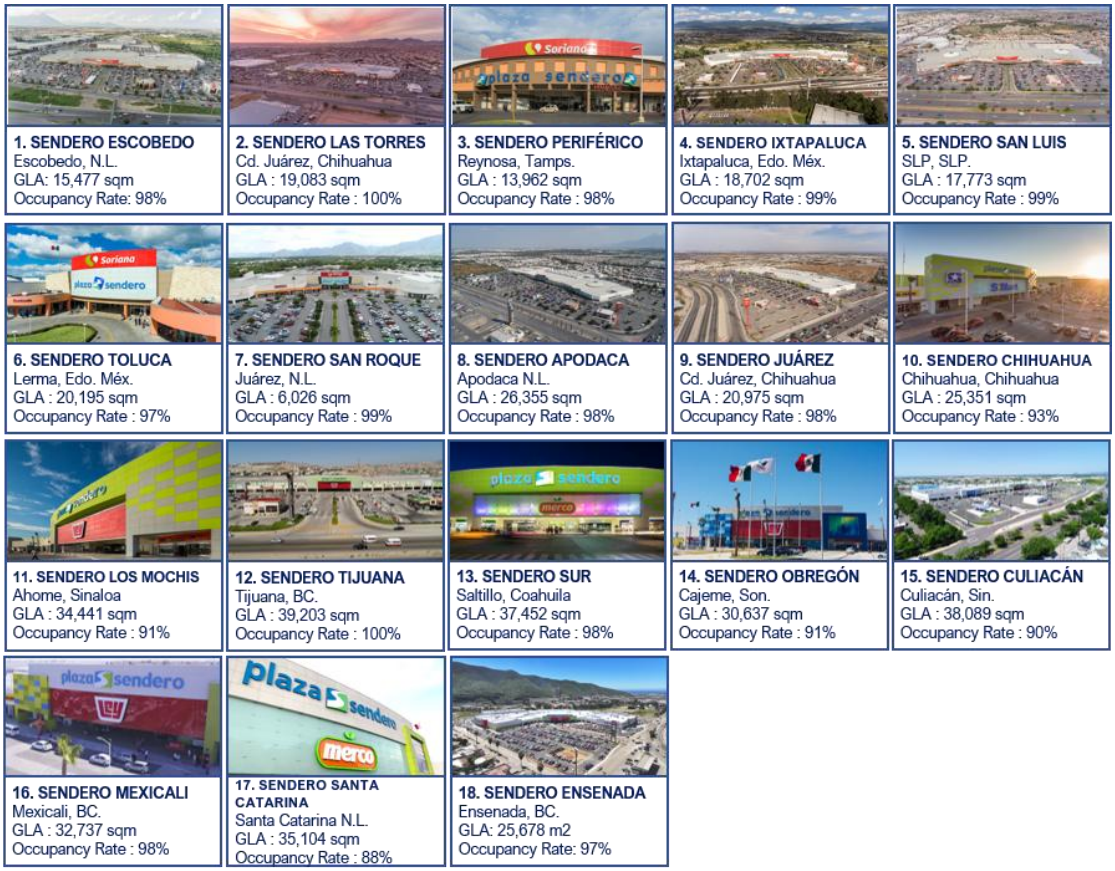
Geographical Distribution of the Operating Portfolio

At the end of 2Q26, Acosta Verde's portfolio consisted of 18 shopping centers (*community centers*) located across nine states, primarily in Mexico's northern and central regions. These community centers reported an average occupancy rate of 95.3% by the end of the quarter.

Within the portfolio, there are 11,713 m2 of GLA from F2715 sub-anchor stores, composed of eight commercial spaces acquired in 2017. These stores are located within five shopping centers: Sendero Las Torres, Sendero Periférico, Sendero Ixtapaluca, Sendero San Luis, and Sendero Toluca.







Operating Properties

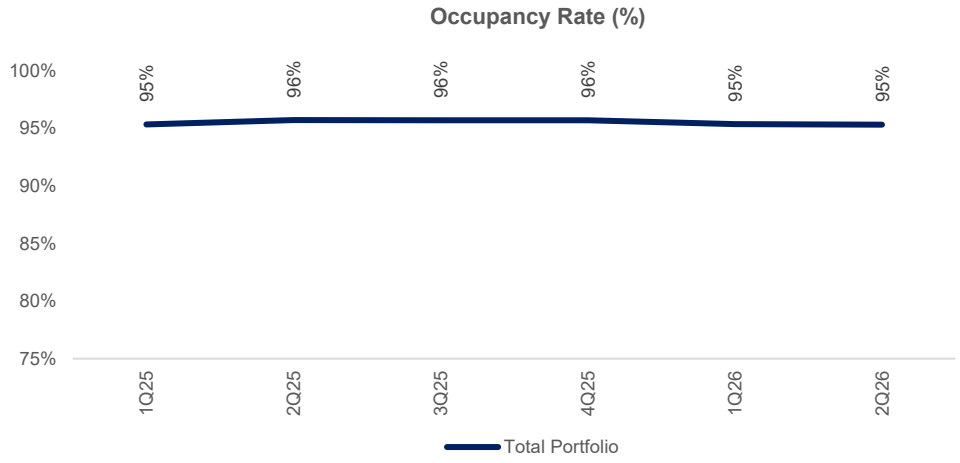
Acosta Verde´s portfolio is composed of 18 shopping centers located in nine states of Mexico, a total of 468,953 sqm, with an occupancy rate of 95.3% of the GLA at the end of 2Q26. In this quarter, the total portfolio registered approximately 26.3 million visitors.

The table below includes information regarding the operating properties as of June 30, 2026.

