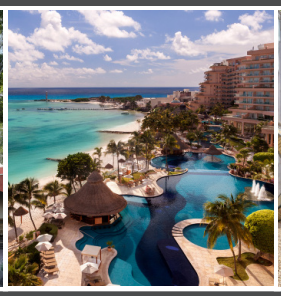
POSADAS®








Operating & Financial Results: Third Quarter 2026

LIVE AQUA RESORTS & RESIDENCES
DEVOSSION BY LIVE AQUA CELEBRATION RESORT & SPA
Grand Fiesta Americana HOTELS & RESORTS
CURAMORIA COLLECTION
Fiesta Americana HOTELS & RESORTS
Fiesta Americana Funeeq RESORT & ENTERTAINMENT
THE EXPLOREAN DISCOVERY RESORTS
sunvivia BY FIESTA AMERICANA RESORT & SPA
FIESTA INN HOTELES
GAMMA HOTELES
one hoteles

LIVE AQUA RESIDENCE CLUB
Fiesta Americana VACATION CLUB
ACCESS FIESTA REWARDS
FIESTA REWARDS

Grupo Posadas, S.A.B. de C.V. & Subsidiaries
Mexico City, October 22, 2026.

Information presented with respect to the same quarter of previous year under IFRS accounting standards (figures in MXN):

- RevPAR (revenue per available room) decreased by 7% with an occupancy rate of 59%.
- Q3 revenue was $2,522[1] million, 5% lower QoQ.
- 3Q EBITDA was $254 million, 31% lower QoQ.
- Pipeline includes 36 new hotels with 4,790 rooms, 16% growth.
- Cash available as of September 30, 2026, was $1.4 billion (35% denominated in USD).
- All financial covenants are in compliance. Net Leverage ratio (3.497x), Debt Service Coverage Ratio, Net Worth and Minimum Liquidity.

Million pesos as of September 30 2026	3Q26		Var. YY %
	$	%	
Total Revenues	2,522.0	100	(5.2)
EBIT	4.1	0.2	(95.9)
EBITDA	254.2	10.1	(30.6)

Relevant Events

Year-to-date through September, the Mexican tourism sector was affected primarily by a slowdown in international demand, most notably from the United States, which remained one of the key headwinds to the industry's performance.

With U.S. travelers accounting for 65% of international arrivals to Mexico, leisure destinations were particularly exposed: Cancún and Los Cabos recorded declines of 11% each, while Puerto Vallarta decreased 28% compared to the same period of 2025. Urban destinations were also affected, with Guadalajara and Monterrey posting declines of 4% and 12%, respectively[2].

The occupancy rate was 59%, -4pp, with an ADR (available daily rate) of $2,091, -0.9% QQ. This resulted in RevPAR of $1,223, which was 7% lower than in 3Q25.

Coastal hotels (Resorts) had an occupancy rate of 58% (-4pp vs 3Q25) and an available daily rate of $5,428. This yielded a RevPAR of $3,164, 18% lower than 3Q25. When we compare the performance of these hotels in USD, the same occupancy with the ADR of US$312, resulted in a RevPAR of US$182, 13% lower than in 3Q25.

In the Upscale & Luxury segment, occupancy was 58%, and the available daily rate was $2,689. This resulted in a RevPAR of $1,553, a decrease of 4% vs. 3Q25.

Midscale & Economy urban hotels had an occupancy and available daily rate of 59% and $1,406, respectively, resulting in a RevPAR of $826, 3% lower than the same quarter of 2025.

Net sales in the Loyalty segment (vacation properties) decreased 5% in peso terms, while remaining flat in U.S. dollar terms.
Fiesta Americana Vacation Club Access net sales decreased 3% QoQ (in USD terms a 4% increase was recorded), representing 48% of current sales, reaching $399 million over the same period.
FAVC (Fiesta Americana Vacation Club) and LARC (Live Aqua Residence Club) sales represented 52% of net sales in 3Q26, decreasing in MXN terms 7%, QoQ (-4% in USD terms).

The outstanding balance of vacation club receivables was $7,676 million, as of September 30, 2026, increasing 2.4% vs. previous year. It is worth noting that 36% of receivables are denominated in USD (USD$157 million).

Even in this complex macroeconomic environment, we ended the quarter with a solid cash position equivalent to 12% of LTM revenues and in compliance with all covenants.

