

EL PUERTO DE LIVERPOOL REPORTS A 2.6% GROWTH IN CONSOLIDATED REVENUE

Mexico City, Mexico, October 26, 2026 – El Puerto de Liverpool S.A.B. de C.V. (BMV: LIVEPOL), announced today its results for the third quarter of 2026.

Consolidated revenue for the third quarter reached **\$49.1 billion pesos**, an increase of **2.2%** growth compared to the same period of the previous year. This result was led by the **Real Estate** division with a **16.3%** increase, followed by **Financial Business** with **6.9%** and the **Retail** segment with **1.1%**. We navigated a cautious consumer environment during the quarter, as sales growth remained modest reflecting persistent macroeconomic headwinds throughout 2026. In response, we prioritized merchandise margins while controlling expenses to drive EBITDA growth.

The **Retail Segment** recorded a **1.1%** increase in revenue, despite a cautious consumer environment, particularly in apparel and accessories. We prioritized commercial execution, focusing on sales mix and margin preservation rather than relying on promotional markdowns.

At Suburbia, sales growth remained modest, we delivered a significant sequential improvement in margins, driven by a healthier sales mix and a disciplined focus on profitability

Liverpool's **Same-Store Sales** recorded a **0.8% growth**, while Suburbia **declined 0.5%**, both driven by an increase in average ticket. Notably, same-store sales for both banners remained in line with ANTAD's department store and apparel & footwear, which reported **0.8%** and **-1.4%**, respectively.

Digital GMV advanced **8.7%**, reaching a **30.3%** share at Liverpool and **7.4%** at Suburbia. As previously communicated, the migration to our new E-Commerce architecture progressed, with a focus on platform stabilization. Although the residual impacts of this transition temporarily moderated our year-to-date growth rate, the main issues have been addressed, and we remain focused on further improving platform performance and strengthening our digital growth trajectory.

The **Retail Gross Margin** expanded **186 basis points** to **32.8%**. This improvement was driven by a more favorable sales mix, disciplined promotional activity and lower costs on imported merchandise due to the stronger peso.

Consolidated **inventory** recorded a **5.1% decrease**. This metric reflects our integrated demand processes, effective assortment management, and enhanced in-store merchandise allocation.

The **Financial Business** division delivered a **6.9%** increase in revenue. This moderation in our top-line growth trajectory reflects: the slowdown in retail sales and lower store traffic, the successful normalization and integration of prior structural growth catalysts into our recurring baseline, and a more conservative

underwriting approach to higher-risk credit products amid the increase in non-performing loans. The cardholder base reached nearly **9.0 million**, a **7.3%** increase compared to the previous year. During the period, the gross credit portfolio recorded an **8.8%** expansion.

The Non-Performing Loans (NPL) ratio closed at **5.2%**, representing an **80 basis point** increase compared to the same period of the previous year. In response, the reserve coverage ratio strengthened to **12.0%** over the gross portfolio, a **1.3 percentage point** increase, reflecting our prudent provisioning policy and continued focus on asset quality.

The **provision for Non-Performing Loans** stood at **\$1.6 billion pesos**, representing a **20.0%** increase against the previous year.

The **Real Estate** division continued to build momentum, growing **16.3%**, in part due to a **90 basis points** expansion in occupancy, closing at **94.5%**. This performance was operationally driven by three factors: acquisition of the remaining stake in Galerías Metepec in early July, the initial contribution of the recent expansion at Perisur, and strategic management through hybrid lease agreements.

Operating expenses, excluding bad debt provision, depreciation, and amortization, recorded a **5.9%** increase, reflecting salary effects, partially offset by improved expense control at both the corporate and store levels.

Consolidated **EBITDA** stood at **\$6.9 billion pesos**, an **8.5%** increase, with an **EBITDA margin** of **14.1%**, an increase of **82 basis points**.

Net income recorded in the quarter was **\$3.4 billion pesos**, a **14.5% decrease** compared to the previous year. The comparison reflects a lower contribution from Nordstrom, primarily due to purchase price allocation (PPA) and other acquisition-related accounting effects that were not reflected in the prior-year period. Excluding these effects, adjusted net income would have increased **5.8%** year-over-year.

On a cumulative basis, **CAPEX**, including real estate trusts, reached **\$7.1 billion pesos**.

EXPANSIONS, INITIATIVES, AND RECENT EVENTS

TIME and **Statista** recognized the company as the fifth best-positioned Mexican organization on the **2026 World's Best Companies** list, ranking **633rd** globally among **1,000** high-capitalization corporations and **fifth nationally**.

On **September 10**, El Puerto de Liverpool announced a strategic alliance through a **franchise agreement to introduce the Primark brand in Mexico**. This integration

strengthens the corporate portfolio by combining the brand's global retail capabilities with our operational infrastructure and local real estate expertise. We are currently working with Primark's global team on detailed planning for the rollout. We are also in the process of finalizing the master franchise agreement, which we expect to complete before year-end.

