

EL PUERTO DE LIVERPOOL, S.A.B. DE C.V.

SECOND QUARTER 2024 RESULTS

Liverpool's second-quarter results continued to show robust growth, driven by a good supply of merchandise and a healthy commercial strategy, which led to an expansion in the gross retail margin—this more than offset the negative calendar effect of Easter. Consolidated revenues grew 9.8% and EBITDA 6.7%, reaching an EBITDA margin of 17.8%, a decrease of 52 basis points versus the previous year. Excluding the effect of the Galerias Villahermosa insurance recovery, consolidated revenues grew 10.3% and EBITDA 9.0%.

Net profit ended the quarter with a 32.2% increase versus the previous year, mainly due to a favorable exchange rate.

Financial Results for the Quarter

(Second Quarter 2024 / Accumulated)

Total Income +9.8% +9.7%	EBITDA (million pesos) \$9,283 \$15,198 +6.7% +9.4%	EBITDA Margin 17.8% 16.3% -52 bps n/c vs YA
Liverpool's Same-Store Sales +6.5% +6.3%	Suburbia's Same-Store Sales +8.2% +10.2%	Net Income (million pesos) \$6,218 \$9,078 +32.2% +32.6%

Other relevant figures

Net Loan Portfolio (million pesos) +18.7% \$54,689	NPLs 3.5% +55 bps vs YA	Bad Debt Reserve 9.4% coverage -60 bps vs YA
Cash balance (million pesos) \$22,232	Net Leverage 0.13x	CAPEX (accumulated) (million pesos) \$5,140

Our ecosystem in the quarter

GMV Digital (2Q / Accum) Liverpool +17.4% +19.1% Suburbia +27.5% +19.1%	Digital Share (2Q / Accum) Liverpool 28.9% 28.0% +1.8 p.p. +2.1 p.p. Suburbia 6.6% 6.3% +2.9 p.p. +3.2 p.p.
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Marketplace

GMV +58%	Sellers +12.3% vs YA	SKU's +50% vs YA
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Supply Chain and Logistics

Lines Issued +14%	Click & Collect Share 42% +3.8 p.p. vs YA
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Deliveries Share ≤2 days 54% +6.6 p.p. vs YA	Deliveries from store Share 35% +3.2 p.p. vs YA
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Inventories +8.4% vs YA

2Q24 Earnings Call July 24 th , 9am Mexico City Information in: www.elpuertodeliverpool.mx

RESULTS

I. Sales of goods and services (quarter / accumulated)

Retail Revenue
+9.5% +9.0%

Million pesos Commercial Revenues	QUARTER			YTD		
	2Q2024	2Q2023	VAR %	2024	2023	VAR %
Liverpool	41,081.6	37,520.5	9.5%	72,315.6	66,540.2	8.7%
Suburbia	5,223.4	4,781.5	9.2%	9,687.1	8,714.9	11.2%
Total	46,305.0	42,302.0	9.5%	82,002.7	75,255.1	9.0%

During the quarter, the following calendar effect occurred: Easter was celebrated in March, while last year it was in April.

Liverpool (Quarter / Accum)

SSS	+6.5%	+6.3%
Transactions	+4.6%	+4.2%
Average ticket	+1.9%	+2.0%

Suburbia (Quarter / Accum)

SSS	+8.2%	+10.2%
Transactions	+8.3%	+9.1%
Average ticket	-0.1%	+1.1%

ANTAD Departmental SSS

+5.9% +6.6%

In the quarter:

Clothing and Footwear	+0.7% (1)
General Merchandise	+5.8% (1)

