ACOSTAVERDE

Consolidated Results for the Third Quarter

2026

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ACOSTA VERDE ANNOUNCES CONSOLIDATED RESULTS FOR THE THIRD QUARTER OF 2026

San Pedro Garza García, Mexico, October 27th, 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 Third Quarter of 2026 ("3Q26").

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 3Q26, Acosta Verde operated 18 shopping centers totaling 468,953 sqm of Gross Leasable Area (GLA). The shopping centers reported an occupancy rate of 94.1%, a decrease of 1.6 percentage points compared to 95.7% at the end of 3Q25.

- As of September 30, 2026, total foot traffic reached approximately 25.7 million visits during the quarter. In the first nine months of the year, foot traffic in the total portfolio decreased by 4% compared to the same period in 2025.

- During 3Q26, approximately 6.6 million vehicles were recorded in parking facilities, representing a 1% increase compared to the 6.5 million vehicles registered in 3Q25. On a cumulative basis, vehicle traffic reached 19.0 million, 2% higher than the first nine months of 2025.

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

- In the ESG sphere, we highlight our environmental progress, having reached 94% completion in the installation of solar panels across Plazas Sendero, allowing us to continue advancing toward our greenhouse gas emissions reduction goals. On the social front, we continued the “*Coaching & Mentoring*” Program aimed at developing female talent, welcoming a new cohort of participants. Regarding governance and best practices, the 2025 AMAFORE Annual Questionnaire was published on EMISNET in July, corresponding to the 2025 reporting period.

Financial

- Lease income during 3Q26 amounted to Ps. 462,242, reflecting a 9% growth compared to 3Q25. For the first nine months lease income amounted to Ps. 1,330,822, reflecting a 6% growth compared to the same period of 2025.

- In terms of profitability, operating EBITDA reached Ps. 397,074 for the quarter, up 14% versus the same period of the prior year, and 3 p.p. margin. On a year-to-date basis, operating EBITDA reached Ps. 1,110,282, with a 12% growth, and 5 p.p. margin.

- Cashflow-based NOI increased 8% in the third quarter, reaching Ps. 420,860, compared to Ps. 390,654 in 3Q25, with an NOI margin of 90%. On a year-to-date basis, Cashflow-based NOI was Ps. 1,205,135, representing a 5% year-over-year increase. The NOI margin remained stable at 89% in both periods

CEO's Comments

Dear Investors:

It is a pleasure to greet you and report that we continue to deliver stable results; we are concluding the quarter with an increase in the Company's total revenue, driven by the effectiveness of our commercial strategy. This positive performance positions us for a solid year-end, focused on achieving our objectives.

As part of our commitment to the community, and continuing a long-standing tradition across our shopping centers, we were honored to support various educational institutions by hosting 294 graduation ceremonies nationwide, benefiting 18,560 graduates. This support was provided entirely free of charge to the participating institutions.

Next, I will present the Company's key financial results for the 3Q26, along with a comparison to the same period in 2025:

- NOI reached MXN 421 million, representing an 8% increase compared to 3Q25. For the first nine months of 2026, NOI totaled MXN 1,205 million, representing a 5% increase compared to the same period in 2025.
- Total revenue reached MXN 483 million, representing an 8% increase compared to 2025. For the first nine months of 2026, total revenue amounted to MXN 1,392 million, representing a 6% increase compared to the same period in 2025.
- Operating EBITDA totaled MXN 397 million, a 14% increase versus the same period in 2025. For the first nine months of 2026, Operating EBITDA reached MXN 1,110 million, representing a 12% increase compared to the same period in 2025.
- Footfall during 3Q26 was 25.7 million visitors, 2% lower compared to 2025. For the first nine months of 2026 footfall was 75.1 million, representing a decrease of 4% from the same period of 2025.
- The occupancy rate of the total portfolio was 94.1%, 1.6 p.p. below the same period in 2025.

Regarding sustainability, we achieved 94% completion in the installation of solar panels across Plazas Sendero, strengthening the use of renewable energy and improving energy efficiency. These initiatives contribute to enhancing operational resilience and supporting long-term environmental management.

In social matters, we continued the "*Coaching & Mentoring*" Program focused on the development of female talent, welcoming a new cohort of employees. Participants began a guided development process aimed at strengthening leadership, productivity, and well-being competencies. This initiative supports professional growth and contributes to long-term value creation for the organization.

Regarding governance, we participated in Afore XXI Banorte's ESG assessment and completed the AMAFORE Standardized ESG Questionnaire, reinforcing transparency and the continuous improvement of our sustainability practices.

I reiterate my appreciation for your trust and reaffirm our ongoing commitment to creating value for all our stakeholders.

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.

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 3Q26 and 3Q25, 9M26 and 9M25:

Financial Metrics[1] (Thousands of pesos)	3Q26	3Q25	Var. %	9M26	9M25	Var. %
NOI	420,860	390,654	8%	1,205,135	1,146,073	5%
NOI Margin	90%	89%	1 p.p.	89%	89%	-
Operating EBITDA	397,074	349,197	14%	1,110,282	990,457	12%
Operating EBITDA Margin	80%	77%	3 p.p.	78%	73%	5 p.p.
Total Debt	3,887,840	4,178,210	(7%)	3,887,840	4,178,210	(7%)
LTV	14%	13%	1 p.p.	14%	13%	1 p.p.