Operating Portfolio[4]	Shopping Center Format	Location	Opening Year	GLA (sqm)	Occupancy	Main Anchors
Sendero Escobedo	Community Center	Escobedo, N.L.	2002	15,477	98%	Soriana, Cinépolis
Sendero Las Torres	Community Center	Cd. Juárez, Chih.	2003	19,083	100%	Soriana, Cinépolis
Sendero Periférico	Community Center	Reynosa, Tamps.	2004	13,962	98%	Soriana, Cinépolis
Sendero Ixtapaluca	Community Center	Ixtapaluca, Edo. Mex.	2005	18,702	99%	Soriana, Cinépolis
Sendero San Luis	Community Center	San Luis Potosí, SLP.	2006	17,773	99%	Soriana, Cinépolis
Sendero Toluca	Community Center	Lerma, Edo. Mex.	2006	20,195	97%	Soriana, Cinépolis
Sendero San Roque	Community Center	Juárez, N.L.	2006	6,026	99%	Soriana, Cinépolis
Sendero Apodaca	Community Center	Apodaca, N.L.	2008	26,355	98%	Soriana, Cinépolis
Sendero Juárez	Community Center	Cd. Juárez, Chih.	2008	20,975	98%	Soriana, Cinépolis
F2715 Sub-anchor stores[5]		Chih. Mex, Tamps, SLP	-	11,713	100%	
Sendero Chihuahua	Community Center	Chihuahua, Chih.	2016	25,351	93%	Smart, Cinépolis
Sendero Los Mochis	Community Center	Ahome, Sin.	2016	34,441	91%	Casa Ley, Cinépolis
Sendero Tijuana	Community Center	Tijuana, BC	2016	39,203	100%	Casa Ley, Cinépolis
Sendero Sur	Community Center	Saltillo, Coah.	2017	37,452	98%	Merco, Cinépolis
Sendero Obregón	Community Center	Cajeme, Son.	2017	30,637	91%	Casa Ley, Cinépolis
Sendero Culiacán	Community Center	Culiacán, Sin.	2018	38,089	90%	Casa Ley, Cinépolis
Sendero Mexicali	Community Center	Mexicali, BC	2018	32,737	98%	Casa Ley, Cinépolis
Sendero Santa Catarina	Community Center	Santa Catarina, N.L.	2021	35,104	88%	Merco, Cinépolis
Sendero Ensenada	Community Center	Ensenada, BC	2024	25,678	97%	Casa Ley, Cinépolis
Total Operating Portfolio				**468,953**	**95.3%**	

Occupancy

At the end of 2Q26, the occupancy rate of the total portfolio was 95.3% compared to 95.7% in 2Q25.



[4] The information of the following shopping centers is presented including participation of minorities, AV´s ownership is: Chihuahua 56.9%, Los Mochis 56.9%, Tijuana 75.6%, Sur 75.6%, Obregón 75.6%, Culiacán 75.3%, Mexicali 100%, Santa Catarina 40%, Ensenada 100%, and CIB 2715 Trust 50%.
[5] Sub-anchors located in 5 Sendero Shopping Centers.

Net Operating Income

The revenue of the portfolio corresponds to Fixed Rent, Variable Rent (% of tenant sales), Common Areas (parking, advertising, rent of common areas) and Key Money.

Revenue breakdown information presented below is on a cash basis

Revenue Breakdown [7] (In thousands of pesos)	2Q26	2Q25	Var. %	6M26	6M25	Var. %
Fixed Rent	358,499	344,782	4%	712,657	681,641	5%
Variable Rent	27,496	28,304	(3%)	65,568	66,881	(2%)
Common Areas	51,863	47,400	9%	93,611	87,223	7%
Key Money	4,847	5,584	(13%)	8,072	11,074	(27%)
Total Revenue	**442,705**	**426,070**	**4%**	**879,908**	**846,818**	**4%**

The following table presents the financial results of the portfolio on a cash flow basis as of 2Q26 and 2Q25:

	Total Revenue [6]			NOI [6]		
(In thousands of pesos)	2Q26	2Q25	Var. %	2Q26	2Q25	Var. %
Sendero Escobedo	21,983	21,211	4%	20,034	19,383	3%
Sendero Las Torres	27,348	26,565	3%	25,631	25,018	2%
Sendero Periférico	18,376	17,505	5%	17,526	16,726	5%
Sendero Ixtapaluca	29,575	25,892	14%	27,743	24,202	15%
Sendero San Luis	33,221	29,882	11%	31,114	27,993	11%
Sendero Toluca	35,309	34,203	3%	32,748	31,748	3%
Sendero San Roque	3,776	3,171	19%	2,853	2,325	23%
Sendero Apodaca	36,072	35,610	1%	28,765	28,261	2%
Sendero Juárez	19,830	18,902	5%	17,566	16,856	4%
F2715 Sub-anchor stores	9,079	9,040	0%	8,685	8,545	2%
Sendero Chihuahua	20,627	18,567	11%	17,623	15,629	13%
Sendero Los Mochis	23,318	23,865	(2%)	20,695	21,385	(3%)
Sendero Tijuana	37,285	36,617	2%	34,396	33,925	1%
Sendero Sur	23,336	21,034	11%	21,288	18,740	14%
Sendero Obregón	13,813	15,999	(14%)	11,058	13,524	(18%)
Sendero Culiacán	19,312	21,360	(10%)	15,236	17,590	(13%)
Sendero Mexicali	25,873	24,938	4%	22,541	21,944	3%
Sendero Santa Catarina	23,718	21,834	9%	20,779	18,659	11%
Sendero Ensenada	20,853	19,874	5%	18,257	17,746	3%
Total Operating Portfolio	**442,705**	**426,070**	**4%**	**394,537**	**380,198**	**4%**
Total NOI Margin				89%	89%	-

[6] The information is displayed on Cash Flow Basis and not on an Accrual Basis. Additionally, due to rounding issues, the sum of the partials may not add up to the total. It includes 100% of the income of the joint venture between AV and CIB 2715 Trust, which are not consolidated in AV. The information of the following shopping centers is presented including minority interests, AV´ holds the following ownership percentage: Chihuahua 56.9%, Los Mochis 56.9%, Tijuana 75.6%, Sur 75.6%, Obregón 75.6%, Culiacán 75.3%, Mexicali 100%, Santa Catarina 40%, Ensenada 100%, and CIB 2715 Trust 50%.

The following table presents the financial results of the portfolio on a cash flow basis as of June 30, 2026 and 2025.

