

EL PUERTO DE LIVERPOOL REPORTS 8.0% QUARTERLY REVENUE GROWTH

Mexico City, Mexico, July 30, 2025 – El Puerto de Liverpool S.A.B. de C.V. (BMV: LIVEPOL) announced its results for the second quarter of 2025.

In the second quarter, El Puerto de Liverpool reported an **8.0%** growth in consolidated revenue. This was driven by a 7.3% increase in Commercial segment revenue, a 15.7% rise in Financial Services revenue, and a 6.9% growth in the Real Estate division.

During the second quarter, the **Commercial** segment's **7.3%** growth was primarily boosted by the strong performance of key promotional events such as **Mother's Day** and **Hot Sale**, while **Father's Day** experienced a slight slowdown.

Liverpool's **Same-Store-Sales** (SSS) grew **4.7%**, and Suburbia's SSS increased by **8.2%**.

The **gross margin** reached **31.0%**, a 210 basis point decrease, primarily due to a promotional calendar focused on sales and inventories, unfavorable exchange rates, new tariffs on certain imported textiles, and logistics expenses from the migration to the new Softlines center in Arco Norte.

Inventories increased by **22.6%**. At **Liverpool**, the **20%** growth is primarily attributed to increased sales and merchandise in transit for the autumn-winter season, in anticipation of potential delays. In **Suburbia**, growth reached **40%**, driven by the slowdown in store openings, increased participation in certain categories, higher import costs, and a high base from the beginning of the year. Obsolete inventories remain at acceptable levels and under supervision.

In the **Financial Business** Segment, revenue increased by **15.7%**, mainly driven by a **13.8%** growth in the credit portfolio. This quarter, we surpassed **8 million cardholders** for the first time. The **non-performing loan rate** stands at **4.0%**, a 42 basis point increase versus Q2 2024, resulting from our risk expansion strategy. Additionally, we adopted a more conservative approach to our coverage ratio, increasing it by 50 basis points to reach 9.9% of the portfolio.

Consequently, results reflect a **bad debt provision of \$1,635 million pesos**, a 56% increase year-over-year. This rise was driven by credit portfolio growth, an increased overdue portfolio index, and the aforementioned more conservative coverage ratio. This impact was fully offset by higher revenue in financial services.

In the **Real Estate** segment, revenues increased by **6.9%**, mainly driven by improved leasing margins and the expansion of net rentable area, particularly at our Metepec shopping center.

Operating expenses increased by **12.4%** primarily due to pressures from minimum wage adjustments, impacting both personnel expenses and labor-intensive services, as well as the previously mentioned increase in the bad debt provision.

EBITDA decreased by 7.1%, achieving a **margin of 15.3%**, a 248 basis point reduction from the prior year. The **Net Debt / EBITDA (LTM)** leverage ratio was **0.96x** at the end of the quarter.

Net income for the quarter **decreased by 47.0%** compared to the previous year.

During the quarter, **CAPEX** including trusts, reached **\$4,224 million pesos**.

EVOLUTION OF OUR DIGITAL ECOSYSTEM

Total **GMV** grew by **23.9%** year-over-year.

Liverpool's digital penetration increased by **436 basis points**, reaching **33.3%**. Simultaneously, monthly active users of the Liverpool Pocket App rose by **17.1%**.

Suburbia also showed progress in its digital channel, with sales participation reaching **8.6%**, an increase of **193 basis points**. The Suburbia App demonstrated a **24.7% increase in active users**.

For **Marketplace**, GMV for the quarter increased by **21.6%**, showing an acceleration compared to the 12.3% growth in the first quarter. We ended the quarter with a **30.0%** increase in **SKUs** and a **21.8% increase in the number of Sellers**, respectively.

54.8% of Liverpool's digital orders were delivered **within 48 hours**, representing a **19.8%** increase in the number of orders compared to the previous year.

Click & Collect accounted for **42.2%** of Liverpool's orders, an increase of 17 basis points from the prior year.

Direct store deliveries for Liverpool reached **23.7%**, a **330 basis points** increase compared to the same quarter last year.

EXPANSIONS, INITIATIVES, AND RECENT EVENTS

The new wing of the **Galerías Metepec** has exceeded **80%** occupancy. With an investment exceeding \$2,700 million and nearly 55,000 m², this expansion almost doubled the shopping center's size and allowed us to expand our store by over 4,000 m². This expansion provides an appealing fashion and entertainment offering, along with a new culinary experience.

During the quarter, **two Suburbia** stores were opened in the following locations:

City	Location	Opening
Acapulco de Juárez, Guerrero	Acapulco Costera	April 29th, 2025
Aguascalientes, Aguascalientes	Aguascalientes Espacio	June 5th, 2025

As of this report's date, we have opened **7 new Liverpool Express units**, bringing our total to 53 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) was made on May 23, and the next payment of \$1,583 million (\$1.18 per share) will be made on October 10.