Income Statement (Thousands of pesos)	3Q26	3Q25	Var. %	9M26	9M25	Var. %
Total revenue	482,609	445,130	8%	1,391,603	1,313,922	6%
Total operating expenses	(103,899)	(157,105)	(34%)	(329,432)	(443,619)	(26%)
Operating income (loss)	638,206	437,078	46%	1,702,424	1,381,745	23%
Operating income (loss) before valuation of investment properties and properties	381,606	291,294	31%	1,069,624	870,542	23%
Operating margin	79%	65%	14 p.p.	77%	66%	11 p.p.
Comprehensive income (loss) of the period	430,405	249,796	72%	1,098,284	780,901	41%

Operating Indicators

Operating Indicators	3Q26	3Q25	Var. %	9M26	9M25	Var. %
Number of Operating Properties [2]	18	18	0%	18	18	0%
Gross Leasable Area (GLA) sqm [3]	468,953	468,162	0%	468,953	468,162	0%
Total Occupancy Rate (%) [4]	94.1%	95.7%	(1.6) p.p.	94.1%	95.7%	(1.6) p.p.
Total Visitor Traffic (millions) [4]	25.7	26.3	(2%)	75.1	78.0	(4%)

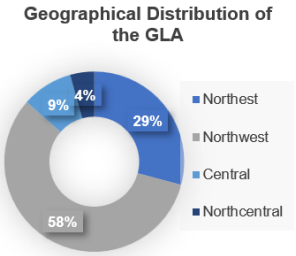
[1] The metrics and adjustments are not defined by IFRS, so, they do not represent a financial analysis of the results in accordance with IFRS and are shown only to measure the operating performance of the Company.
[2] Additionally, AV manages three shopping centers for third parties.
[3] Includes 100%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

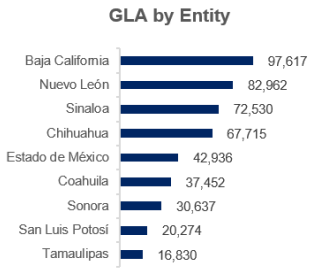
Operating Portfolio

Geographical Distribution of the Operating Portfolio

At the end of 3Q26, 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 94.1% 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.