On **October 6**, Liverpool ranked within the **top 10** of the **2026 Merco Empresas México** ranking, placing **second** in the **Self-Service and Department Stores** sector. This study evaluates the corporate reputation of organizations with objective indicators of their economic success, commercial quality, social and environmental responsibility, ethics, and talent management.

In the Real Estate division, on **July 9**, we acquired the remaining ownership interest in Galerías Metepec. Providing us with full control over the property's leasing operations and greater operational flexibility.

On **September 10**, the expansion of **Perisur** was completed with the opening of a new area, adding 7,000 square meters of Gross Leasable Area (GLA), integrating **12** new high-end gastronomic and social experiences. This carefully designed experiential environment enhances the property's offering, creating a more attractive destination for visitors.

Weekend, a strategic private label in the **Suburbia** portfolio, celebrated **50 years of operation**, consolidating itself within the top 5 most sold brands nationwide. Continued strong performance reinforces the strength of our private label strategy and its contribution to customer loyalty.

The Ordinary Shareholders' Meeting held on April 14, 2026, decreed a dividend of \$4.0 billion pesos from the Net Tax Profit Account (CUFIN) prior to 2013, equivalent to \$2.95 per share. The first installment of \$2.4 billion pesos (\$1.77 per share) was paid on May 22, and the second installment of \$1.6 billion pesos (\$1.18 per share) was paid on October 9. 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 September 30, 2026:

	Locations		GLA (m ²)	
	3Q26	3Q25	3Q26	3Q25
Liverpool	125	125	1,808,019	1,808,745
Liverpool Express	76	59	10,180	8,081
Suburbia	197	194	693,546	688,385
Boutiques	174	135	97,414	85,672
Shopping Centers	30	30	1,037,546	1,032,414

EARNINGS CALL

Our quarterly results conference call for the quarter will be held on Tuesday, October 27, 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			YTD		
		3Q26	3Q25	CHG %	2026	2025	CHG %
Liverpool and Boutiques	1	35,921	35,384	1.5	112,451	110,484	1.8
Suburbia	1	5,216	5,221	(0.1)	15,301	15,853	(3.5)
Services and Others		657	698	(5.8)	2,264	2,156	5.0
Commercial Segment Subtotal	1,2	41,794	41,302	1.2	130,016	128,494	1.2
Automotive		(0)	25	(100.0)	1	1,602	(99.9)
Commercial Segment		41,794	41,327	1.1	130,017	130,096	(0.1)
Financial Business Segment	3	5,794	5,422	6.9	17,519	16,013	9.4
Real Estate Segment	4	1,527	1,313	16.3	4,286	3,905	9.8
Total Income		49,115	48,062	2.2	151,823	150,013	1.2
Cost of Goods Sold		28,070	28,525	(1.6)	88,296	90,087	(2.0)
Retail Gross Profit		13,723	12,802	7.2	41,720	38,406	8.6
Retail Margin		32.8%	31.0%	1.9 pp	32.1%	29.9%	2.2 p.p.
Consolidated Gross Profit		21,045	19,537	7.7	63,527	59,926	6.0
Consolidated Gross Margin		42.8%	40.6%	2.2 pp	41.8%	39.9%	1.9 p.p.
Operating Expenses excl. Loan Loss Provision and D&A		12,485	11,792	5.9	37,742	35,251	7.1
Loan Loss Provision		1,630	1,359	20.0	5,190	4,180	24.2
Depreciation and Amortization		1,611	1,557	3.5	4,730	4,550	3.9
Total Operating Expenses		15,726	14,708	6.9	47,662	43,981	8.4
Operating Income (Loss)		5,318	4,828	10.1	15,865	15,944	(0.5)
EBITDA		6,929	6,386	8.5	20,595	20,495	0.5
EBITDA Margin		14.1%	13.3%	0.8 pp	13.6%	13.7%	(0.1 p.p)
Financial Expenses		(1,137)	(1,058)	7.5	(3,266)	(4,548)	(28.2)
Income Tax		(1,102)	(1,022)	7.8	(3,384)	(3,101)	9.1
Results from Associates	5	329	1,208	(72.7)	1,235	1,278	(3.4)
Net Income		3,408	3,957	(13.9)	10,450	9,573	9.2
Controlling Net Income		3,382	3,953	(14.5)	10,415	9,561	8.9

NOTES

1 Commercial Segment Subtotal	3Q26	3Q25	CHG %	2026	2025	CHG %
SSS Liverpool, Boutiques & Others	0.8%	1.9%	(1.1 p.p)	0.1%	4.7%	(4.6 p.p)
SSS Suburbia	-0.5%	4.0%	(4.5 p.p)	-3.4%	6.5%	(9.9 p.p)
SSS Department Stores ANTAD	0.8%	6.7%	(5.9 p.p)	0.9%	6.3%	(5.4 p.p)

2A Digital Ecosystem Share	3Q26	3Q25	CHG %	2026	2025	CHG %
Digital Sales Liverpool	30.3%	28.3%	2.0 p.p.	31.4%	29.6%	1.8 p.p.
Digital Sales Suburbia	7.4%	6.9%	0.5 p.p.	8.0%	7.3%	0.7 p.p.
Click & Collect	33.2%	39.9%	(6.7 p.p)			
Deliveries in less than 48 hours	45.0%	51.4%	(6.4 p.p)			
Direct Deliveries from Store	37.9%	38.8%	(0.9 p.p)			

2B Digital Ecosystem Growth	3Q26	3Q25	CHG %	2026	2025	CHG %
GMV Consolidated	8.7%	20.9%	(12.2 p.p)	7.3%	21.8%	(14.5 p.p)
Active Users Liverpool Pocket App	16.1%	12.9%	3.2 p.p.			
Active Users Suburbia App	19.7%	13.5%	6.2 p.p.			