On May 20, El Puerto de Liverpool and certain members of the Nordstrom family completed the **acquisition of Nordstrom, Inc.** for **US\$24.25 per share**. Consequently, Nordstrom shares were delisted from the New York Stock Exchange on May 21. This transaction represents a **US\$1,230 million** investment by Liverpool, financed with a combination of our own resources and previously announced funding. Following the acquisition, Liverpool indirectly holds **49.9% of Nordstrom's capital stock**, while the Nordstrom family indirectly holds 50.1%. Erik and Peter Nordstrom will lead the company as Co-Chief Executive Officers.

On June 10, we announced the termination of our distribution agreement with **BYD**. This action allows us to strengthen our commercial offerings and focus resources on areas that provide greater value to our customers. During this transition, we are committed to maintaining high service standards and ensuring a seamless experience for our customers. We appreciate the trust **BYD** placed in us over these three years, and we also want to acknowledge our employees for their effort and dedication.

On June 10, **Fitch Ratings affirmed El Puerto de Liverpool's credit ratings** at **'AAA(mex)'** and **'F1+(mex)'**, respectively, with a **Stable Outlook**. Simultaneously, Fitch also affirmed the international risk ratings in local and foreign currency at **'BBB+'**.

El Puerto de Liverpool is listed in the **Forbes Global 2,000 ranking for 2025**, positioned at **1,413th globally** and **56th within the retail sector**. This achievement underscores our increasing global impact.

Liverpool has been recognized for its Excellence in Corporate Sustainability in the recent **"Sustainable Corporate Pulse 2025"** report by **Roland Berger and Universidad Panamericana**. This study, which analyzes the sustainability practices of the top 100 companies in Mexico, positioned Liverpool among the **top three**.

For the third consecutive year, Liverpool has been recognized by **"Merco Talento 2025"** as a leading company for attracting, developing, and retaining talent, securing **1st place in the self-service and department store category**, and **11th position in the overall ranking**.

Liverpool was recognized by the **Universum** ranking as one of the **most attractive employers for university talent in Mexico**. We notably ranked highly in the categories of Engineering and Information Technologies, Business, Humanities, Arts, Education, and Law.

In the **"Premios eCommerce México 2025"** by **Marketing4eCommerce**, Liverpool was honored for **Best ON/OFF Integration**, attributed to our successful **Click & Collect** model. This award validates our omnichannel strategy and the efficiency of our customer solutions.

The **"Top of Mind Tech 2025"** report, which evaluates preferred companies by technology professionals under 35, ranked Liverpool in **87th position nationally**.

In the annual **"Corporate Integrity Index 500 (IC500)"** report, Liverpool was among 60 companies to achieve the **maximum score of 100 points**. This index verifies the robustness and transparency of companies' ethics codes and anti-corruption policies.

Liverpool was awarded the **"eCommerce Award Mexico 2025"** in the **"Fashion & Style"** category. This award, granted by the eCommerce Institute and the Mexican Online Sales Association, highlights our leadership and excellence in eCommerce.

In **Modaes' 'Fashion Map 2025'** report, Liverpool ranked **seventh** among the top 10 department stores globally. This recognizes our value proposition in the international market.

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, 2025:

	Locations		GLA (m2)	
	2Q25	2Q24	2Q25	2Q24
Liverpool	125	124	1,811,597	1,800,199
Liverpool Express	52	29	7,230	4,762
Suburbia	196	188	695,765	678,278
Boutiques	129	119	84,270	76,631
Shopping Centers	30	30	1,032,353	956,158

EARNINGS CALL

Our quarterly results conference call for 2Q25 will be held on Wednesday, July 30th, 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			YTD		
		2Q25	2Q24	CHG %	2025	2024	CHG %
Liverpool and Boutiques	1	43,084	40,281	7.0	76,677	70,973	8.0
Suburbia	1	5,769	5,223	10.5	10,633	9,687	9.8
Services and Others		810	800	1.2	1,459	1,342	8.7
Commercial Segment	1	49,663	46,305	7.3	88,768	82,003	8.3
Financial Business Segment	2	5,486	4,740	15.7	10,591	9,111	16.2
Real Estate Segment	3	1,275	1,192	6.9	2,592	2,344	10.6
Total Income		56,424	52,237	8.0	101,951	93,458	9.1
Cost of Goods Sold		34,291	31,003	10.6	61,562	54,916	12.1
Retail Gross Profit		15,372	15,302	0.5	27,206	27,086	0.4
Retail Margin		31.0%	33.0%	(2.1 p.p)	30.6%	33.0%	(2.4 p.p)
Consolidated Gross Profit		22,133	21,234	4.2	40,389	38,541	4.8
Consolidated Gross Margin		39.2%	40.6%	(1.4 p.p)	39.6%	41.2%	(1.6 p.p)
Operating Expenses		11,873	10,905	8.9	23,459	21,372	9.8
Loan Loss Provision		1,635	1,046	56.3	2,821	1,971	43.1
Depreciation and Amortization		1,518	1,412	7.5	2,993	2,770	8.1
Total Operating Expenses		15,026	13,363	12.4	29,273	26,113	12.1
Operating Income (Loss)		7,108	7,871	(9.7)	11,116	12,429	(10.6)
EBITDA		8,625	9,283	(7.1)	14,109	15,198	(7.2)
EBITDA Margin		15.3%	17.8%	(2.5 p.p)	13.8%	16.3%	(2.4 p.p)
Financial Expenses	4	(2,448)	821	(398.1)	(3,491)	44	(8,104.3)
Income Tax		(1,293)	(2,481)	(47.9)	(2,079)	(3,506)	(40.7)
Associated Companies' Shareholdings	5	(68)	19	(451.8)	69	148	(53.0)
Net Income		3,299	6,230	(47.1)	5,616	9,114	(38.4)
Controlling Net Income		3,295	6,218	(47.0)	5,608	9,078	(38.2)