1. SENDERO ESCOBEDO
Escobedo, N.L.
GLA: 15,477 sqm
Occupancy Rate: 99%

2. SENDERO LAS TORRES
Cd. Juárez, Chihuahua
GLA : 19,083 sqm
Occupancy Rate : 100%

3. SENDERO PERIFÉRICO
Reynosa, Tamps.
GLA : 13,962 sqm
Occupancy Rate : 98%

4. SENDERO IXTAPALUCA
Ixtapaluca, Edo. Méx.
GLA : 18,702 sqm
Occupancy Rate : 100%

5. SENDERO SAN LUIS
SLP, SLP.
GLA : 17,773 sqm
Occupancy Rate : 99%

6. SENDERO TOLUCA
Lerma, Edo. Méx.
GLA : 20,195 sqm
Occupancy Rate : 99%

7. SENDERO SAN ROQUE
Juárez, N.L.
GLA : 6,026 sqm
Occupancy Rate : 97%

8. SENDERO APODACA
Apodaca N.L.
GLA : 26,355 sqm
Occupancy Rate : 98%

9. SENDERO JUÁREZ
Cd. Juárez, Chihuahua
GLA : 20,975 sqm
Occupancy Rate : 99%

10. SENDERO CHIHUAHUA
Chihuahua, Chihuahua
GLA : 25,351 sqm
Occupancy Rate : 71%

11. SENDERO LOS MOCHIS
Ahome, Sinaloa
GLA : 34,441 sqm
Occupancy Rate : 92%

12. SENDERO TIJUANA
Tijuana, BC.
GLA : 39,203 sqm
Occupancy Rate : 100%

13. SENDERO SUR
Saltillo, Coahuila
GLA : 37,452 sqm
Occupancy Rate : 98%

14. SENDERO OBREGÓN
Cajeme, Son.
GLA : 30,637 sqm
Occupancy Rate : 88%

15. SENDERO CULIACÁN
Culiacán, Sin.
GLA : 38,089 sqm
Occupancy Rate : 89%

16. SENDERO MEXICALI
Mexicali, BC.
GLA : 32,737 sqm
Occupancy Rate : 98%

17. SENDERO SANTA CATARINA
Santa Catarina N.L.
GLA : 35,104 sqm
Occupancy Rate : 88%

18. SENDERO ENSENADA
Ensenada, BC.
GLA: 25,678 m2
Occupancy Rate: 97%

Operating Properties

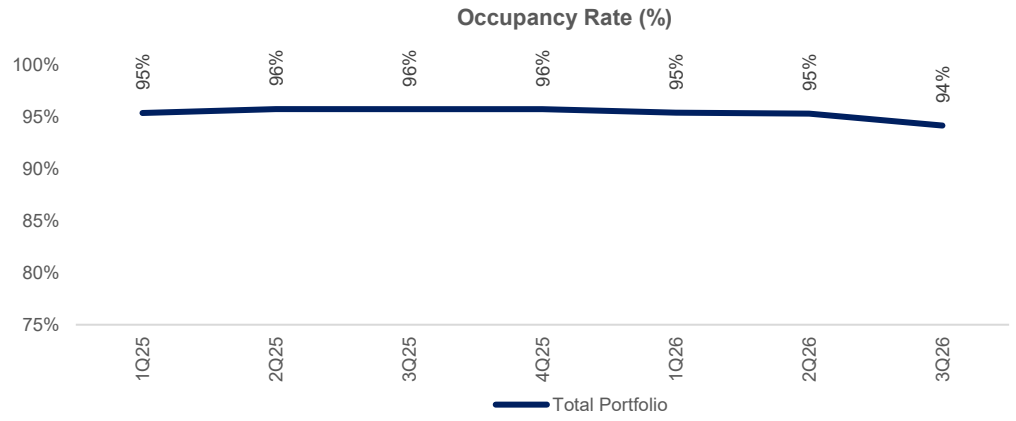
Acosta Verde´s portfolio is composed of 18 shopping centers located in nine states of Mexico, a total of 468,953 sqm, with an occupancy rate of 94.1% of the GLA at the end of 3Q26. In this quarter, the total portfolio registered approximately 25.7 million visitors.

The table below includes information regarding the operating properties as of September 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	99%	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	100%	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	99%	Soriana, Cinépolis
Sendero San Roque	Community Center	Juárez, N.L.	2006	6,026	97%	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	99%	Soriana, Cinépolis
F2715 Sub-anchor stores[5]		Chih. Mex, Tamps, SLP	-	11,713	89%	
Sendero Chihuahua	Community Center	Chihuahua, Chih.	2016	25,351	71%	Cinépolis
Sendero Los Mochis	Community Center	Ahome, Sin.	2016	34,441	92%	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	88%	Casa Ley, Cinépolis
Sendero Culiacán	Community Center	Culiacán, Sin.	2018	38,089	89%	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**	**94.1%**	

Occupancy

At the end of 3Q26, the occupancy rate of the total portfolio was 94.1% compared to 95.7% in 3Q25.



[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)	3Q26	3Q25	Var. %	9M26	9M25	Var. %
Fixed Rent	360,239	347,587	4%	1,072,896	1,029,228	4%
Variable Rent	48,613	34,099	43%	114,181	100,979	13%
Common Areas	54,336	48,472	12%	147,947	135,695	9%
Key Money	6,516	6,440	1%	14,589	17,514	(17%)
Total Revenue	**469,705**	**436,598**	**8%**	**1,349,613**	**1,283,416**	**5%**

The following table presents the financial results of the portfolio on a cash flow basis as of 3Q26 and 3Q25:

	Total Revenue [6]			NOI [6]		
(In thousands of pesos)	3Q26	3Q25	Var. %	3Q26	3Q25	Var. %
Sendero Escobedo	24,139	21,468	12%	22,136	19,641	13%
Sendero Las Torres	30,162	27,367	10%	28,402	25,765	10%
Sendero Periférico	19,010	18,999	0%	18,152	18,147	0%
Sendero Ixtapaluca	31,921	28,297	13%	29,983	26,518	13%
Sendero San Luis	31,904	29,245	9%	29,855	27,379	9%
Sendero Toluca	37,024	35,384	5%	34,422	33,007	4%
Sendero San Roque	5,544	3,434	61%	4,560	2,585	76%
Sendero Apodaca	38,120	37,221	2%	30,550	29,590	3%
Sendero Juárez	21,774	19,939	9%	19,513	17,872	9%
F2715 Sub-anchor stores	10,395	10,317	1%	10,000	9,822	2%
Sendero Chihuahua	18,776	18,967	(1%)	15,640	16,089	(3%)
Sendero Los Mochis	24,307	22,939	6%	21,749	20,451	6%
Sendero Tijuana	40,999	36,366	13%	37,998	33,675	13%
Sendero Sur	24,790	21,646	15%	22,566	19,426	16%
Sendero Obregón	15,499	16,356	(5%)	12,615	13,826	(9%)
Sendero Culiacán	20,144	20,419	(1%)	16,199	16,695	(3%)
Sendero Mexicali	27,882	25,359	10%	24,632	22,425	10%
Sendero Santa Catarina	25,148	22,492	12%	22,357	19,426	15%
Sendero Ensenada	22,169	20,384	9%	19,532	18,314	7%
Total Operating Portfolio	**469,705**	**436,598**	**8%**	**420,860**	**390,654**	**8%**
Total NOI Margin				90%	89%	1 p.p.

[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 September 30, 2026 and 2025.

