

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

THIRD QUARTER 2024 RESULTS

In the third quarter, we saw continued positive momentum across all business segments. Our effective cost control measures ensured that cost growth remained aligned with revenue growth

Consolidated revenues increased by 10.4% while EBITDA grew by 7.3%, resulting in an EBITDA margin of 16.3%, a decline of 50 basis points year-over-year.

Net profit for the quarter increased by 11.3% versus the previous year, mainly due to a favorable exchange rate.

Financial Results for the Quarter

(Third Quarter 2024 / YTD)

Figures expressed in millions of pesos

Total Income	EBITDA	EBITDA Margin
+10.4% +10.0%	\$7,493 \$22,691 +7.3% +8.7%	16.3% 16.3% -50 bps -20 bps
Liverpool's Same-Store Sales	Suburbia's Same-Store Sales	Net Income
+7.6% +6.7%	+7.6% +9.3%	\$4,415 \$13,493 +11.3% +24.8%

Other relevant figures

Net Loan Portfolio +16.7% \$51,988	NPLs 4.1% +63 bps	Bad Debt Reserve 10.1% coverage -30 bps
Cash balance \$18,159	Net Leverage 0.24x	CAPEX (YTD)* \$8,490

* Includes investment in real estate trusts.

Inventories and accounts payable

Inventories \$42,021 +20.0%	Suppliers \$32,064 +16.4% <i>Includes factoring operations.</i>
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Our ecosystem in the quarter

GMV Digital (3Q / YTD) Liverpool +15.0% +17.8% Suburbia +76.4% +110.8% <i>Effect derived from the kiosk implementation strategy.</i>	Digital Share (3Q / YTD) Liverpool 24.8% 27.0% +138 bps +196 bps Suburbia 5.3% 5.9% +196 bps +280 bps
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Pocket (Users vs 3Q23) Liverpool +7.6% Suburbia +2.0%

Marketplace

GMV +33.1% +49.0%	Sellers +33.6%	SKU's +50.2%
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Supply Chain and Logistics

Click & Collect Share 39.1% +2.5 p.p.	Deliveries Share ≤2 days 48.6% +4.1 p.p.	Deliveries from store Share 34.2% +6.4 p.p.
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3Q24 Earnings Call October 23rd, 9am CDMX Information in: www.elpuertodeliverpool.mx
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RESULTS

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

Retail Revenue
 +9.7% +9.2%

Millions of pesos	QUARTER			YTD		
	3Q2024	3Q2023	CHG %	2024	2023	CHG %
Liverpool, Boutiques and Others	35,196	32,065	9.8%	107,512	98,606	9.0%
Suburbia	4,949	4,513	9.6%	14,636	13,228	10.6%
Retail revenue	40,145	36,579	9.7%	122,148	111,834	9.2%
Costs of goods sold	26,815	24,341	10.2%	81,731	75,455	8.3%
Retail Gross Profit	13,330	12,238	8.9%	40,417	36,379	11.1%
Retail margin	33.2%	33.5% (0.3 p.p.)		33.1%	32.5%	0.6 p.p.

This quarter was impacted by a calendar effect: 2024 had one fewer Saturday compared to the same period last year.

Liverpool (Quarter / YTD)

SSS +7.6% +6.7%

Transactions +2.6% +3.7%

Average ticket +4.7% +2.9%

Suburbia (Quarter / YTD)

SSS +7.6% +9.3%

Transactions +1.1% +6.3%

Average ticket +6.4% +2.8%

ANTAD Departmental SSS

+4.2% +5.8%

In the quarter:

Clothing and Footwear 0.0% (1)

General Merchandise +4.4% (1)

(1) ANTAD total

II. Financial Business

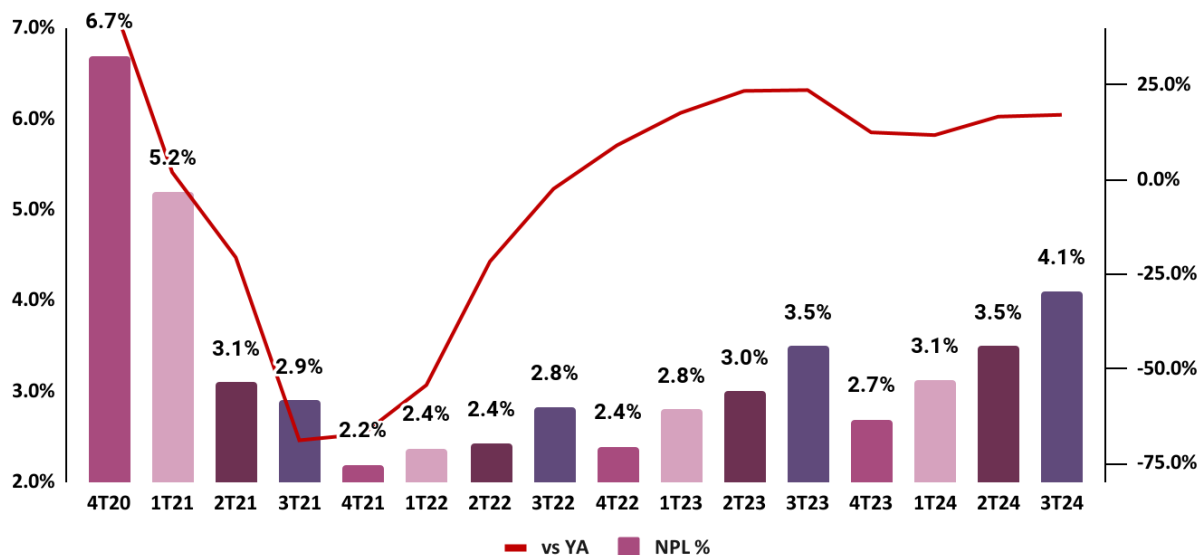
Interest and Customer Portfolio
 +16.3% +18.8%
 +16.7% net portfolio
 Net portfolio balance \$51,988 million