NOTES

1 Commercial Segment

	2Q25	2Q24	CHG %	2025	2024	CHG %
SSS Liverpool	4.7%	6.5%	2.0 p.p.	6.1%	6.3%	(0.2 p.p)
SSS Suburbia	8.2%	8.2%	(5.3 p.p)	7.8%	10.2%	(2.4 p.p)
SSS Departament Stores ANTAD	11.9%	5.9%	6.0 p.p.	6.1%	6.6%	(0.5 p.p)

2 Financial Business Segment

LIVERPOOL	2Q25	2Q24	CHG %	2025	2024	CHG %
Total Cards (Thousands)	6,097	5,788	5.3%	6,097	5,788	5.3%
Sales with our Payment Methods	52.8%	50.7%	210 bp	51.1%	49.3%	180 pb

SUBURBIA	2Q25	2Q24	CHG %	2025	2024	CHG %
Total Cards (Thousands)	1,925	1,727	11.5%	1,925	1,727	11.5%
Sales with our Payment Methods	35.2%	33.4%	180 bp	33.6%	32.0%	160 pb

EL PUERTO DE LIVERPOOL	2Q25	2Q24	CHG %
Total Cards (Thousands)	8,023	7,515	6.7%
Accounts past due over 90 days (%)	4.0%	3.5%	42 bp
Portfolio Coverage Ratio	9.9%	9.4%	50 bp
Net Porfolio (Millions of Pesos)	61,915	54,689	13.2%
Bad Debt Reserves (Millions of Pesos)	6,821	5,680	20.1%

3 Real Estate Segment	2Q25	2Q24	CHG %
Occupancy	93.6%	94.0%	(40 bp)

4 Financial Expenses	2Q25	2Q24	VAR %	2025	2024	VAR %
Net Financial Expenses	(2,448)	821	-398.1%	(3,491)	44	-8104.3%

Financial expenses for Q2 increased due to the issuance of the \$1 billion bond in January 2025.

5 Associated Companies' Shareholdings

NORDSTROM INC.	Feb-Apr 25	Feb-Apr 24	CHG %
Consolidated Income*	3,330	3,221	3.4
Adjusted EBITDA Margin	6.4%	3.6%	2.8 p.p.
Net Income*	49	-39	N.C.
Associated Companies' Shareholdings Results**	144	—	N.C.

* Figures expressed in millions of USD

** Figures expressed in millions of pesos

Consolidated Balance Sheet as of June 30th, 2025

(Figures expressed in millions of pesos)

	NOTES	JUN 25	JUN 24	CHG \$	CHG %
Cash and Cash Equivalents	6	8,959	22,231	(13,273)	(59.7%)
Clients		61,915	54,689	7,226	13.2%
Inventories		41,209	33,615	7,594	22.6%
Fixed Assets		103,652	97,715	5,937	6.1%
Investments and Other Assets		79,801	52,604	27,197	51.7%
Total Assets		295,536	260,854	34,682	13.3%
Loans	7	41,794	28,158	13,636	48.4%
Suppliers		32,854	32,503	351	1.1%
Leases and Other Liabilities		51,432	46,948	4,483	9.5%
Total Liabilities		126,080	107,609	18,471	17.2%
Shareholder's Equity		169,456	153,245	16,211	10.6%

NOTES:

6 Cash and Cash Equivalents

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

7 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)

	QUARTER		YTD	
	2Q25	2Q24	2025	2024
Operating income	7,108	7,871	11,116	12,429
Depreciation and amortization	1,518	1,412	2,993	2,770
EBITDA	8,625	9,283	14,109	15,198
Clients	(5,730)	(5,047)	2,715	2,586
Inventories	(1,544)	(939)	(6,170)	(5,376)
Suppliers	3,843	3,193	(5,377)	(5,343)
Others	(3,141)	(1,824)	(9,385)	(5,236)
Cashflow from operations	2,053	4,667	(4,108)	1,828

ANNEX

Capital Expenditure and Others

	2025	VAR %
CAPEX (as of March 31st)	\$4,224 *	-17.8%
Logistics and IT Projects	35%	
Remodeling and expansions	32%	
Openings	8%	
Other Investments	25%	
% of Consolidated Income	4.1%	

* This figure considers the investment in real estate trusts.