(In thousands of pesos)	Total Revenue [7]			NOI [6]		
	9M26	9M25	Var. %	9M26	9M25	Var. %
Sendero Escobedo	66,915	61,913	8%	61,021	56,445	8%
Sendero Las Torres	86,329	81,737	6%	81,082	76,928	5%
Sendero Periférico	57,821	56,967	1%	55,198	54,414	1%
Sendero Ixtapaluca	89,238	81,139	10%	83,657	75,895	10%
Sendero San Luis	94,494	86,451	9%	88,313	80,834	9%
Sendero Toluca	107,087	102,874	4%	99,418	95,508	4%
Sendero San Roque	11,892	8,724	36%	9,085	6,186	47%
Sendero Apodaca	110,607	108,773	2%	88,382	86,387	2%
Sendero Juárez	61,217	57,745	6%	54,488	51,608	6%
F2715 Sub-anchor stores	32,489	31,796	2%	31,499	30,312	4%
Sendero Chihuahua	58,830	55,496	6%	49,748	46,771	6%
Sendero Los Mochis	70,792	69,449	2%	62,974	62,013	2%
Sendero Tijuana	113,039	108,811	4%	104,400	101,018	3%
Sendero Sur	72,002	63,960	13%	65,553	57,009	15%
Sendero Obregón	44,667	48,733	(8%)	36,415	41,440	(12%)
Sendero Culiacán	59,073	61,939	(5%)	47,136	50,893	(7%)
Sendero Mexicali	79,256	73,264	8%	69,410	64,411	8%
Sendero Santa Catarina	71,159	64,533	10%	62,368	55,170	13%
Sendero Ensenada	62,705	59,111	6%	54,987	52,831	4%
Total Operating Portfolio	**1,349,613**	**1,283,416**	**5%**	**1,205,135**	**1,146,073**	**5%**
Total NOI Margin				89%	89%	0 p.p.

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 3Q26, the portfolio properties held a total of approximately 1,951 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 504 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	17%	13%
Entertainment	16%	22%
Specialized Items	10%	7%
Departmental Stores	9%	18%
Telephony	5%	2%
Accessories	4%	2%
Supermarkets	3%	12%
Banks	3%	2%
Furniture	2%	3%
Financial Services	1%	1%
Other	12%	7%

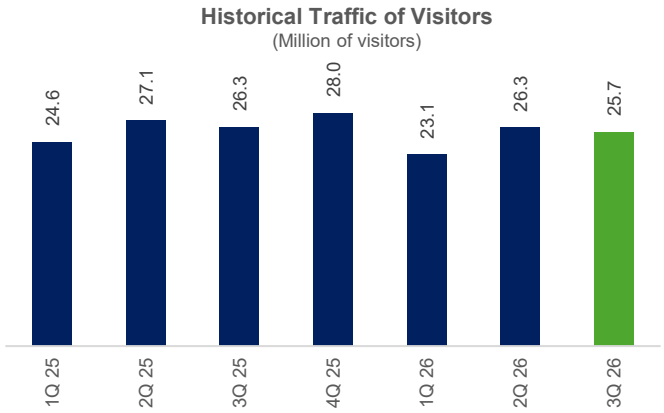
The following table shows the top ten tenants in the portfolio in terms of GLA.

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

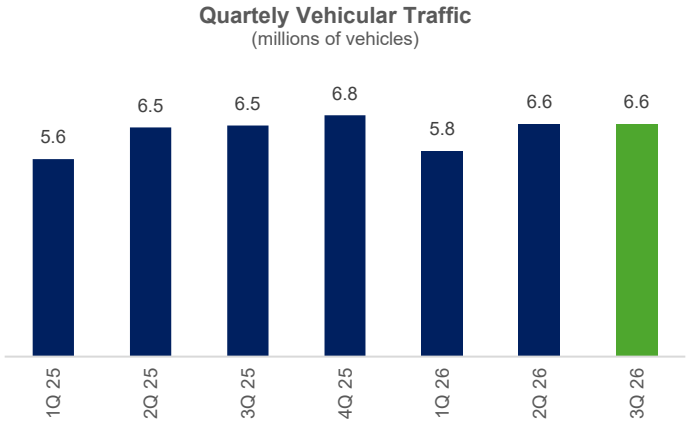
During 3Q26, the properties' foot traffic was approximately 25.7 million visitors. The quarterly traffic of the total portfolio was 2% below the same quarter in 2025.

Accumulated foot traffic across the properties reached 75.1 million visitors during the first nine months of 2026, a decrease of 4% compared with the same period 2025.



At the end of 3Q26, the parking lots had traffic of approximately 6.6 million vehicles, a 1% increase compared to 3Q25 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 nine-month period of 2026, 19.0 million vehicles entered Plaza Sendero parking lots, a figure 2% above the same period of 2025.



Renewal Agreements and Lease Spread

At the end of 3Q26, the renewal of 21,499 sqm of GLA within the portfolio was carried out, representing 105 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 3Q26 was 5.9%, based on the comparison of 25,996 sqm replaced and renewed during the quarter.

Our accumulated spread for the nine-month period of 2026 was 6.5% based on 47,336 sqm replaced and renewed.

