

EL PUERTO DE LIVERPOOL REPORTS CONSOLIDATED REVENUE OF Ps.45.4 BILLION, IN LINE WITH PREVIOUS YEAR

Mexico City, Mexico, April 27, 2026 – El Puerto de Liverpool S.A.B. de C.V. (BMV: LIVEPOL) announced its results for the first quarter of 2026.

During the first quarter, El Puerto de Liverpool recorded consolidated revenue of **Ps. 45.4 billion**, representing a **0.2%** decrease compared to the same period last year. By segment, Retail revenue declined **1.9%**, while the Financial Business showed robust growth of **11.6%** and the Real Estate business increased **4.4%**. A key highlight was the **12.4%** year-over-year increase in digital sales GMV.

Retail segment revenue, excluding discontinued operations, declined **0.2%**, reflecting softened consumer demand and heightened sensitivity to promotional activity.

Following a strong start to the year supported by the Autumn-Winter Clearance Sale, retail performance for the quarter was impacted by several factors. The current macroeconomic environment influenced purchasing patterns, reflecting a more cautious, promotion-focused consumer.

Additionally, operational challenges hindered the timely flow and in-store availability of a range of imported merchandise, creating pressure across specific categories, particularly apparel and shoes.

Performance was also affected by security-related incidents in February, primarily in Jalisco, with additional impacts in the Pacific and Bajío regions. These events resulted in temporary store closures of two to three days and short-term disruptions to supply chain activities, which continued to affect consumer sentiment in the following weeks.

Furthermore, the quarterly comparative base was challenging for both Liverpool and Suburbia, following growth in excess of 7% during the prior-year period. At Suburbia, revenue performance was also impacted by the decision to defer its Mid-season Sale to April to better align promotional activity with merchandise availability.

Although conditions have since normalized and corrective measures have been implemented, the Company anticipates a gradual recovery in operational momentum over the coming months.

Same-store sales declined **2.5%** at Liverpool and **3.1%** at Suburbia, primarily driven by lower foot traffic, which was partially offset by an increase in the average ticket.

Liverpool's digital share reached **31.4%** for the quarter, an increase of **314 basis points**. Active users on the Liverpool Pocket App grew by **20.1%**. Suburbia reached a **7.8%** digital share, representing a **161-basis-point** expansion.

Retail margin stood at **30.9%**, representing a 70-basis-point expansion. This performance was driven by disciplined merchandise management and a more favorable exchange rate. Additionally, results benefited from Suburbia's decision to defer its Midseason Sale to April. During the first quarter, the Company incurred approximately Ps. 150 million in non-recurring expenses intended to ensure operational stability and service continuity throughout the supply chain.

Consolidated inventory grew **9.9%** year-over-year. Excluding merchandise in transit, the increase was **6.6%**.

The **Financial Business** division maintained **strong performance**, with revenue increasing **11.6%**, mainly driven by a 10.0% expansion in the gross credit portfolio.

The total cardholder base reached **8.7 million**. Starting this quarter, this figure includes the Suburbia "Minipagos" program, which exceeded 200,000 active accounts.

The non-performing loan ratio reached **4.4%** in 1Q26, a **70-basis-point** increase compared to 1Q25, remaining within projected levels and reflecting seasonal dynamics and portfolio expansion. The coverage ratio stood at **11.4%** of the total portfolio, **130 basis points** above the previous year.

Within this context, the provision for NPLs increased by **Ps. 1.5 billion**, up **25.3%** year-over-year. Despite this increase in provisions, the net effect on results was favorable, as it was offset by growth in Financial Services revenue.

The **Real Estate** division recorded a **4.4%** increase in quarterly revenue, attributed to a **200-basis-point** improvement in occupancy, which reached **94.6%**.

Operating expenses, excluding bad debt provisions, depreciation, and amortization, increased **6.2%**. Including these items, **total operating expenses** grew **7.5%**, primarily driven by increases in personnel costs.

1Q26 **EBITDA** reached **Ps. 5.1 billion**, a **6.2%** decrease compared to the previous year. The EBITDA margin was **11.3%**, a 70-basis-point contraction.

