

EL PUERTO DE LIVERPOOL REPORTS 10.4% QUARTERLY REVENUE GROWTH

Mexico City, Mexico, April 24, 2025 – El Puerto de Liverpool S.A.B. de C.V. (BMV: LIVEPOL) announced its results for the first quarter of 2025.

In the first quarter, El Puerto de Liverpool reported a **10.4%** growth in consolidated revenue, driven by solid progress across all its business segments.

During the first quarter, the **Retail** segment recorded a **9.5%** growth, attributable to the positive performance of the traditional autumn-winter merchandise clearance campaign, as well as a calendar of sales activities aimed at reducing inventory levels.

Same-Store-Sales (SSS) for Liverpool grew **7.9%**, while Suburbia recorded growth of **7.3%**.

Operating expenses registered an **11.1%** increase, resulting from the minimum wage increase impacting payroll and external services, as well as costs associated with sales and new locations.

Loan portfolio growth and a conservative approach led to a **provision for bad debts of \$1,186 million pesos**. However, the increase in revenue generated in this same segment fully absorbed this impact.

The **non-performing loan rate** ended the quarter at **3.7%**.

EBITDA decreased to 7.3%, reaching a **margin of 12.0%**, a decrease of 230 basis points compared to the previous year.

Net Debt / EBITDA (LTM) leverage ratio at the end of the quarter was **0.20x**.

Net income ended the quarter with a **19.1% reduction** compared to the previous year.

The increase in **inventories** by **21.4%** was attributed to the receipt of products for the new season and exchange rate fluctuations.

During the quarter, **CAPEX**, including trusts, reached **\$2,105 million pesos**

EVOLUTION OF OUR DIGITAL ECOSYSTEM

Total **GMV** grew by **15.8%** compared to the previous year.

Liverpool's digital share grew by **185 basis points**, reaching **28.7%**. Simultaneously, monthly active users of the Liverpool Pocket App increased by 8.6%.

Suburbia also showed progress in its digital channel, where sales penetration reached **6.2%**, an increase of **39 basis points**. The Suburbia App showed a **22.7% increase in its active users**.

For **Marketplace**, quarterly GMV increased by 12.3%, and we closed the quarter with 27.8% more SKUs and 29.3% more sellers.

43.2% of Liverpool's digital orders were delivered **within 48 hours**, a 24.1% increase in the number of orders compared to the previous year.

Click & Collect accounted for **41.2%** of Liverpool's orders, an increase of 60 basis points compared to the previous year.

Direct store deliveries for Liverpool reached **17.9%**, an increase of 100 basis points compared to the same quarter of the previous year.

EXPANSIONS, INITIATIVES, AND RECENT EVENTS

As of the date of this report, we have commenced operations at our new Softlines logistics center in Arco Norte, marking a significant milestone for El Puerto de Liverpool. This highly automated facility will significantly enhance operational efficiency and improve customer satisfaction, focused on better serving our customers in today's omnichannel environment.

During the quarter, **one Suburbia** store was opened in the following location:

SUBURBIA		
City	Location	Opening
Tultitlán, Estado de México	Portal Tultitlán	March 20, 2025

Also, we opened **6 Liverpool Express** stores, bringing our total to 46 locations.

On March 18, 2025, the Ordinary Stockholders' Meeting announced that a dividend of \$3,959 million pesos (\$2.95 per share) will be paid from the Net Tax Profit Account (CUFIN) before 2013, on the 1,342,196,100 shares representing the Company's capital stock. The total amount distributed represents 17.1% of the net profit for fiscal year 2024. The dividend will be paid in two installments. The first payment of \$2,376 million (\$1.77 per share) will be made on May 23, and the next payment of \$1,583 million (\$1.18 per share) will be made on October 10.

On January 16th, we issued a bond in international markets for a total of US\$1 billion, divided into two equal tranches of US\$500 million, maturing in 7 and 12 years, respectively. We entered a cross-currency swap to convert the principal to pesos, reducing our foreign exchange risk and aligning our liabilities with our revenue generation. Concurrently, in conjunction with this operation, we enhanced the profile of our trading derivatives, achieving a weighted average rate of 10.34%. The Company intends to utilize the net proceeds from this issuance to finance a portion of our investment in the agreement with Nordstrom Inc.

On February 11th, Merco published its “**ESG Responsibility Mexico 2024**” list. El Puerto de Liverpool ranked twenty-first among one hundred listed companies, notably achieving 5th position in the Corporate Governance section.

El Puerto de Liverpool was honored with the “**Innovative Leadership Award 2025**” by the **World Retail Forum**. This recognition considers: the commitment to human warmth in service, the integration of technology, the strategic design of stores, a strong brand narrative, continuous staff training, transformation capacity, a unique value proposition, and customer safety.

We are pleased to announce our recognition as **16th in the Employers for Youth 2024 ranking** as one of the **Best Companies for Professional Women under 35**. This

achievement highlights our commitment to creating positive and equitable work environments for women under 35.

For the second consecutive year, we celebrate being included in the **LinkedIn Top Companies Mexico ranking**, proudly occupying the **19th position** this year among the best companies to advance professionally in the country.

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.