Maturity of Lease Agreements

The following table includes information regarding the expiration of lease agreements as of September 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	188	27,762	6%	9,434,362	8%
2027	634	77,983	18%	31,354,402	25%
2028	592	74,255	17%	28,690,984	23%
2029	338	47,276	11%	18,021,460	15%
2030 and beyond	198	212,923	48%	35,161,157	29%
Legal	1	33	0%	34,595	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 quarter, the implementation of the solar panel project across Plazas Sendero continued, reaching 94% completion. This initiative strengthens the adoption of renewable energy and contributes to improving the energy efficiency of our operations. It also reinforces the Company's commitment to the energy transition and the reduction of its environmental footprint. The project is expected to generate long-term environmental and economic benefits for stakeholders.

- As part of the implementation of sustainability-related financial reporting standards, specifically compliance with IFRS S2 on climate-related risks and opportunities, we have initiated a climate scenario analysis across the 18 Plazas Sendero in our portfolio. The assessment considers both physical impacts and transition risks under different future climate scenarios. This exercise will strengthen the assets' resilience and adaptive capacity while supporting the integration of climate-related considerations into strategic decision-making.

Social

- A new cohort of employees joined the "*Coaching & Mentoring*" Program during the period. Participants completed their initial assessment and mentoring sessions, identifying key strengths and development opportunities. Based on these results, they began implementing action plans aimed at enhancing leadership, productivity, time management, and emotional well-being competencies. The program supports professional growth and strengthens organizational capabilities across the Company.

Governance

- In July, the 2025 AMAFORE Annual Questionnaire was published on EMISNET. Additionally, during the quarter, the Company participated in Afore XXI Banorte's ESG assessment, providing information on its environmental, social, and governance performance. Compliance with these initiatives strengthens transparency and promotes constructive engagement with investors and other stakeholders. It also helps identify opportunities to enhance the management and disclosure of non-financial information. Participation in these assessments reaffirms the Company's commitment to corporate sustainability best practices.

- During the quarter, anti-corruption training sessions were conducted with a focus on compliance with the *Foreign Corrupt Practices Act* (FCPA). These initiatives strengthen the organization's culture of ethics, integrity, and transparency. They also help reinforce awareness of regulatory obligations and

expected standards of conduct. Through these efforts, the Company promotes the responsible management of its operations and business relationships.

- We continued to promote cybersecurity awareness and training initiatives for our employees during the quarter. These efforts are aimed at strengthening information protection and preventing digital risks across the organization. In addition, they contribute to enhancing the Company's ability to respond to evolving cyber threats. Through these actions, we foster a culture of security and reinforce the protection of critical information assets.

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
September 30, 2026 and December 31, 2025
(Mexican pesos in thousands)

	September 30, 2026	December 31, 2025	Var. %
Assets			
CURRENT ASSETS:			
Cash	$ 1,180,572	$ 1,726,749	(32%)
Accounts receivable	17,924	12,745	41%
Related parties	2,312	573	303%
Other accounts receivable	1,823	2,302	(21%)
Advance payments	10,283	1,436	616%
Lease incentives to tenants	6,961	6,245	11%
Recoverable taxes	251,018	142,288	76%
Total current assets	**1,470,893**	**1,892,338**	**(22%)**
NON-CURRENT ASSETS:			
Investment properties	18,088,100	17,455,300	4%
Property and equipment, net	109,932	109,778	0%
Restricted cash	103,248	149,793	(31%)
Lease incentives to tenants	32,182	27,966	15%
Guarantee deposits	29,047	28,481	2%
Intangible assets, net	4,710	3,774	25%
Lease asset	114,472	118,368	(3%)
Derivative financial instruments	3,971	-	100%
Investment in associates	255,520	249,405	2%
Total non-current assets	**18,741,182**	**18,142,865**	**3%**
Total assets	**$ 20,212,075**	**$ 20,035,203**	**1%**
Liabilities and stockholders' equity			
CURRENT LIABILITIES:			
Current debt	$ 279,919	$ 256,062	9%
Accounts payable and deferred revenue	269,831	275,196	(2%)
Lease liability	22,517	22,570	(0%)
Derivative financial instruments	5,096	459	1010%
Income tax	138,871	17,746	683%
Total current liabilities	**716,234**	**572,033**	**25%**
NON-CURRENT LIABILITIES:			
Non-current debt	3,593,205	3,800,809	(5%)
Related parties	158,754	156,409	1%
Lease liability	43,065	46,742	(8%)
Derivative financial instruments	-	9,050	(100%)
Deferred income tax	2,633,494	2,401,055	10%
Employees' benefits	7,595	7,825	(3%)
Total non-current liabilities	**6,436,113**	**6,421,890**	**0%**
Total liabilities	**$ 7,152,347**	**$ 6,993,923**	**2%**
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	5,300,141	5,395,837	(2%)
Other equity accounts	(114,943)	(114,943)	0%
Other comprehensive results	(3,190)	(3,190)	0%
Total controlling interest	11,145,515	11,241,211	(1%)
Non-controlling interest	1,914,213	1,800,069	6%
Total stockholders' equity	**$ 13,059,728**	**$ 13,041,280**	**0%**
Total liabilities and stockholders' equity	**$ 20,212,075**	**$ 20,035,203**	**1%**

Analysis of Consolidated Statement of Financial Position

Cash

Cash balance as of the end of September 30, 2026, was Ps. 1,180,572, a decrease of 32% or Ps. 546,177 compared to December 31, 2025, mainly explained by the payment of dividends during the year.