	Total Revenue [7]			NOI [6]		
(In thousands of pesos)	6M26	6M25	Var. %	6M26	6M25	Var. %
Sendero Escobedo	42,775	40,446	6%	38,886	36,803	6%
Sendero Las Torres	56,166	54,371	3%	52,680	51,163	3%
Sendero Periférico	38,812	37,968	2%	37,046	36,267	2%
Sendero Ixtapaluca	57,318	52,842	8%	53,674	49,377	9%
Sendero San Luis	62,590	57,206	9%	58,458	53,455	9%
Sendero Toluca	70,063	67,490	4%	64,996	62,501	4%
Sendero San Roque	6,348	5,290	20%	4,526	3,601	26%
Sendero Apodaca	72,487	71,552	1%	57,832	56,797	2%
Sendero Juárez	39,443	37,806	4%	34,975	33,736	4%
F2715 Sub-anchor stores	22,095	21,479	3%	21,499	20,490	5%
Sendero Chihuahua	40,054	36,529	10%	34,108	30,682	11%
Sendero Los Mochis	46,485	46,510	(0%)	41,226	41,562	(1%)
Sendero Tijuana	72,040	72,445	(1%)	66,402	67,342	(1%)
Sendero Sur	47,213	42,314	12%	42,987	37,582	14%
Sendero Obregón	29,167	32,377	(10%)	23,800	27,614	(14%)
Sendero Culiacán	38,929	41,520	(6%)	30,937	34,198	(10%)
Sendero Mexicali	51,375	47,905	7%	44,777	41,986	7%
Sendero Santa Catarina	46,012	42,041	9%	40,012	35,744	12%
Sendero Ensenada	40,536	38,727	5%	35,455	34,518	3%
Total Operating Portfolio	**879,908**	**846,818**	**4%**	**784,275**	**755,419**	**4%**
Total NOI Margin				89%	89%	-

Tenants Overview

Plaza Sendero has a proven necessity-based shopping center model (layout and operation), focused on essential needs, where the anchor stores and tenant mix play an important role in the performance of the shopping center. Approximately 50% of the GLA of each shopping center is leased to national chains that have been participating in each project of Acosta Verde. This helps new developments achieve the high occupancy rate goal since their openings.

At the end of 2Q26, the portfolio properties held a total of approximately 1,946 lease agreements, with an important diversified tenant mix and geographic locations, which ensures the primary focus on satisfying the main consumption, convenience, services, and needs of our visitors. Likewise, there are approximately 493 lease agreements for spaces in common areas, which generate part of the Company´s operating income.

The next table shows the distribution of lease agreements by tenant category as a percentage of GLA and fixed rent.

[7] *The information is displayed on Cash Flow Basis and not on an Accrual Basis. Additionally, due to rounding issues, the sum of the partials may not add up to the total. It includes 100% of the income of the joint venture between AV and CIB 2715 Trust, which are not consolidated in AV. The information of the following shopping centers is presented including minority interests, AV´ holds the following ownership percentage: Chihuahua 56.9%, Los Mochis 56.9%, Tijuana 75.6%, Sur 75.6%, Obregón 75.6%, Culiacán 75.3%, Mexicali 100%, Santa Catarina 40%, Ensenada 100%, and CIB 2715 Trust 50%.*

Fixed Rent Distribution by Tenant Category	% Fixed Rent	% GLA
Food and Beverage	18%	11%
Clothing and Footwear	16%	12%
Entertainment	16%	21%
Specialized Items	9%	7%
Departmental Stores	9%	18%
Telephony	5%	2%
Accessories	4%	2%
Supermarkets	4%	12%
Banks	3%	2%
Furniture	2%	3%
Financial Services	1%	1%
Other	12%	9%

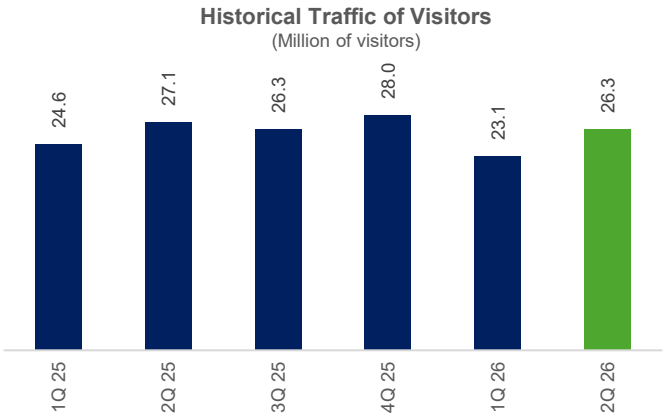
The following table shows the top ten tenants in the portfolio in terms of GLA.

GLA Breakdown			
Top 10 Tenants	Number of leases	GLA (sqm)	% of total GLA
cinépolis	17	71,584	16%
Casa Ley	6	39,417	9%
Coppel	17	26,362	6%
Del Sol / Woolworth	10	19,286	4%
Suburbia	3	19,029	4%
merco	2	11,408	3%
Cuidado con el Perro	9	10,232	2%
Promoda	5	8,589	2%
Ultra Gym	6	7,216	2%
Circus Park	8	6,372	1%
Total	**83**	**219,494**	**49%**

Visitor Traffic

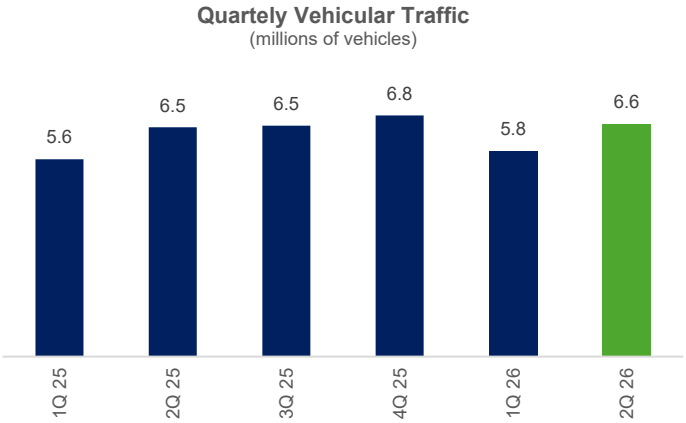
During 2Q26, the properties' foot traffic was approximately 26.3 million visitors. The quarterly traffic of the total portfolio was 3% below the same quarter in 2025.

Accumulated foot traffic across the properties reached 49.4 million visitors during the first six months of 2026, a decrease of 5% compared with same period 2025.



At the end of 2Q26, the parking lots had traffic of approximately 6.6 million vehicles, a 1% increase compared to 2Q25 when 6.5 million vehicles were registered (this only considers the portfolio of shopping centers that have a parking fee).

In the accumulated, during the six-month period of 2026, 12.4 million vehicles entered Plaza Sendero parking lots, a figure 3% above the same period 2025.



Renewal Agreements and Lease Spread

At the end of 2Q26, the renewal of 8,606 sqm of GLA within the portfolio was carried out, representing 76 updated lease contracts. During this period, the Lease Spread (an indicator that reflects the variation between the average rent of GLA for new contracts compared to the average rent that expired for the same GLA) in 2Q26 was 6.3%, based on the comparison of 11,442 sqm replaced and renewed during the quarter.