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

COMPANY PROFILE

The Company has the following stores and shopping centers as of March 31, 2025:

	Locations		GLA (m2)	
	1Q25	1Q24	1Q25	1Q24
Liverpool	124	124	1,804,458	1,798,092
Liverpool Express	44	23	6,196	3,793
Suburbia	194	187	691,820	676,522
Boutiques	126	118	81,146	75,472
Shopping Centers	30	30	991,348	916,526

EARNINGS CALL

Our quarterly results conference call for 1Q25 will be held on Friday, April 25th at 9:00 AM (Mexico City Time). For additional information and connection details, please visit www.elpuertodeliverpool.mx

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INCOME STATEMENT

(Figures expressed in millions of pesos)

	NOTES	QUARTER		CHG %
		1Q25	1Q24	
<i>Liverpool and Boutiques</i>	1	33,593	30,692	9.5
<i>Suburbia</i>	1	4,864	4,464	9.0
<i>Services and Others</i>		649	542	19.7
Commercial Segment	1	39,106	35,698	9.5
Financial Business Segment	2	5,105	4,371	16.8
Real Estate Segment		1,317	1,152	14.3
Total Income		45,527	41,220	10.4
Cost of Goods Sold	1	27,272	23,913	13.9
Retail Gross Profit		11,834	11,785	0.8
<i>Retail Margin</i>		30.3%	33.0%	(2.6 p.p)
Consolidated Gross Profit		18,256	17,307	5.7
<i>Consolidated Gross Margin</i>		40.1%	42.0%	(1.8 p.p)
Operating Expenses		11,587	10,467	11.1
Loan Loss Provision	2	1,186	925	28.2
Depreciation and Amortization		1,475	1,357	8.7
Total Operating Expenses		14,247	12,749	12.1
Operating Income (Loss)		4,008	4,558	(12.1)
<i>EBITDA</i>		5,484	5,915	(7.3)
<i>EBITDA Margin</i>		12.0%	14.4%	(2.3 p.p)
Financial Expenses	4	(1,042)	(778)	34.0
Income Tax		(786)	(1,025)	(23.3)
Associated Companies' Shareholdings		137	128	6.6
Net Income		2,317	2,884	(19.6)
Controlling Net Income		2,313	2,860	(19.1)

NOTES

1 Commercial Segment	1Q25	1Q24	CHG %
SSS Liverpool	7.9%	5.9%	2.0 p.p.
SSS Suburbia	7.3%	12.6%	(5.3 p.p)
SSS Departament Stores ANTAD	-0.2%	7.5%	(7.7 p.p)
2 Financial Business Segment			
LIVERPOOL	1Q25	1Q24	CHG %
Total Cards (Thousands)	5,995	5,685	5.5%
Sales with our Payment Methods	48.9%	47.5%	140 pb

SUBURBIA	1Q25	1Q24	CHG %
Total Cards (Thousands)	1,887	1,664	13.4%
Sales with our Payment Methods	31.8%	30.3%	150 pb

EL PUERTO DE LIVERPOOL	1Q25	1Q24	CHG %
Total Cards (Thousands)	7,882	7,348	7.3%
Accounts past due over 90 days (%)	3.7%	3.1%	59 pb
Portfolio Coverage Ratio	10.1%	9.9%	20 pb

3 Real Estate Segment	1Q25	1Q24	CHG %
Occupancy	92.4%	92.0%	40 pb

4 Financial Expenses	1Q25	1Q24	VAR %
Net Financial Expenses	(1,042)	(778)	34.0%
Financial expenses for the Q1 increased due to the issuance of the \$1 billion bond in January 2025.			

Consolidated Balance Sheet as of March 31st, 2025

(Figures expressed in millions of pesos)

	NOTES	MAR 25	MAR 24	CHG \$	CHG %
Cash and Cash Equivalents	5	36,571	23,287	13,284	57.0%
Clients	2	56,133	49,571	6,562	13.2%
Inventories		39,665	32,676	6,988	21.4%
Fixed Assets		102,672	96,726	5,946	6.1%
Investments and Other Assets		56,327	51,518	4,809	9.3%
Total Assets		291,367	253,778	37,589	14.8%
Loans	6	43,929	26,803	17,126	63.9%
Suppliers		29,011	29,309	(298)	(1.0%)
Leases and Other Liabilities		51,435	51,336	99	0.2%
Total Liabilities		124,375	107,448	16,927	15.8%
Shareholder's Equity		166,992	146,331	20,662	14.1%

NOTES:

5 Cash and Cash Equivalents

94.9% is invested in foreign currency, mainly in USD.

6 Interest-bearing debt and Cash Flow

All dollar-denominated debt is covered by a cross-currency swap, encompassing both principal and interest. 100% of the debt is at a fixed rate, with a weighted average of 8.02%. The next maturity is for \$9,642 million pesos, scheduled for October 2026.

Cash Flow Statement

(Figures expressed in millions of pesos)

	NOTES	QUARTER	
		1Q25	1Q24
Operating income		4,008	4,558
Depreciation and amortization		1,475	1,357
EBITDA		5,484	5,915
Clients			
Inventories		8,445	7,633
Suppliers		(4,625)	(4,438)
Others		(9,220)	(8,537)
Cashflow from operations		(6,161)	(2,838)

ANNEX

Capital Expenditure and Others

	2025	VAR %
CAPEX (as of March 31st)	\$2,105 *	30.4%
Logistics and IT Projects	47%	
Remodeling and expansions	34%	
Openings	9%	
Other Investments	10%	
% of Consolidated Income	4.6%	

* This figure considers the investment in real estate trusts.