Accounts receivable

Accounts receivable as of September 30, 2026, totaled Ps. 17,924, representing a 41% increase compared to December 31, 2025. At the end of September 30, 2026, the allowance of the expected uncollectable accounts was Ps. 2,812.

Advance payments

Advance payments as of September 30, 2026, were Ps. 10,283, representing a 616% 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 September 30, 2026, the lease incentive to tenants account was Ps. 6,961, with an 11% increase compared to the balance at the end of December 31, 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 September 30, 2026, was Ps. 251,018, representing a 76% 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 September 30, 2026, have a value of Ps. 18,088,100 which represents an increase of 4% or Ps. 632,800 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 September 30, 2026, was Ps. 109,932, representing a 0.1% increase compared to the balance as of December 31, 2025. Property and equipment include furniture, computer equipment, and parking equipment. The increase is primarily attributable to depreciation expense.

Investment in associates

The balance of investments in associates as of September 30, 2026, was Ps. 255,520, representing a 2% 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 September 30, 2026, totaled Ps. 716,234, representing an increase of 25% compared to the balance as of December 31, 2025. This variation was explained by Ps. 121,125 increase in income taxes payable, a Ps. 23,857 increase in short-term debt, and a Ps. 4,637 increase in derivative financial instruments, offset by a Ps. 5,365 decrease in accounts payable and deferred revenue, and a Ps. 53 decrease in lease liabilities.

Non-current liabilities

Non-Current liabilities as of September 30, 2026, are Ps. 6,436,113 and compared to December 31, 2025, resulted in an increase of Ps. 14,223 or 0.2% explained by net effect in long term bank loans, financial derivative instruments, and deferred taxes.

Stockholders' equity

Stockholders' equity at the end of September 30, 2026, was Ps. 13,059,728 in comparison with stockholders' equity at the end of 2025 of Ps. 13,041,280, representing a 0.1% increase 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 nine-month period ended September 30, 2026 and 2025
(Mexican pesos in thousands)

	Three-month period ended September 30,		Var.	Nine-month period ended September 30,		Var.
	2026	2025	%	2026	2025	%
Revenue:						
Lease income	462,242	424,328	9%	1,330,822	1,251,750	6%
Management Fees	20,367	20,802	(2%)	60,781	62,172	(2%)
Total revenue	**482,609**	**445,130**	**8%**	**1,391,603**	**1,313,922**	**6%**
Operating expenses	(103,899)	(157,105)	(34%)	(329,432)	(443,619)	(26%)
Valuation of investment properties and property	256,600	145,784	76%	632,800	511,203	24%
Other income(expense), net	2,896	3,269	(11%)	7,453	239	3018%
Operating income (loss)	**638,206**	**437,078**	**46%**	**1,702,424**	**1,381,745**	**23%**
Financial Income	55,018	28,770	91%	162,119	136,511	19%
Financial Expenses	(116,691)	(151,111)	(23%)	(416,885)	(544,759)	(23%)
	(61,673)	**(122,341)**	(50%)	**(254,766)**	**(408,248)**	(38%)
Income from unconsolidated entities	8,148	6,977	17%	21,936	24,969	(12%)
Income (loss) before income tax	**584,681**	**321,714**	**82%**	**1,469,594**	**998,466**	**47%**
Income tax	(154,276)	(71,918)	115%	(371,310)	(217,565)	71%
Net income of the period	**430,405**	**249,796**	**72%**	**1,098,284**	**780,901**	**41%**
Other comprehensive results items						
Comprehensive income (loss) of the period	**430,405**	**249,796**	**72%**	**1,098,284**	**780,901**	**41%**
Comprehensive income attributable to:						
Controlling interest	358,575	202,668		904,304	631,885	
Non-controlling interest	71,830	47,128		193,980	149,016	
	430,405	249,796		1,098,284	780,901	

Analysis of Consolidated Statement of Comprehensive Income

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

Revenue

Total revenue reached Ps. 482,609 representing an increase of 8% compared to 2025.

The total lease income for the three-month period ended September 30, 2026, was Ps. 462,242 compared to Ps. 424,328 for the three-month period ended September 30, 2025, representing an increase of 9%.

The table below shows the distribution of lease income for each shopping center for the three months ended September 30, 2026, and September 30, 2025:

Detail of lease income
(MXN in thousands)

Shopping Center	3Q26	3Q25
Sendero Escobedo	23,658	21,655
Sendero Las Torres	28,360	25,969
Sendero Periférico	19,392	18,859
Sendero Ixtapaluca	31,597	27,117
Sendero San Luis	31,831	28,898
Sendero Toluca	36,250	34,010
Sendero San Roque	5,646	3,490
Sendero Juárez	23,825	21,539
Sendero Apodaca	38,489	36,865
Sendero Chihuahua	19,534	18,976
Sendero Los Mochis	24,214	22,866
Sendero Tijuana	41,561	36,944
Sendero Sur	24,338	21,306
Sendero Obregón	16,361	16,323
Sendero Culiacán	22,126	21,170
Sendero Mexicali	28,136	25,514
Sendero Santa Catarina	25,365	22,464
Sendero Ensenada	21,559	20,363
Total	**462,242**	**424,328**

Income from management fees resulted in Ps. 20,367, 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 three-month period ending September 30, 2026, was Ps. 103,899 compared to Ps. 157,105 for the three-month period ending September 30, 2025, representing a decrease of 34%, 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 September 30, 2026, was Ps. 256,600 compared to Ps. 145,784 for the three-month period ending September 30, 2025, representing an increase of 76%.