Our accumulated spread for the six-month period of 2026 was 7.0% based on 21,340 sqm replaced and renewed.

Maturity of Lease Agreements

The following table includes information regarding the expiration of lease agreements as of June 30, 2026. Please note that the highest percentage of GLA has a long horizon towards expiration (2030 and beyond).

Year	Number of Leases to Expire	GLA of Leases to Expire (sqm)	% of GLA that Expires	Fixed Rent that Expires	% of Fixed Rent that Expires
2026	304	52,963	12%	16,913,627	14%
2027	649	79,812	18%	31,618,674	26%
2028	607	75,092	17%	29,046,735	24%
2029	200	33,843	8%	11,292,311	9%
2030 and beyond	183	203,577	45%	32,571,479	27%
Legal	3	130	0%	81,903	0%

ESG

In terms of sustainability, our ESG strategy guides our actions. We are firmly convinced that the initiatives we undertake will drive Acosta Verde to perform in alignment with both the best market practices and the expectations of our key stakeholders.

Environmental

- During the second quarter of the year, we made significant progress toward completing the second phase of the photovoltaic solar panel installation project across five Plazas Sendero, reaching implementation levels of 98% at Sendero Santa Catarina, 91% at Sendero San Luis, 83% at Sendero Ixtapaluca, 80% at Sendero Toluca, and 78% at Sendero Escobedo. In addition, we launched the third phase of the project, which includes Sendero Juarez and Sendero Las Torres, achieving progress levels of 52% and 53%, respectively. This initiative strengthens our sustainability strategy by promoting the use of renewable energy, reducing CO_2e emissions, and improving the operational efficiency of our assets.

Social

- As part of our commitment to the well-being and overall health of our employees, during the second quarter we conducted the psychosocial risk factors survey in accordance with NOM-035-STPS. This assessment will enable us to identify opportunities for improvement in the workplace environment and define actions aimed at enhancing emotional well-being, quality of life, and the development of a more positive, safe, and inclusive organizational culture.

- During the quarter, an evaluation and selection process was carried out to identify training opportunities focused on the personal and professional development of our female employees. These initiatives are designed to strengthen their knowledge and skills, providing them with tools that support the achievement of objectives, the successful management of challenges, and the development of key competencies for their growth and performance within the organization.

Governance

- Regarding corporate governance best practices, we published our Third Annual Integrated Report, through which we transparently and systematically communicated our ESG performance, commitments, and progress.

- We held the first edition of Artificial Intelligence Week, promoting the development of digital capabilities and the responsible adoption of AI tools. In addition, we communicated our Artificial Intelligence Policy to strengthen safe, ethical, and responsible AI practices aligned with our corporate principles.

- We delivered awareness mini-courses on ethics, fraud prevention, responsible use of resources, and respect in the workplace. These initiatives reinforce our culture of integrity, compliance, and accountability throughout the organization.

We continue working to integrate sustainability into all our actions, reaffirming our commitment to the development of our employees, environmental protection, strengthening our community, and the constant pursuit of resilience in our operations.

The Company's Integrated Annual Report is available to all our stakeholders. In it, we communicate our financial and operational results, as well as our environmental, social, and corporate governance performance for the year 2025. The report was prepared using international standards from the Global Reporting Initiative (GRI), the Sustainability Accounting Standards Board (SASB), the Task Force on Climate-Related Financial Disclosures (TCFD), and the Integrated Reporting Framework (IR). Additionally, it represents our "Communication on Progress" for the United Nations Global Compact, demonstrating how Acosta Verde contributes to the fulfillment of the Ten Principles and the Sustainable Development Goals (SDGs).

To consult our 2025 annual integrated report, click ***here***.

Financial Statements

The following tables present unaudited consolidated financial statements of the company in accordance with International Financial Reporting Standards as issued by the International Accounting Standards Board (IFRS):

Acosta Verde, S. A. B. de C. V. and Subsidiaries
Unaudited Consolidated Statement of Financial Position
June 30, 2026 and December 31, 2025
(Mexican pesos in thousands)

	June 30, 2026	December 31, 2025	Var. %
Assets			
CURRENT ASSETS:			
Cash	$ 1,279,539	$ 1,726,749	(26%)
Accounts receivable	16,006	12,745	26%
Related parties	2,312	573	303%
Other accounts receivable	2,361	2,302	3%
Advance payments	17,424	1,436	1113%
Lease incentives to tenants	6,889	6,245	10%
Recoverable taxes	208,557	142,288	47%
Total current assets	**1,533,088**	**1,892,338**	**(19%)**
NON-CURRENT ASSETS:			
Investment properties	17,831,500	17,455,300	2%
Property and equipment, net	107,873	109,778	(2%)
Restricted cash	104,311	149,793	(30%)
Lease incentives to tenants	30,049	27,966	7%
Guarantee deposits	28,476	28,481	(0%)
Intangible assets, net	5,521	3,774	46%
Lease asset	115,719	118,368	(2%)
Investment in associates	252,423	249,405	1%
Total non-current assets	**18,475,872**	**18,142,865**	**2%**
Total assets	**$ 20,008,960**	**$ 20,035,203**	**(0%)**
Liabilities and stockholders' equity			
CURRENT LIABILITIES:			
Current debt	$ 272,133	$ 256,062	6%
Accounts payable and deferred revenue	264,563	275,196	(4%)
Dividends payable	300,000	-	100%
Lease liability	21,440	22,570	(5%)
Derivative financial instruments	7,860	459	1612%
Income tax	85,214	17,746	380%
Total current liabilities	**951,210**	**572,033**	**66%**
NON-CURRENT LIABILITIES:			
Non-current debt	3,662,577	3,800,809	(4%)
Related parties	158,191	156,409	1%
Lease liability	43,710	46,742	(6%)
Derivative financial instruments	-	9,050	(100%)
Deferred income tax	2,532,875	2,401,055	5%
Employees' benefits	7,825	7,825	0%
Total non-current liabilities	**6,405,178**	**6,421,890**	**(0%)**
Total liabilities	**$ 7,356,388**	**$ 6,993,923**	**5%**
STOCKHOLDERS' EQUITY			
Controlling interest:			
Capital stock	5,925,603	5,925,603	0%
Premium on Issuance of shares	37,904	37,904	0%
Retained earnings	4,941,566	5,395,837	(8%)
Other equity accounts	(114,943)	(114,943)	0%
Other comprehensive results	(3,190)	(3,190)	0%
Total controlling interest	10,786,940	11,241,211	(4%)
Non-controlling interest	1,865,632	1,800,069	4%
Total stockholders' equity	**$ 12,652,572**	**$ 13,041,280**	**(3%)**
Total liabilities and stockholders' equity	**$ 20,008,960**	**$ 20,035,203**	**(0%)**

Analysis of Consolidated Statement of Financial Position

Cash

Cash balance at the end of June 30, 2026, was Ps. 1,279,539, a decrease of 26% or Ps. 447,210 compared to December 31, 2025, mainly explained by the payment of dividends during the year.