(1) ANTAD total

II. Other Omnichannel Results

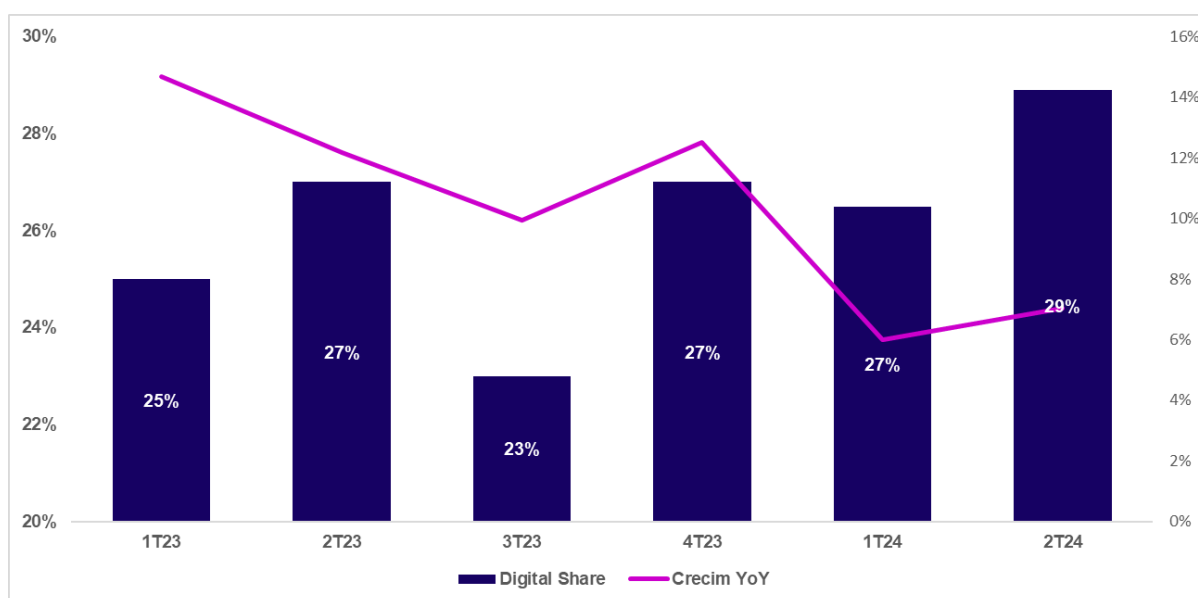
Liverpool Pocket
Users remain the same vs 2Q23

Suburbia Pocket
+6.5% Users vs 2Q23

As for Suburbia's digital channel, 61 **additional kiosks** were installed during the period. By the end of the period, **181 stores** were equipped with this valuable tool.

It is noteworthy that during the period **Suburbia increased its digital share 2.1 times, reaching 6.6%.**

Digital Share Liverpool:

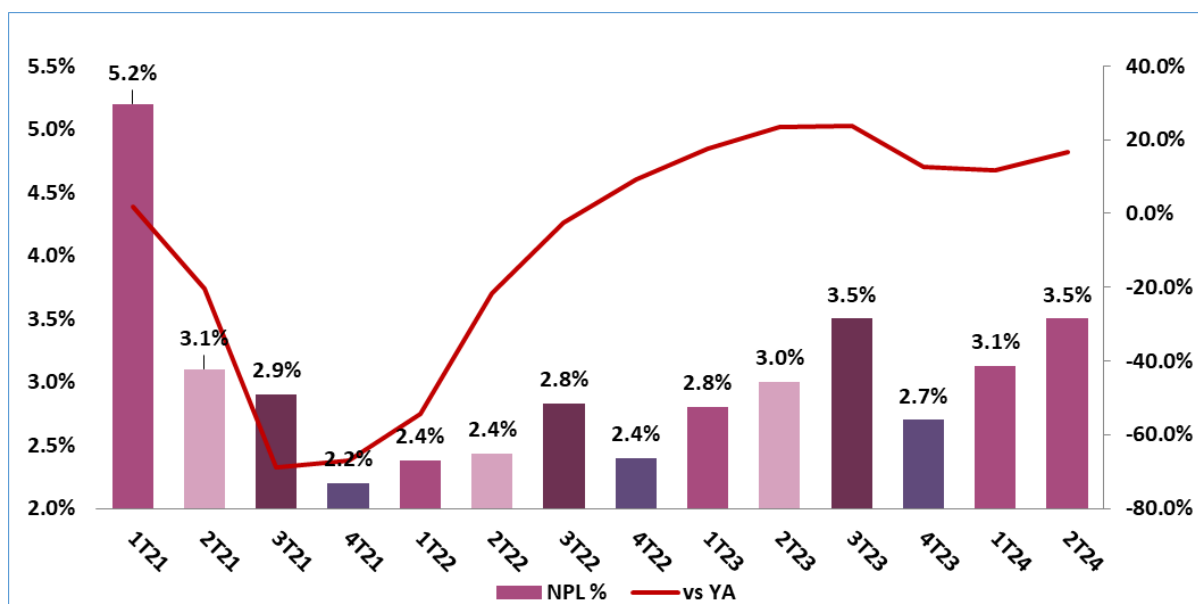


III. Financial Business

<p>Interest and Customer Portfolio</p> <p>+18.4% +20.1%</p> <p>+18.7% net portfolio</p> <p>Net portfolio balance \$54,689 million pesos</p>	<p>Total Accounts</p> <p>+8.4%</p> <p>7.5 million total exceeded</p>
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<p>Sales with our payment methods (quarterly)</p> <table style="width: 100%; border: none;"> <tr> <td style="width: 50%;">Liverpool</td> <td style="width: 50%;">Suburbia</td> </tr> <tr> <td>50.7%</td> <td>33.4%</td> </tr> <tr> <td>+0.5 p.p.</td> <td>+0.9 p.p.</td> </tr> </table>	Liverpool	Suburbia	50.7%	33.4%	+0.5 p.p.	+0.9 p.p.	<p>Total NPLs (+90 days)</p> <p>3.5%</p> <p>+54 bps vs YA</p>
Liverpool	Suburbia						
50.7%	33.4%						
+0.5 p.p.	+0.9 p.p.						

Accounts over 90 days past due 90 days (%) and growth rate vs. previous year



<p>Bad Debt Reserve Balance \$5,680 million pesos +11.4% vs YA</p>	<p>Portfolio Coverage Ratio 9.4% -55 bps vs YA 2.9x on non-performing loans</p>
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<p>Loan Loss Provision in results (million pesos)</p>	
\$1,046 +1.2x	\$1,971 +1.5x vs YA
<p><i>Write-offs grew 43% during the quarter.</i></p>	

IV. Leasing

<p>Leasing Income -7.0% +1.2% vs YA</p> <p>The base includes income related to the resolution of litigation with insurance companies. Excluding the mentioned effect, growth is 12.7% for the quarter.</p> <p>Occupation 93.5% +120 bps vs YA</p>

V. Gross and Retail Margin

Retail Margin

33.0%	33.0%
+1.0 p.p.	+1.0 p.p. vs YA

Consolidated Gross Margin

+109 bps	+126 bps vs YA
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Improvement related to the Retail Margin, as well as the business mix.

VI. Operating Expenses without Depreciation and Loan Loss Provision**Operating Expenses**

+18.0%	+13.3%
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Variable expenses related to the increase in sales, the effect of the increase in the minimum wage, new pension provisions, and hiring in Digital and Technology. Likewise, we have implemented a control on personnel expenses, mainly in Liverpool.