Other income (expenses), net

The total other income and expenses net for the three-month period ended September 30, 2026, resulted in an income of Ps. 2,896 compared to Ps. 3,269 income for the three-month period ended September 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. 61,673 for the three-month period ended September 30, 2026, compared with the Ps. 122,341 expense for the same period last year with a 50% 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 September 30, 2026, was Ps. 8,148 income compared to the same period last year of Ps. 6,977 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 September 30, 2026, were Ps. 154,276 versus Ps. 71,918 registered for the same period last year representing a 115% increase.

Comprehensive income (loss) of the period

The comprehensive income (loss) for the three-month period ended September 30, 2026, was Ps. 430,405 compared to the income of Ps. 249,796 registered in the same period last year, which represents an increase of 72%. 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 nine-month period ended September 30, 2026, and September 30, 2025

Revenue

Total revenue reached Ps. 1,391,603 representing an increase of 77,681 compared to 2025.

The total lease income for the nine-month period ended September 30, 2026, was Ps. 1,330,822 compared to Ps. 1,251,750 for the nine-month period ended September 30, 2025, representing an increase of 6%.

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

Detail of lease income
(MXN in thousands)

Shopping Center	9M26	9M25
Sendero Escobedo	66,548	62,065
Sendero Las Torres	81,656	77,240
Sendero Periférico	58,814	57,151
Sendero Ixtapaluca	89,223	78,942
Sendero San Luis	92,343	87,581
Sendero Toluca	106,504	100,637
Sendero San Roque	12,043	8,747
Sendero Juárez	67,673	62,430
Sendero Apodaca	111,756	108,281
Sendero Chihuahua	59,434	55,747
Sendero Los Mochis	71,121	69,263
Sendero Tijuana	114,954	109,985
Sendero Sur	71,844	63,850
Sendero Obregón	48,068	48,917
Sendero Culiacán	64,943	64,348
Sendero Mexicali	80,408	73,577
Sendero Santa Catarina	71,708	63,890
Sendero Ensenada	61,782	59,099
Total	**1,330,822**	**1,251,750**

Income from management fees resulted in Ps. 60,781, 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 nine-month period ending September 30, 2026, was Ps. 329,432 compared to Ps. 443,619 for the nine-month period ending September 30, 2025, representing a decrease of 26%, 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 nine-month period ending September 30, 2026, was Ps. 632,800 compared to Ps. 511,203 for the nine-month period ending September 30, 2025, representing an increase of 24%.

Other income (expenses), net

The total other income and expenses net for the nine-month period ended September 30, 2026, resulted in an increase of Ps. 7,453 compared to Ps. 239 income for the nine-month period ended September 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. 254,766 for the nine-month period ended September 30, 2026, compared with the Ps. 408,248 expense for the same period last year with a 38% 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 nine-month period concluded on September 30, 2026, was Ps. 21,936 income compared to the same period last year of Ps. 24,969 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 nine-month period concluded on September 30, 2026, were Ps. 371,310 versus Ps. 217,565 registered for the same period last year representing a 71% increase.

Comprehensive income (loss) of the period

The comprehensive income (loss) for the nine-month period ended September 30, 2026, was Ps. 1,098,284 compared to the income of Ps. 780,901 registered same period last year, which represents an increase of 41%. 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 nine-month period ended September 30, 2026 and 2025
(Mexican pesos in thousands)