Accounts receivable

Accounts receivable as of June 30, 2026, totaled Ps. 16,006, representing a 26% increase compared to December 31, 2025. At the end of June 30, 2026, the allowance of the expected uncollectable accounts was Ps. 2,884.

Advance payments

Advance payments as of June 2026 were Ps. 17,424, representing a 1,113% increase compared to the balance as of December 31, 2025. This increase is mainly attributable to the 2026 property tax payment.

Lease incentives to tenants

At the end of June 2026, the lease incentive to tenants account was Ps. 6,889, with a 10% increase compared to the balance at the end of December 2025. This account refers to concessions or discounts granted to tenants for operating leases, provided as support to clients due to the COVID-19 outbreak, which are being recognized on a straight-line basis over the term of the contracts.

Recoverable taxes

The balance of recoverable taxes related to VAT and income tax as of June 30, 2026, was Ps. 208,557, representing a 47% increase compared to the balance as of December 31, 2025. Mainly explained by the advanced payments of income tax.

Investment properties

Investment properties as of June 30, 2026, have a value of Ps. 17,831,500 which represents an increase of 2% or Ps. 376,200 compared to December 31, 2025. This increase is mainly explained by the shopping centers' appraisal values recognition.

Property and equipment, net

Property and equipment, net, as of June 30, 2026, was Ps. 107,873, representing a 2% decrease compared to the balance as of December 31, 2025. Property and equipment include furniture, computer equipment, and parking equipment. The decrease is primarily attributable to depreciation expense.

Investment in associates

The balance of investments in associates as of June 30, 2026, was Ps. 252,423, representing a 1% increase compared to the balance as of December 31, 2025. This increase is mainly attributable to the recognition of equity in earnings and distributions received from joint ventures.

Current liabilities

Current liabilities as of June 30, 2026, are Ps. 951,210, increasing by 66% compared with the balance as of December 31, 2025. This variation was explained by an increase of Ps. 16,071 in current debt, an increase of Ps. 300,000 in dividends payable, a decrease of Ps. 10,633 in accounts payable and deferred revenue and a decrease of Ps. 1,130 in lease liability, an increase of Ps. 67,468 in income tax, an increase of Ps. 7,401 in derivative financial instruments.

Non-current liabilities

Non-Current liabilities as of June 30, 2026, are Ps. 6,405,178 and compared to December 31, 2025, resulted in a decrease of Ps. 16,712 or 0% explained by net effect in long term bank loans, financial derivative instruments, and deferred taxes.

Stockholders' equity

Stockholders' equity at the end of June 30, 2026, was Ps. 12,652,572 in comparison with stockholders' equity at the end of 2025 of Ps. 13,041,280, representing a 3% decrease explained by the increase in results of the period and dividend payment.

Consolidated Statements of Comprehensive Income

The consolidated Financial Statements of comprehensive income contain the following concepts:

Revenue. The main source of Acosta Verde's income is the lease income that comes from the rents that the lessees pay for the use of commercial spaces. Lease income is recognized on a straight-line basis over the term of the lease.

Additionally, the Company receives income from management fees, which consists of income obtained from managing Shopping Centers, and from the following: (i) development fee, (ii) leasing fee (consists on a fee paid for obtaining and signing the first generation of lease contracts in a shopping center), (iii) fee for renewal of lease contracts (in projects built before 2010, it consists of a fee paid by lessees for renewals), (iv) management fee, and (v) asset management fee (commission paid by the condominiums for security services, maintenance of common areas, and cleaning, among others).

Management fee income is recognized in the financial statements at the rates agreed for the respective service provisions. In this way, (i) the development fee totals for each project 8% of the project's land and construction value, (ii) the leasing fee and the leasing renewal fee total a 5% of the total value of the lease contracts, (iii) the management fee is equal to 3% of the shopping center collection, and (iv) the asset management fee totals the fixed amount agreed upon with each shopping center.

Operating expenses. The operating expenses are integrated mainly by fees, advisory work, leasing expenses, depreciation and amortization, construction projects expenses, Shopping Centers maintenance expenses, corporate office expenses, and taxes, among other general expenses.

Valuation of investment properties. The valuation changes in investment properties are calculated as the change in the fair value of investment properties (Shopping Centers, land inventory, etc.).

Other income/expenses. The concept of other income/expenses includes the following: income from expenses reimbursement, sales of air conditioner systems to tenants and other non-recurring income. Other expenses include cancellation of accounts, air conditioner expenses, and other various expenses.

Financial income/expenses. Financial income and expenses are conformed by interest income, interest paid, financial instruments, bank fees, and foreign exchange profit and loss.

Income (loss) from unconsolidated entities. The participation in results of joint ventures and associates consists of the recognition in results that the Company invested in shares or stock participation of associated companies or trusts. Associates are all those entities over which the Company has significant influence but not control, therefore, to classify as an associate, the Company must hold between 20% and 50% of the voting rights in the respective associate.

Income taxes. The income tax is made up of the tax caused on the respective year and deferred taxes.