Net income for the quarter was **Ps. 1.9 billion**, a **17.2% reduction** year-over-year.

CAPEX for the period, including real estate trusts, totaled **Ps. 952 million**.

As previously disclosed, the inclusion of **Nordstrom's** results in the first quarter is limited to the month of February. **Revenue** increased **4.9%**, and the **EBITDA** margin reached **2.1%**, representing a **110-basis-point expansion**.

EXPANSIONS, INITIATIVES, AND RECENT EVENTS

On March 26, the Company opened Suburbia Plaza Sendero Ixtapaluca.

Proceeds from the LIVEPOL-38 bond issuance were used for the early redemption of the LIVEPOL-26 bond on March 12, which was originally scheduled to mature in October 2026.

The Ordinary Shareholders' Meeting held on April 14, 2026, decreed a dividend of Ps. 4.0 billion from the Net Tax Profit Account (CUFIN) prior to 2013, equivalent to Ps. 2.95 per share. The first installment of Ps. 2.4 billion (Ps. 1.77 per share) will be made on May 22nd, and the second installment of Ps. 1.6 billion (Ps. 1.18 per share) is scheduled for October 9th. The total dividend amount represents 23.1% of 2025 net income, compared to 17.1% in 2024.

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

COMPANY PROFILE

The Company has the following stores and shopping centers as of March 31, 2026:

	Locations		GLA (m2)	
	1Q26	1Q25	1Q26	1Q25
Liverpool	125	124	1,807,298	1,804,458
Liverpool Express	69	44	10,563	6,196
Suburbia	195	194	690,270	691,820
Boutiques	168	126	92,294	81,146
Shopping Centers	30	30	1,039,002	1,031,721

EARNINGS CALL

Our quarterly results conference call for 1Q26 will be held on Tuesday, February 28, at 8:00 am Mexico City time. For additional information and connection details, please visit www.elpuertodeliverpool.mx

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INCOME STATEMENT

(Figures in millions of pesos)

	NOTES	QUARTER		CHG %
		1Q26	1Q25	
Liverpool and Boutiques	1	32,835	32,914	(0.2)
Suburbia	1	4,699	4,864	(3.4)
Services and Others		812	649	25.2
Commercial Segment Subtotal	1,2	38,346	38,426	(0.2)
Automotive		1	680	(99.8)
Commercial Segment		38,347	39,106	(1.9)
Financial Business Segment	3	5,697	5,105	11.6
Real Estate Segment	4	1,374	1,317	4.4
Total Income		45,418	45,527	(0.2)
Cost of Goods Sold		26,488	27,272	(2.9)
Retail Gross Profit		11,858	11,834	0.2
Retail Margin		30.9%	30.3%	0.7 pp
Consolidated Gross Profit		18,929	18,256	3.7
Consolidated Gross Margin		41.7%	40.1%	1.6 pp
Operating Expenses excl. Loan Loss Provision and D&A		12,301	11,587	6.2
Loan Loss Provision		1,485	1,186	25.3
Depreciation and Amortization		1,534	1,475	4.0
Total Operating Expenses		15,320	14,247	7.5
Operating Income (Loss)		3,609	4,008	(10.0)
EBITDA		5,143	5,484	(6.2)
EBITDA Margin		11.3%	12.0%	(0.7 pp)
Financial Expenses	4	(998)	(1,042)	4.3
Income Tax		(666)	(786)	(15.3)
Results from Associates	5	(26)	137	N.C.
Net Income		1,919	2,317	(17.2)
Controlling Net Income		1,915	2,313	(17.2)

NOTES

	1Q26	1Q25	CHG %
1 Commercial Segment Subtotal			
SSS Liverpool, Boutiques & Others	-2.5%	7.9%	(10.4 p.p)
SSS Suburbia	-3.1%	7.3%	(10.4 p.p)
SSS Department Stores ANTAD	1.1%	-0.2%	1.3 p.p.
2A Digital Ecosystem Participation			
Digital Sales Liverpool	31.4%	28.3%	3.1 p.p.
Digital Sales Suburbia	7.8%	6.2%	1.6 p.p.