	September 30, 2026	2025	Var. %
Cash flows from operating activities:			
Comprehensive income (loss) of the period	$ 1,098,284	$ 780,901	41%
Adjustments to reconcile net income to operating activities net cash flows			
Depreciation and amortization	23,110	23,636	(2%)
Uncollectable accounts	1,433	1,091	31%
Income tax	371,310	217,565	71%
Decrease (Increase) in Valuation of investment properties	(632,800)	(511,203)	24%
Income from unconsolidated entities	(21,936)	(24,969)	(12%)
Employee benefits	(230)	(924)	(75%)
Financial Instruments valuation	(4,455)	11,820	(138%)
Income from interest	(21,938)	(40,627)	(46%)
Income from interest from derivative instruments	(17,228)	(55,134)	(69%)
Interest and commissions	272,890	340,497	(20%)
Subtotal	**1,068,440**	**742,653**	44%
Changes in:			
Accounts receivable, net	(6,611)	988	(769%)
Other accounts receivable	479	(282)	(270%)
Incentives to tenants to be accrued	(4,933)	2,912	(269%)
Related parties	(1,739)	518	(436%)
Advance Payments	(8,847)	(10,182)	(13%)
Recoverable taxes	(4,762)	21,526	(122%)
Guarantee deposits	(566)	(691)	(18%)
Accounts payable and deferred income	(9,042)	(24,340)	(63%)
Income taxes	(121,715)	(120,482)	1%
Operating activities net cash flows	**910,704**	**612,620**	**49%**
Cash flows from investment activities			
Collected interests	21,938	40,627	(46%)
Profits received from joint ventures	15,821	13,701	15%
Acquisition of property, furniture and transportation equipment	(17,241)	(20,098)	(14%)
Net cash flows from investment activities	**20,518**	**34,230**	**(40%)**
Cash flows from financing activities			
Contributions from non-controlling interest	518	(6,302)	(108%)
Returns of contributions to non-controlling interest	(80,355)	(28,179)	185%
Payment of bank loans	(10,077)	(143,665)	(93%)
ACOSTCB15 payment	(173,027)	(152,031)	14%
Interest and commissions paid	(259,096)	(328,059)	(21%)
Dividend payment	(1,000,000)	(1,000,000)	0%
Leases	(1,412)	(2,163)	(35%)
Lease debt payments	(13,795)	(13,094)	5%
Derivate financial instrument	(3,928)	(1,548)	154%
Payment of interest of derivate financial instrument	17,228	55,134	(69%)
Restricted cash	46,545	7,644	509%
Net cash flows from financing activities	**(1,477,399)**	**(1,612,263)**	**(8%)**
Increase (Decrease) in cash, net	(546,177)	(965,413)	(43%)
Cash at beginning of the period	1,726,749	2,627,637	(34%)
Cash at the end of the period	**$ 1,180,572**	**$ 1,662,224**	**(29%)**

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 September 30, 2026, and September 30, 2025.

Figures in thousands of pesos	3Q26	3Q25	%Var.	9M26	9M25	%Var.
Operating income (loss)	638,206	437,078	46%	1,702,424	1,381,745	23%
Valuation of investment properties	(256,600)	(145,784)	76%	(632,800)	(511,203)	24%
Depreciation and amortization	7,644	8,114	(6%)	23,110	23,667	(2%)
Other income and expenses [1]	(2,896)	(3,269)	(11%)	(7,453)	(239)	3018%
F2715 Sub-anchors [2]	10,419	10,399	0%	32,781	32,034	2%
Non-recurring expenses and others [3]	302	42,661	(99%)	(7,780)	64,453	(112%)
Operating EBITDA	**397,074**	**349,197**	14%	**1,110,282**	**990,457**	12%
EBITDA Margin	**80%**	**77%**	3 p.p	**78%**	**73%**	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 September 30, 2026, and September 30, 2025.

Figures in thousands of pesos	3Q26	3Q25	%Var.	9M26	9M25	%Var.
Accounting NOI Income	462,242	424,328	9%	1,330,822	1,251,750	6%
F2715 Accounting Sub-anchors [1]	10,554	10,414	1%	33,160	32,283	3%
Property Tax	(6,308)	(5,861)	(8%)	(18,860)	(17,582)	(7%)
Maintenance Service	(25,220)	(23,355)	(8%)	(75,817)	(70,537)	(7%)
Accounting NOI	**441,267**	**405,527**	**9%**	**1,269,304**	**1,195,914**	**6%**
Land Leasing [2]	(4,966)	(4,790)	(4%)	(14,679)	(14,101)	(4%)
Management Expense [3]	(13,910)	(12,904)	(8%)	(39,848)	(37,884)	(5%)
Adjustment Cash Flow vs. Accrued [4]	291	3,788	(92%)	(2,852)	4,517	(163%)
Adjustment Incentives Amort to Lessees [5]	(2,167)	1,230	(276%)	(4,819)	3,163	(252%)
AR Adjustment and uncollectibles	344	(2,197)	116%	(1,972)	(5,536)	64%
NOI Cash Flow Basis	**420,860**	**390,654**	**8%**	**1,205,135**	**1,146,073**	**5%**

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 3Q26 with a total debt of Ps 3,887,840 and a LTV of 14%.

Debt Analysis (In thousands of Ps.)	3Q26	3Q25	Var. %
Total Debt [1]	3,887,840	4,178,210	(7%)
Total Net Debt [1]	2,570,210	2,331,259	10%
Proportional Net Debt [1]	1,904,367	1,637,342	16%
Loan To Value [2]	14%	13%	1 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 58% 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	1,728,426	8%	-	100%	1,728,426
Sendero Chihuahua	dic-30	231,041	TIIE 28 días	2.00%	57%	131,463
Sendero Los Mochis	dic-30	279,103	TIIE 28 días	2.00%	57%	158,809
Sendero Tijuana	dic-30	313,691	TIIE 28 días	2.00%	76%	237,151
Sendero Sur	dic-30	361,487	TIIE 28 días	2.00%	76%	273,284
Sendero Obregón	dic-30	267,046	TIIE 28 días	2.00%	76%	201,887
Sendero Culiacán	dic-30	330,536	TIIE 28 días	2.00%	75%	248,893
Sendero Santa Catarina	may-32	367,716	TIIE 28 días	2.25%	40%	147,087
Total Corporate Debt		**3,879,046**				**3,126,999**

1 Includes provision of interest as of September 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 Third Quarter of the 2026 results conference call.
Date: Wednesday, October 28, 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.