Acosta Verde, S. A. B. de C. V. and Subsidiaries
Unaudited Consolidated Statement of Comprehensive Income
For the three and six-month period ended June 30, 2026 and 2025
(Mexican pesos in thousands)

	Three-month period ended June 30,		Var.	Six-month period ended June 30,		Var.
	2026	2025	%	2026	2025	%
Revenue:						
Lease income	436,887	416,158	5%	868,580	827,422	5%
Management Fees	20,404	20,433	(0%)	40,414	41,370	(2%)
Total revenue	**457,291**	**436,591**	**5%**	**908,994**	**868,792**	**5%**
Operating expenses	(96,302)	(117,841)	(18%)	(225,532)	(286,513)	(21%)
Valuation of investment properties and property	193,000	176,200	10%	376,200	365,419	3%
Other income(expense), net	2,227	511	336%	4,556	(3,030)	(250%)
Operating income (loss)	**556,216**	**495,461**	**12%**	**1,064,218**	**944,668**	**13%**
Financial Income	19,121	30,042	(36%)	107,101	107,741	(1%)
Financial Expenses	(145,871)	(233,612)	(38%)	(300,194)	(393,649)	(24%)
	(126,750)	**(203,570)**	(38%)	**(193,093)**	**(285,908)**	(32%)
(Loss) from unconsolidated entities						
Income from unconsolidated entities	6,828	7,100	(4%)	13,788	17,991	(23%)
Income (loss) before income tax	**436,294**	**298,991**	**46%**	**884,913**	**676,751**	**31%**
Income tax	(123,115)	(64,657)	90%	(217,034)	(145,646)	49%
Net income of the period	**313,179**	**234,334**	**34%**	**667,879**	**531,105**	**26%**
Other comprehensive results items						
Comprehensive income (loss) of the period	**313,179**	**234,334**	**34%**	**667,879**	**531,105**	**26%**
Comprehensive income attributable to:						
Controlling interest	251,104	181,768		545,729	429,216	
Non-controlling interest	62,075	52,566		122,150	101,889	
	313,179	234,334		667,879	531,105	

Analysis of Consolidated Statement of Comprehensive Income

Comparison of the main items of the comprehensive income statement for the three-month period ended June 30, 2026, and June 30, 2025

Revenue

Total revenue reached Ps. 457,291 representing an increase of 5% compared to 2025.

The total lease income for the three-month period ended June 30, 2026, was Ps. 436,887 compared to Ps. 416,158 for the three-month period ended June 30, 2025, representing an increase of 5%.

The chart below shows the distribution of lease income for each shopping center for the three months ending June 30, 2026, and June 30, 2025:

Detail of lease income
(MXN in thousands)

Shopping Center	2Q26	2Q25
Sendero Escobedo	21,965	21,024
Sendero Las Torres	25,883	24,903
Sendero Periférico	18,551	17,783
Sendero Ixtapaluca	29,327	25,758
Sendero San Luis	31,387	30,574
Sendero Toluca	34,796	33,201
Sendero San Roque	3,783	3,165
Sendero Juárez	21,997	20,499
Sendero Apodaca	36,471	35,589
Sendero Chihuahua	20,027	18,584
Sendero Los Mochis	23,359	23,372
Sendero Tijuana	38,208	36,513
Sendero Sur	23,684	20,927
Sendero Obregón	15,405	16,263
Sendero Culiacán	21,489	21,614
Sendero Mexicali	26,102	25,176
Sendero Santa Catarina	23,742	21,506
Sendero Ensenada	20,711	19,707
Total	**436,887**	**416,158**

Income from management fees resulted in Ps. 20,404, with a 0% variation compared to the same period in 2025.

Cost of property sold and operating expenses

The total cost of property sold and operating expenses for the three-month period ending June 30, 2026, was Ps. 96,302 compared to Ps. 117,841 for the three-month period ending June 30, 2025, representing a decrease of 18%, mainly explained by a decrease in non-recurring personnel and office expenses.

Valuation of investment properties and property

The effect on results of the Valuation of Investment properties for the three-month period ending June 30, 2026, was Ps. 193,000 compared to Ps. 176,200 for the three-month period ending June 30, 2025, representing an increase of 10%.

Other income (expenses), net

The total other income and expenses net for the three-month period ended June 30, 2026, resulted in an income of Ps. 2,227 compared to Ps. 511 income for the three-month period ended June 30, 2025, mainly explained in 2026 by penalties, balance clearing, and tax adjustments.

Financial expenses (income), net

The total net financial expense resulted in Ps. 126,750 for the three-month period ended June 30, 2026, compared with the Ps. 203,570 expense for the same period last year with a 38% variation decrease. The variation is mainly explained by the quarterly foreign exchange results, gains on bond investments, and valuations of financial instruments.

Income (loss) from unconsolidated entities

Income (loss) from unconsolidated entities for the three-month period concluded on June 30, 2026, was Ps. 6,828 income compared to the same period last year of Ps. 7,100 income. Acosta Verde has 50% participation in the CIB/2715 trust, which owns 8 commercial spaces located in company's shopping centers.

Income taxes

Income taxes for the three-month period concluded on June 30, 2026, was Ps. 123,115 versus Ps. 64,657 registered for the same period last year representing a 90% increase.

Comprehensive income (loss) of the period

The comprehensive income (loss) for the three-month period ended June 30, 2026, was Ps. 313,179 compared to the income of Ps. 234,334 registered in the same period last year, which represents an increase of 34%. This is attributed to the combination of increases and decreases of the items described above.

Comparison of the main items of the comprehensive income statement for the six-month period ended June 30, 2026, and June 30, 2025 .

Revenue

Total revenue reached Ps. 908,994 representing an increase of 5% compared to the same period of 2025.

The total lease income for the six-month period ended June 30, 2026, was Ps. 868,580 compared to Ps. 827,422 for the six-month period ended June 30, 2025, representing an increase of 5%.

The chart below shows the distribution of lease income for each shopping center for the six-month period ended June 30, 2026, and June 30, 2025:

Detail of lease income
(MXN in thousands)

Shopping Center	6M26	6M25
Sendero Escobedo	42,890	40,410
Sendero Las Torres	53,296	51,271
Sendero Periférico	39,422	38,292
Sendero Ixtapaluca	57,626	51,825
Sendero San Luis	60,512	58,683
Sendero Toluca	70,254	66,627
Sendero San Roque	6,397	5,257
Sendero Juárez	43,848	40,891
Sendero Apodaca	73,267	71,416
Sendero Chihuahua	39,900	36,771
Sendero Los Mochis	46,907	46,397
Sendero Tijuana	73,393	73,041
Sendero Sur	47,506	42,544
Sendero Obregón	31,707	32,594
Sendero Culiacán	42,817	43,178
Sendero Mexicali	52,272	48,063
Sendero Santa Catarina	46,343	41,426
Sendero Ensenada	40,223	38,736
Total	**868,580**	**827,422**

Income from management fees resulted in Ps. 40,414, 2% less than in the same period in 2025.

Cost of property sold and operating expenses

The total cost of property sold and operating expenses for the six-month period ending June 30, 2026, was Ps. 225,532 compared to Ps. 286,513 for the six-month period ending June 30, 2025, representing a decrease of 21%, mainly explained by the increase in non-recurring personnel, office and fees expenses in 2025.