Click & Collect	40.2%	41.2%	(1.0 p.p)
Deliveries in less than 48 hours	41.3%	43.2%	(1.9 p.p)
Direct Deliveries from Store	32.2%	30.6%	1.6 p.p.

2B Digital Ecosystem | Growth

	1Q26	1Q25	VAR %
GMV Consolidated	12.4%	15.8%	(3.4 p.p)
Active Users Liverpool Pocket App	20.1%	8.6%	11.5 p.p.
Active Users Suburbia App	12.5%	22.7%	(10.2 p.p)

3 Financial Business Segment

LIVERPOOL	1Q26	1Q25	CHG %
Total Cards (Thousands)	6,367	5,995	6.2%
Sales with our Payment Methods	50.8%	48.9%	190 pb

SUBURBIA	1Q26	1Q25	CHG %
Total Cards (Thousands)	2,309	2,049	12.7%
Sales with our Payment Methods	34.6%	31.8%	280 pb

EL PUERTO DE LIVERPOOL	1Q26	1Q25	CHG %
Total Cards (Thousands)	8,677	8,044	7.9%
Accounts past due over 90 days (%)	4.4%	3.7%	70 pb
Portfolio Coverage Ratio	11.4%	10.1%	130 pb
Gross Portfolio (Millions of Pesos)	68,692	62,450	10.0%
Bad Debt Reserves (Millions of Pesos)	7,814	6,318	23.7%

4 Real Estate Segment

	1Q26	1Q25	CHG %
Occupancy	94.6%	92.6%	200 pb

5 Results from Associates

NORDSTROM, INC.	FEB 26	FEB 25	CHG %
Consolidated Income ¹	1,014	967	4.9
Adjusted EBITDA Margin	2.1%	1.0%	1.1 p.p.
Net Income ¹	(41)	(27)	54.2
Net Results from Associates ²	(168)	0	N.C.

¹ Figures in millions of USD, reflecting 100% of Nordstrom's operations. Growth rates are calculated in USD.

² Figures for the first quarter of 2026 for El Puerto de Liverpool, reflecting the proportional ownership interest of 49.9%. Amounts in millions of pesos.

Consolidated Balance Sheet as of March 31st, 2026

(Figures in millions of pesos)

	NOTES	MAR 26	MAR 25	CHG \$	CHG %
Cash and Cash Equivalents	6	22,803	36,571	(13,768)	(37.6%)
Clients		60,878	56,133	4,746	8.5%
Inventories		43,602	39,665	3,938	9.9%
Fixed Assets		106,337	102,672	3,665	3.6%
Investments and Other Assets		71,277	56,660	14,618	25.8%
Total Assets		304,898	291,700	13,198	4.5%
Loans	7	40,600	43,929	(3,329)	(7.6%)
Suppliers		33,957	29,011	4,947	17.1%
Leases and Other Liabilities		50,033	51,768	(1,734)	(3.4%)
Total Liabilities		124,591	124,707	(117)	(0.1%)
Shareholder's Equity		180,307	166,992	13,315	8.0%

NOTES:

6 Cash and Cash Equivalents

7.20% is invested in foreign currency, mainly in USD.

7 Interest-bearing debt and Cash Flow

All dollar-denominated debt is hedged, covering both principal and interest on bonds maturing before 2025. From 2025 onward, dollar-denominated debt is hedged, but only covering the principal. 100% of the debt is at a fixed rate, with a weighted average of 8.92%.

The leverage ratio (Net Debt/EBITDA LTM) stood at 0.58x at quarter-end.

Cash Flow Statement

(Figures in millions of pesos)

	YTD	
	2026	2025
Operating income	3,609	4,008
Depreciation and amortization	1,534	1,475
EBITDA	5,143	5,484
Clients	10,902	8,445
Inventories	(6,352)	(4,625)
Suppliers	(5,363)	(9,220)
Others	(3,758)	(6,244)
Cashflow from operations	572	(6,161)

ANNEX

Capital Expenditure and Others

	2026	VAR %
CAPEX	\$952 *	(54.8)
Logistics and IT Projects	33%	
Remodeling and expansions	37%	
Openings	17%	
Other Investments	12%	
% of Consolidated Income	2.1%	

* Includes the investments in Real Estate trusts.