VII. EBITDA**EBITDA (million pesos)**

\$9,283	\$15,198
+6.7%	+9.4%

Margin:

17.8%	16.3%
-52 bps	no change vs YA

VIII. Operating Result**Operating Result (million pesos)**

\$7,871	\$12,429
+6.7%	+10.3%

IX. Financial Income and Expenses

Million pesos Net Financial Income/(Expense)	QUARTER			YTD		
	2Q2024	2Q2023	Effect	2024	2023	Effect
Interest	(577.2)	(586.9)	(1.6%)	(1,054.3)	(1,053.9)	0.0%
Exchange Effect	851.4	(145.5)	N/C	758.8	(255.5)	N/C
Total One Timers	547.1	(212.2)	N/C	339.1	(662.3)	N/C
Total Financial Income/(Expense)	821.3	(944.6)	N/C	43.6	(1,971.6)	N/C

X. Share in income of associates and joint ventures

Share in associates and joint ventures (million pesos)

\$19	\$148
-84%	-27%

XI. Income taxes

Effective income tax rate
28.1%* -40 bps vs YA

* No participation in associated companies

XII Net Income/Loss

Controlling net income (million pesos)

\$6,218	\$9,078
+32.2%	+32.6%

XIII. Balance

Cash and Short-term Investments

Cash and short-term investments
\$22,232 million pesos

*53.2% is invested in
foreign currency (mainly USD)*

Inventories and accounts payable

Inventories
\$33,615 million pesos
+8.4% vs YA

Accounts Payable
\$32,503 million pesos
+17.0% vs YA

Includes factoring operations.

Interest-bearing debt and Cash Flow

The following table shows the breakdown of our interest-bearing debt:

Million pesos	2Q2024	2Q2023	VAR %
Cost bearing debt	(28,158.2)	(27,167.9)	3.6%
Financial derivative instruments*	1,067.8	77.6	1276.2%
TOTAL	(27,090.3)	(27,090.3)	0.0%

*Cross currency swap

100% of the debt denominated in U.S. dollars is hedged with a cross-currency swap, considering both principal and interest.

100% of our debt is at a fixed rate; the weighted average rate is 7.83%.

Our next maturity of \$3,948 million pesos will be in October 2024.

Operating Cash Flow

Operating cash flow	
+\$4,667 million pesos	+\$1,744 million pesos
vs +\$2,166 million pesos	and -\$2,029 million pesos in 2023

XIV. Capital Expenditure and Others

CAPEX (as of June 30th)
\$5,140 million pesos
+1.5x vs YA
5.5% of consolidated income
<i>The investment is mainly distributed as follows:</i>
<i>Arco Norte Logistics Platform 23%</i>
<i>Remodeling and expansions 23%</i>
<i>Openings (Including the investment in the Altama City Center) 37%</i>

XV. Dividends

The Ordinary Stockholders' Meeting, held on March 12, 2024, declared a dividend from the Net Tax Profit Account (CUFIN), before 2013, of \$3,959 million pesos (\$2.95 per share) on the 1,342,196,100 shares representing the Company's capital stock. The total amount of dividends represents 20.32% of net profit for the 2023 fiscal year. The first payment was made on May 24 for \$2,376 million (\$1.77 per share) and the next payment will be made on October 11 for \$1,583 million (\$1.18 per share).

XVI. Expansion, Initiatives and Recent Events

During the second quarter of 2024, one Suburbia store was opened:

Puerto Vallarta Macroplaza, Jalisco	March 27 th
Cuernavaca Galerías, Morelos	June 5 th

During the quarter we opened six Liverpool Express stores, bringing our total to 29.

Regarding BYD, last Monday, July 8, we opened the Galerías Coapa showroom. We now have five locations in the metropolitan area of Mexico City, two of which are full-service agencies. We continue to grow the brand by diversifying our models and offering different technologies for a range of budgets. During the quarter we sold 964 units for a total of 1,540 for the year.