3 Financial Business Segment

LIVERPOOL	3Q26	3Q25	CHG %	2026	2025	CHG %
Total Cards (Thousands)	6,536	6,190	5.6%	6,536	6,190	5.6%
Sales with proprietary payment methods	51.2%	50.7%	50 pb	52.3%	51.0%	130 pb

SUBURBIA	3Q26	3Q25	CHG %	2026	2025	CHG %
Total Cards (Thousands)	2,424	2,162	12.1%	2,424	2,162	12.1%
Sales with proprietary payment methods	37.2%	35.3%	190 pb	36.8%	34.2%	260 pb

EL PUERTO DE LIVERPOOL	3Q26	3Q25	CHG %
Total Cards (Thousands)	8,960	8,352	7.3%
Accounts past due over 90 days (%)	5.2%	4.4%	80 pb
Portfolio Coverage Ratio	12.0%	10.7%	130 pb
Gross Portfolio (Millions of Pesos)	71,304	65,548	8.8%
Bad Debt Reserves (Millions of Pesos)	8,584	7,042	21.9%

4 Real Estate Segment	3Q26	3Q25	CHG %
Occupancy	94.5%	93.6%	90 pb

5 Results from Associates

NORDSTROM, INC. (Figures in Ps. millions)

Results from Associates 3Q25 ^{1,2}	1,141
PPA adjustments and other acquisition-related expenses	(813)
Other effects, net ³	13
Results from Associates 3Q26 ^{1,2}	341

1 Figures for the third quarter of 2026 for El Puerto de Liverpool, reflecting the proportional ownership interest of 49.9%. Figures in Ps. millions.

2 Includes the adjustment for conversion from US GAAP to IFRS to reverse the amortization of Nordstrom, Inc.'s goodwill, in accordance with current IFRS regulations.

3 Includes higher income, extraordinary tax benefits and lower interest expenses, partially offset by non-recurring expenses and other effects.

NORDSTROM, INC.

	Jun-Aug 26	Jun-Aug 25	CHG %
Consolidated Income ¹	4,094	3,967	3.2
Adjusted EBITDA Margin ¹	7.3%	6.5%	0.8 p.p.
Net Income ¹	16	-126	N.C.

¹ Comparable figures in US\$ millions, reflecting 100% of Nordstrom's operations and incorporating depreciation, acquisition expenses and other related adjustments. Growth rates are calculated in US dollars.

Consolidated Balance Sheet as of September 30th, 2026

(Figures in millions of pesos)

	NOTES	SEP 26	SEP 25	CHG \$	CHG %
Cash and Cash Equivalents	6	21,025	10,106	10,920	108.1%
Clients		62,720	58,506	4,213	7.2%
Inventories		46,219	48,681	(2,462)	(5.1%)
Fixed Assets		109,989	104,217	5,772	5.5%
Investments and Other Assets		70,166	78,432	(8,266)	(10.5%)
Total Assets		310,119	299,943	10,176	3.4%
Loans	7	40,262	41,030	(768)	(1.9%)
Suppliers		33,791	35,306	(1,516)	(4.3%)
Leases and Other Liabilities		53,480	50,973	2,507	4.9%
Total Liabilities		127,532	127,310	223	0.2%
Shareholder's Equity		182,587	172,633	9,954	5.8%

NOTES:

6 Cash and Cash Equivalents

8.36% 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, covering only the principal. 100% of the debt is at a fixed rate, with a weighted average interest rate of 9.04%.

The Net Debt/EBITDA leverage ratio (U12M) stood at 0.61x at quarter-end.

Operating Cash Flow Statement

(Figures in millions of pesos)

	QUARTER		YTD	
	3Q26	3Q25	2026	2025
Operating income	5,318	4,828	15,865	15,944
Depreciation and amortization	1,611	1,557	4,730	4,550
EBITDA	6,929	6,386	20,595	20,495
Clients	4,041	3,380	9,064	6,095
Inventories	(4,397)	(7,472)	(8,969)	(13,642)
Suppliers	883	2,453	(5,530)	(2,924)
Others	(2,487)	(415)	(6,906)	(9,800)
Cashflow from operations	4,969	4,331	8,254	224

ANNEX

Capital Expenditure and Others

	2026	VAR %
CAPEX	7,065	6.1
Logistics and IT Projects	22%	
Remodeling and expansions	15%	
Openings	55%	
Other Investments	8%	
% of Consolidated Income	4.7%	

* Includes the investments in Real Estate trusts.