Number of cards	3Q24	3Q23	CHG %
Liverpool Cards	5,876,896	5,514,275	6.6%
Suburbia Cards	1,782,484	1,533,073	16.3%
Total Cards	7,659,380	7,047,348	8.7%

Sales with our payment methods (quarterly)

Liverpool	Suburbia
48.7%	32.9%
+90 bps	+140 bps

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



Bad Debt Reserve Balance
\$5,849 million pesos
+13.1%

Portfolio Coverage Ratio
10.1%
-30 bps
2.7x on non-performing loans

Loan Loss Provision in results

\$1,042 \$3,013
+57% +55%

III. Leasing

Leasing Income
+11.9% +4.7%

Occupation
94.2%
+2.7 p.p.

IV. Operating Expenses without Depreciation and Loan Loss Provision

Operating Expenses
+10.2% +12.3%

Impact of minimum wage increases, new pension regulations, opening of new stores, and labor-intensive professional services.

V. Financial Income and Expenses

Millions of pesos	QUARTER			YTD		
	3Q2024	3Q2023	CHG %	2024	2023	CHG %
Net Interest	(620)	(602)	3.1%	(1,674)	(1,656)	1.1%
Exchange Rate Fluctuation	507	35	1,343.8%	1,266	(220)	N/C
MTM Derivative	257	112	128.7%	596	(550)	N/C
Total Financial Income (Expense)	144	(454)	N/C	187	(2,426)	N/C

VI. Balance

Cash and Short-term Investments

Cash and short-term investments
\$18,159

62.8% is invested in foreign currency (mainly USD).

Interest-bearing debt and Cash Flow

The following table shows the breakdown of our interest-bearing debt as of September 30:

	2024	2023	CHG %
Debt with Cost	(29,157)	(27,554)	5.8%
Hedging Financial Instruments*	2,066	463	345.9%
Total	(27,090)	(27,090)	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%.

On October 2, we settled the total of our "LIVEPOL 2024" bond for \$3.948 billion pesos using our own resources. This decision reflects Liverpool's solid liquidity position and prudent cash management.

Our next maturity of \$9,642 million pesos will be in October 2026.

VII. Capital Expenditure and Others

CAPEX (as of September 30th)

\$8,490*

+42.0%

5.6% of consolidated income

The investment is mainly distributed as follows:

Logistics and IT projects 41%.

Remodeling and expansions 30%.

Openings (Including investment in Altama City Center) 25%

**The figure considers the investment in real estate trusts.*

VIII. Dividends

The Ordinary Stockholders' Meeting, held on March 12, 2024, declared a dividend from the Net Tax Profit Account (CUFIN), prior to 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 year 2023. The first payment was made on May 24 for \$2,376 million (\$1.77 per share) and the second on October 11 for \$1,583 million (\$1.18 per share).

IX. Expansion, Initiatives and Recent Events

- Suburbia: The following stores were opened during the year

Puerto Vallarta Macroplaza, Jalisco	March 27
Cuernavaca Galerías, Morelos	June 5
Apodaca Huinalá, Nuevo León	October 10
Reynosa, Tamaulipas	October 17

- Liverpool Express: As of the date of this report, we have opened 6 units for a total of 35.
- Boutiques: On September 23 we opened the third “Toys ‘R’ Us” toy store in Mexico and the first “Babies ‘R’ Us” store in the country.
- BYD: On August 21, we opened our first full-service agency in Guadalajara, Jalisco. During the quarter we sold 1,300 units, exceeding our annual goal.
- Nordstrom: On September 4, we filed Annex 13D with the SEC, disclosing the formation of a group with the Nordstrom family with the goal of delisting the shares of Nordstrom Inc (JWN). The proposal sent to the board of directors of Nordstrom Inc. stipulates that Liverpool would hold 49.9% of the capital stock of the private company, while the Nordstrom family would retain the remaining 50.1%. We are currently in discussions with the board of directors of Nordstrom Inc. regarding the offer.
- In September, S&P published the results of its Corporate Sustainability Assessment (CSA), in which Liverpool improved by 12 points compared to last year, thanks to progress in our ESG strategies.
- Merco: Liverpool ranked 8th in “Merco Empresas Mexico 2024” and 11th in “Merco Talento 2024”. Compared to last year's ranking, Liverpool improved 1 position in the first and 15 positions in the second.