XVII. Analyst Coverage

In compliance with the Mexican Securities Market Law, the Company discloses the list of Financial Institutions and Groups that analyze its financial and operating performance:

Bank of America	Citi	JP Morgan
Banorte	GBM	Morgan Stanley
Barclays	Goldman Sachs	Santander
BBVA	HSBC	Scotiabank
Bradesco BBI	Intercam	UBS
BTG Pactual	Itaú BBA	Vector

XVIII. Company Profile

El Puerto de Liverpool, S.A.B. de C.V.: (as of June 30th, 2024)

Liverpool Stores	124	1,800,199 m2
Liverpool Express	29	4,762 m2
Suburbia Stores	188	678,278 m2
Shopping Centers	29	746,979 m2
Boutiques	119	76,631 m2

XIX. Credit

Number of cards	2Q24	2Q23	VAR %
Liverpool Cards	5,788,099	5,441,368	6.4%
Suburbia Cards	1,727,357	1,488,734	16.0%

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Annexes

Balance Sheet as of June 30th, 2024

Million Pesos	2024	2023	Dif	% vs AA
Cash / cash equivalent	22,231	15,801	6,430	40.7%
Loan portfolio	54,689	46,076	8,613	18.7%
Inventories	33,615	31,015	2,599	8.4%
Right of use assets	12,524	12,345	179	1.4%
Investment	17,748	15,363	2,385	15.5%
Fixed assets & Others	120,047	112,736	7,311	6.5%
Total Assets	260,854	233,337	27,518	11.8%
Suppliers	32,503	27,789	4,714	17.0%
Short term loans	5,513	0	5,513	100.0%
Long term loans	22,645	27,168	(4,523)	(16.6%)
Lease liabilities	14,273	13,777	495	3.6%
Other liabilities	32,676	28,982	3,693	12.7%
Total Liabilities	107,609	97,717	9,892	10.1%
Stockholders' equity	153,245	135,620	17,625	13.0%

Income Statement for the second quarter of 2024
Millions of pesos

Million pesos	QUARTER			YTD		
	2Q2024	2Q2023	VAR %	2024	2023	VAR %
Total Income	52,237	47,587	9.8%	93,458	85,157	9.7%
Commercial Income	46,305	42,302	9.5%	82,003	75,255	9.0%
Financial Business Income	4,740	4,003	18.4%	9,111	7,586	20.1%
Real Estate Income	1,192	1,283	(7.0%)	2,344	2,315	1.2%
Gross Income	21,234	18,826	12.8%	38,541	34,043	13.2%
Gross Margin	40.6%	39.6%	1.1 p.p.	41.2%	40.0%	1.3 p.p.
Total Operating Expenses	13,363	11,448	16.7%	26,113	22,779	14.6%
Operating expenses	10,905	9,239	18.0 %	21,372	18,864	13.3 %
Provisions for overdue accounts	1,046	884	18.4%	1,971	1,287	53.2%
Depreciation & amortization	1,412	1,325	6.6%	2,770	2,628	5.4%
Operating Income	7,871	7,378	6.7%	12,429	11,264	10.3%
Financing cost	- 821	945	N/C	- 44	1,972	N/C
Net income	6,218	4,702	32.2%	9,078	6,845	32.6%
EBITDA	9,283	8,703	6.7%	15,198	13,892	9.4%
EBITDA Margin	17.8 %	18.3 %	(0.5 p.p)	16.3 %	16.3 %	(0.1 p.p)
EBITDA 12 Months				36,298	31,865	13.9 %
EBITDA margin 12 Months				17.8 %	17.1%	0.7 p.p.

Cash Flow

	CUMULATIVE		2Q	
	2024	2023	2024	2023
Operating income	12,429	11,264	7,871	7,378
Depreciation and amortization	2,770	2,628	1,412	1,325
EBITDA	15,198	13,892	9,283	8,703
Interests	(1,395)	(1,423)	(971)	(983)
Taxes	(4,894)	(5,094)	(3,305)	(3,385)
<i>Working capital</i>	<i>(8,134)</i>	<i>(7,863)</i>	<i>(2,792)</i>	<i>(3,400)</i>
Clients	2,586	420	(5,047)	(5,471)
Inventories	(5,376)	(2,875)	(939)	269
Suppliers	(5,343)	(5,409)	3,193	1,802
Other	968	(1,539)	2,451	1,231
Cashflow from operations	1,744	(2,029)	4,667	2,166