Valuation of investment properties and property

The effect on results of the Valuation of Investment properties for the six-month period ending June 30, 2026, was Ps. 376,200 compared to Ps. 365,419 for the six-month period ending June 30, 2025, representing an increase of 3%.

Other income (expenses), net

The total other income and expenses net for the six-month period ended June 30, 2026, resulted in an income of Ps. 4,556 compared to Ps. 3,030 expense for the six-month period ended June 30, 2025, mainly explained in 2026 by increase in penalties, balance clearing, and tax adjustments.

Financial expenses (income), net

The total net financial expense resulted in Ps. 193,093 for the six-month period ended June 30, 2026, compared with the Ps. 285,908 expense for the same period last year with a 32% variation decrease. The

variation is mainly explained by the foreign exchange results, gains on bond investments, and valuations of financial instruments.

Income (loss) from unconsolidated entities

Income (loss) from unconsolidated entities for the six-month period concluded on June 30, 2026, was Ps. 13,788 income compared to the same period last year of Ps. 17,991 income. Acosta Verde has 50% participation in the CIB/2715 trust, which owns 8 commercial spaces located in company's shopping centers.

Income taxes

Income taxes for the six-month period concluded on June 30, 2026, were Ps. 217,034 versus the Ps. 145,646 registered for the same period last year representing a 49% increase.

Comprehensive income (loss) of the period

The comprehensive income (loss) for the six-month period ended June 30, 2026, was Ps. 667,879 compared to the income of Ps. 531,105 registered in the same period last year, which represents an increase of 26%. This is attributed to the combination of increases and decreases of the items described above.

Cash Flows - Indirect Method

Acosta Verde, S. A. B. de C. V., and Subsidiaries
Unaudited Consolidated Statement of Cash Flows - Indirect Method
For the period of six months ended June 30, 2026 and 2025
(Mexican pesos in thousands)

	June 30, 2026	June 30, 2025	Var. %
Cash flows from operating activities:			
Comprehensive income (loss) of the period	$ 667,879	$ 531,105	26%
Adjustments to reconcile net income to operating activities net cash flows			
Depreciation and amortization	15,466	15,553	(1%)
Uncollectable accounts	922	1,151	(20%)
Income tax	217,034	145,646	49%
Decrease (Increase) in Valuation of investment properties	(376,200)	(365,419)	3%
Income from unconsolidated entities	(13,788)	(17,991)	(23%)
Employee benefits	-	(415)	(100%)
Financial Instruments valuation	(1,649)	7,657	(122%)
Income from interest	(15,976)	(28,053)	(43%)
Income from interest from derivative instruments	(13,388)	(39,159)	(66%)
Interest and commissions	183,514	233,784	(22%)
Subtotal	**663,814**	**483,859**	37%
Changes in:			
Accounts receivable, net	(4,183)	612	(783%)
Other accounts receivable	(59)	(251)	(76%)
Incentives to tenants to be accrued	(2,727)	1,769	(254%)
Related parties	(1,739)	168	(1135%)
Advance Payments	(15,988)	(16,279)	(2%)
Recoverable taxes	(2,336)	17,202	(114%)
Guarantee deposits	5	13	(62%)
Accounts payable and deferred income	(13,664)	471,495	(103%)
Income taxes	(81,679)	(82,697)	(1%)
Operating activities net cash flows	**541,444**	**875,891**	**(38%)**
Cash flows from investment activities			
Acquisition of investment property	-	216	(100%)
Collected interests	15,976	28,053	(43%)
Profits received from joint ventures	10,770	10,082	7%
Acquisition of property, furniture and transportation equipment	(10,671)	(18,098)	(41%)
Net cash flows from investment activities	**16,075**	**20,253**	**(21%)**
Cash flows from financing activities			
Contributions from non-controlling interest	518	(7,483)	(107%)
Returns of contributions to non-controlling interest	(57,105)	(7,425)	669%
Payment of bank loans	(8,338)	(95,347)	(91%)
ACOSTCB15 payment	(112,860)	(99,074)	14%
Interest and commissions paid	(174,892)	(226,201)	(23%)
Dividend payment	(700,000)	(1,000,000)	(30%)
Leases	(877)	(630)	39%
Lease debt payments	(10,045)	(10,243)	(2%)
Derivate financial instrument	-	(1,548)	(100%)
Payment of interest of derivate financial instrument	13,388	39,159	(66%)
Restricted cash	45,482	(4,502)	(1110%)
Net cash flows from financing activities	**(1,004,729)**	**(1,413,294)**	**(29%)**
Increase (Decrease) in cash, net	(447,210)	(517,150)	(14%)
Cash at beginning of the period	1,726,749	2,627,637	(34%)
Cash at the end of the period	**$ 1,279,539**	**$ 2,110,487**	**(39%)**

Reconciliation of Operating Income - EBITDA

EBITDA Reconciliation

The following table shows the reconciliation of EBITDA with the income statement (Operating profit (loss)) at the end of June 30, 2026, and June 30, 2025.

Figures in thousands of pesos	2Q26	2Q25	%Var.	6M26	6M25	%Var.
Operating income (loss)	556,216	495,461	12%	1,064,218	944,668	13%
Valuation of investment properties	(193,000)	(176,200)	10%	(376,200)	(365,419)	3%
Depreciation and amortization	7,502	8,046	(7%)	15,466	15,553	(1%)
Other income and expenses [1]	(2,227)	(511)	336%	(4,556)	3,030	(250%)
F2715 Sub-anchors [2]	9,097	9,104	(0%)	22,362	21,634	3%
Non-recurring expenses and others [3]	(3,920)	4,794	(182%)	(8,082)	21,792	(137%)
Operating EBITDA	**373,668**	**340,694**	10%	**713,209**	**641,258**	11%
EBITDA Margin	**80%**	**76%**	4 p.p	**77%**	**72%**	5 p.p

[1] Includes income from penalties for cancellation of contracts, update of balances in favor of recovered taxes and income and expenses different from the regular operation of the company.

[2] Includes 100% of the operating income and expenses of the joint venture that AV has with Trust CIB 2715, which are not consolidated in AV and are recorded by the equity method. AV participation is 50%

[3] Includes recognition of IFRS 16 leasing expense, recognition of corporate licenses, compensation, and non-recurring expenses

NOI Reconciliation

The Company calculates NOI on a cash flow basis. The next chart shows the reconciliation of the accounting NOI to the cash flow NOI at the end of June 30, 2026, and June 30, 2025.