- Newsweek and Statista published the list of the “World's Most Trusted Companies by 2024”, in which Liverpool was ranked as the 22nd most trusted retailer in the world and the 2nd in Mexico.
- Liverpool established a partnership with CONFE, the Mexican Confederation of Organizations for People with Intellectual Disabilities, to offer employment opportunities to members of its community.

X. 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	Intercom	UBS
BTG Pactual	Itaú BBA	Vector

XI. Company Profile

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

Liverpool Stores	124	1,808,843 m2
Liverpool Express	33	5,150 m2
Suburbia Stores	188	678,278 m2
Shopping Centers	29	753,162 m2
Boutiques	120	77,693 m2

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Annexes

Balance Sheet as of September 30th
Millions of pesos

	2024	2023	Diff	% vs YA
Cash and Cash Equivalents	18,159	14,885	3,274	22.0%
Customers	51,988	44,547	7,441	16.7%
Inventories	42,021	35,018	7,003	20.0%
Rights of use	12,459	12,151	308	2.5%
Investments	19,144	13,924	5,219	37.5%
Fixed Assets and Others	121,352	114,716	6,636	5.8%
Total Assets	265,123	235,241	29,882	12.7%
Loans	29,157	27,554	1,603	5.8%
Suppliers	32,064	27,547	4,518	16.4%
Lease Liabilities	14,287	13,662	625	4.6%
Other Liabilities	30,661	28,304	2,357	8.3%
Total Liabilities	106,168	97,066	9,103	9.4%
Stockholders' Equity	158,955	138,175	20,780	15.0%

Income Statement for the third quarter of 2024
Millions of pesos

	QUARTER			YTD		
	3Q2024	3Q2023	CHG %	2024	2023	CHG %
Commercial Segment	40,145	36,579	9.7%	122,148	111,834	9.2%
Financial Business Segment	4,687	4,029	16.3%	13,798	11,616	18.8%
Real Estate Segment	1,224	1,094	11.9%	3,568	3,409	4.7%
Total Income	46,055	41,702	10.4%	139,513	126,858	10.0%
Costs of Goods Sold	26,815	24,341	10.2%	81,731	75,455	8.3%
Consolidated Gross Profit	19,241	17,361	10.8%	57,782	51,403	12.4%
Retail Margin	41.8%	41.6%	0.1 p.p.	41.4%	40.5%	0.9 p.p.
Operating Expenses	10,706	9,712	10.2%	32,078	28,576	12.3%
Provision for Uncollectible Accounts	1,042	664	57.0%	3,013	1,950	54.5%
Depreciation and Amortization	1,448	1,338	8.2%	4,218	3,966	6.3%
Total Operating Expenses	13,196	11,714	12.7%	39,308	34,492	14.0%
Operating Income (Loss)	6,045	5,647	7.0%	18,474	16,911	9.2%
Financial Expense	144	(454)	N/C	187	(2,426)	N/C
Income before taxes	6,189	5,193	19.2%	18,661	14,485	28.8%
Income Taxes	(1,790)	(1,482)	20.8%	(5,297)	(4,126)	28.4%
Effective Rate	28.9%	28.5%		28.4%	28.5%	
Associated companies' shareholdings	(7)	260	N/C	141	463	(69.5%)
Controlling Net Income	4,415	3,967	11.3%	13,493	10,812	24.8%
EBITDA	7,493	6,986	7.3%	22,691	20,877	8.7%
EBITDA Margin	16.3%	16.8%	(0.5 p.p)	16.3%	16.5%	(0.2 p.p)
EBITDA Last Twelve Months				36,806	32,662	12.7 %
EBITDA Margin Last Twelve Months				17.6%	17.2%	0.5 p.p.

Cash Flow
Millions of pesos

	3Q2024	3Q2023	YTD 2024	YTD 2023
Operating income	6,045	5,647	18,474	16,911
Depreciation and amortization	1,448	1,338	4,218	3,966
EBITDA	7,493	6,986	22,691	20,877
Interest	(409)	(423)	(1,803)	(1,846)
Income tax paid	(1,864)	(1,858)	(6,759)	(6,953)
<i>Customers</i>	2,672	1,534	5,258	1,955
<i>Inventories</i>	(8,406)	(4,003)	(13,783)	(6,877)
<i>Suppliers</i>	(438)	(242)	(5,781)	(5,651)
Working Capital	(6,172)	(2,711)	(14,306)	(10,574)
Others	(141)	426	827	(1,113)
Operating cash flow	(1,093)	2,420	650	391
Capex	(2,719)	(2,498)	(7,859)	(5,927)
Unicomer Investment	235	-	320	-
Other Investments	179	(210)	(382)	(128)
Cash Flow Before Dividends	(3,398)	(288)	(7,271)	(5,664)
Dividends	0	0	(2,375)	(2,107)
Cash Flow	(3,398)	(288)	(9,646)	(7,770)
Lease Liabilities	(675)	(629)	(2,003)	(1,861)
Increase / (Decrease)	(4,073)	(917)	(11,649)	(9,632)