Figures in thousands of pesos	2Q26	2Q25	%Var.	6M26	6M25	%Var.
Accounting NOI Income	436,887	416,158	5%	868,580	827,422	5%
F2715 Accounting Sub-anchors [1]	9,238	9,235	0%	22,606	21,869	3%
Property Tax	(6,362)	(5,831)	(9%)	(12,552)	(11,721)	(7%)
Maintenance Service	(25,567)	(23,684)	(8%)	(50,598)	(47,183)	(7%)
Accounting NOI	**414,197**	**395,879**	**5%**	**828,037**	**790,387**	**5%**
Land Leasing [2]	(4,857)	(4,656)	(4%)	(9,714)	(9,312)	(4%)
Management Expense [3]	(13,056)	(12,565)	(4%)	(25,938)	(24,980)	(4%)
Adjustment Cash Flow vs. Accrued [4]	698	470	49%	(3,143)	729	(531%)
Adjustment Incentives Amort to Lessees [5]	(1,751)	601	(391%)	(2,651)	1,933	(237%)
AR Adjustment and uncollectibles	(694)	468	(248%)	(2,316)	(3,338)	31%
NOI Cash Flow Basis	**394,537**	**380,198**	**4%**	**784,275**	**755,419**	**4%**

1 Includes 100% of the operating income and expenses of the joint venture that AV has with Trust CIB 2715, which are not consolidated in AV.

2 Apodaca's land lease is not included under the accounting Operation Expenses per IFRS rules

3 Management Expense is an intercompany expense, in the consolidated results the accounting effect is zero; however, since it is an expense of each shopping center it is considered within the definition of the NOI Cash flow basis

4 Mainly due to Key Money, which is amortized throughout the terms of the contract

5 In accounting, the incentive to tenants is amortized over the remaining term of the contract, in NOI Cash Flow Basis it is entirely applied in the same month.

Debt Analysis[8]

Acosta Verde closed 2Q26 with a total debt of Ps 3,950,475 and a LTV of 14%.

Debt Analysis (In thousands of Ps.)	2Q26	2Q25	Var. %
Total Debt [1]	3,950,475	4,279,789	(8%)
Total Net Debt [1]	2,533,464	1,976,020	28%
Proportional Net Debt [1]	1,859,906	1,274,291	46%
Loan To Value [2]	14%	11%	3 p.p.

1. Total Debt: is the result of adding the corporate debt plus the debt of suppliers. The Total Net Debt is the Total Debt minus cash and equivalents (which is 63% in dollars).
2. Value calculated dividing the total net debt by the Appraised Total Value of Assets.

Corporate Debt (In thousands of pesos)	Due Date	Current Balance [1]	Base Rate	Spread	GAV Participation	Proportional Debt Balance
AcostCB15 (2)	feb-35	1,788,793	8%	-	100%	1,788,793
Sendero Chihuahua	dic-30	231,042	TIIE 28 días	2.00%	57%	131,463
Sendero Los Mochis	dic-30	279,104	TIIE 28 días	2.00%	57%	158,810
Sendero Tijuana	dic-30	313,693	TIIE 28 días	2.00%	76%	237,152
Sendero Sur	dic-30	361,488	TIIE 28 días	2.00%	76%	273,285
Sendero Obregón	dic-30	267,048	TIIE 28 días	2.00%	76%	201,888
Sendero Culiacán	dic-30	330,537	TIIE 28 días	2.00%	75%	248,895
Sendero Santa Catarina	may-32	369,467	TIIE 28 días	2.25%	40%	147,787
Total Corporate Debt		**3,941,171**				**3,188,072**

1 Includes provision of interest as of June 30, 2026.
2 AcostCB15 has as collateral the Portfolio built before 2010 (except for Sendero San Roque and F2715 Sub-anchors stores.)

[8] Total Debt and Total Corporate Debt includes minority interests, AV holds the following ownership: Chihuahua 56.9%, Los Mochis, 56.9%, Tijuana 75.6%, Sur 75.6%, Obregón 75.6%, Culiacán 75.3%, Mexicali 100%, Santa Catarina 40% and Ensenada 100%.
Proportional Debt figures exclude minority interests.

Conference Call

Acosta Verde is pleased to invite you to the Second Quarter of the 2026 results conference call.
Date: Tuesday, August 4, 2026
Time: 12:00 pm Mexico City time

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Webcast: https://www.grupoav.com/earningscall/
Direct telephone access: https://www.grupoav.com/callme/

Presenting:
Carlos Ruiz Santos - Chief Executive Officer
Rosalinda Fernández Castillón – Chief Financial and Administrative Officer

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Glossary of Terms and Definitions:

This document contains certain non-IFRS financial and operational measures, which are expressed in thousands of Mexican pesos ("Ps and/or "$") and are defined herein:

GLA or “ABR” (for its acronym in Spanish) means the gross leasable area corresponding to the area of a property that is subject to leasing.

EBITDA means earnings before financial income and expenses, interest, taxes, depreciation, and amortization.

Operating EBITDA is calculated: EBITDA minus other income and expenses, minus the net sale of investment properties, minus non-recurring expenses and adding the results of associated companies and trusts that do not consolidate or are not considered in the results of the company.

Net Operating Income or “NOI” means net operating income, a measure prepared on a cash flow basis. The Company calculates NOI by adding the following concepts i) income produced by fixed rent, ii) income from variable rent, iii) income generated in the common areas of Shopping Centers (parking, spaces for lease and advertising), and iv) income from Key Money; and subtracting the following concepts: i) maintenance expenses for vacant space or with a payment agreement, ii) the lease expenses of the land of one of the Shopping Centers (Sendero Apodaca), iii) management fees payable to Acosta Verde, and iv) property tax.

LTV means loan to value and it is a financial term used by financial entities to express the ratio of a loan in relation to the value of an asset. Value is calculated by taking the total net debt divided by the appraised value of total GAV properties.

NOI, NOI margin, Operating EBITDA, Operating EBITDA margin, and LTV are financial measures not defined under IFRS. A financial measure not defined under IFRS is generally defined as one that intends to measure historical or future financial performance, financial position, or cash flows, but excludes or includes amounts that would not be adjusted to the most comparable extent in accordance with IFRS.

Given that not all companies use identical calculations, NOI, EBITDA, and LTV presented may not be comparable to other similar measures used by other companies.