1: Includes $322.5 million from advertising, marketing, commissions and centralized services recoverable revenue.
2: Data for January–August 2026. Source: SEGOB, Unidad de Política Migratoria, Registro e Identidad de Personas (UPMRIP), database of entries into Mexico by air (Migration Policy, Registration and Personal Identity Unit).

> Hotel Development

As of September 30, 2026, the Company continues its development plan that includes agreements to operate 36 new hotels with 4,790 rooms. Of the total investment for these projects worth $16,219 million (US$909 million), Posadas will contribute 2% of the resources, with 98% contributed by other investors. This will increase the supply of rooms by 16%. It should be noted that 61% of these rooms correspond to coastal destinations.

These hotel openings will begin during the fourth quarter of 2026, and according to the commitments assumed by the owners of these properties, we estimate that all of them will be in operation by 2028. The average life expectancy of these operating contracts is more than 15 years.

Openings LTM	No. of rooms	Type of Contract
One Ciudad Juárez Alameda	120	Managed
Fiesta Inn Express Cancún Cumbres	141	Managed
Fiesta Inn Mérida Altabrisa	126	Managed
Sunvivia By Fiesta Americana Mazatlán	177	Managed
Izla Hotel by Fiesta Americana Isla Mujeres	122	Managed
Total	**686**	

New Hotels by Brand	Mexico		Caribbean		Total		%
	Hotels	Rooms	Hotels	Rooms	Hotels	Rooms	
Live Aqua	6	876			6	876	18.3
Devossion	1	123			1	123	2.6
Live Aqua Residence Club	3	317			3	317	6.6
Grand Fiesta Americana	1	600			1	600	12.5
Fiesta Americana/ Collection	4	599			4	599	12.5
Curamoria Collection	1	43			1	43	0.9
Fiesta Inn	4	344			4	344	7.2
Fiesta Inn Loft/Express	2	212			2	212	4.4
Gamma	2	120			2	120	2.5
One	9	1,060			9	1,060	22.1
Others			1	496	1	496	10.4
Total	**33**	**4,294**	**1**	**496**	**34**	**4,790**	**100**

> EBITDA

EBITDA IFRS-16 in the quarter was $254 million, while in the same quarter of the previous year it was $366 million.

> Comprehensive Financial Results

At the end of the quarter (LTM), the net interest coverage ratio was 2.4 times, 1.0x lower than in 3Q25.
Net Debt to EBITDA was 3.497x, 0.668 times higher than in 3Q25.

The exchange loss in 3Q26 was $9 million (including leases) as a 2.1% depreciation of the MXN/USD was recorded. So far in 2026, foreign exchange gains have totaled $133 million, compared to $487 million in 9M25.
It is worth noting that we reduced the dollar-denominated debt from $370 million at the end of the third quarter of 2025 to $111 million as of the third quarter of 2026.

Concept	3Q26	3Q25	2026	2025
Interest Income	(15,925)	(30,675)	(54,670)	(110,209)
Accrued interest	94,652	128,356	325,215	409,738
Exchange (gain) loss, net	(18,728)	(77,434)	(117,456)	(324,522)
Exchange (gain) loss, from lease payments	28,056	(42,787)	(15,423)	(162,754)
Accrued interest from lease payments	62,686	70,074	196,012	221,135
Other financial costs (products)	0	0	0	(12,523)
Other financial expenses	(66,275)	18,014	56,323	56,962
Total	**84,466**	**65,547**	**390,002**	**77,827**

Figures in thousands of pesos

> Capital Expenses

In 1926, capital expenditures were $158 million, comprised of investments in hotels, vacation properties and in

> Net Majority Income

As a result of the above, the net loss for the quarter was $85 million, while in the same quarter of the previous year, a $4 million loss was reported. For the nine months of 2026, the loss was $112 million recorded, while for the same period in 2025, an income of $449 million was reported.

> Indebtednes

Concept (Figures in millions)	3Q26 US$	3Q26 MXN	3Q25 US$	3Q25 MXN
FX eop:		17.8413		18.3825
EBITDA LTM		849		1,412
Asset Sale				
EBITDA with sales		849		1,412
Cash		1,388		2,864
Indebtedness:				
Senior Notes 2027		-	370	6,802
Credit and Guaranty Agreement USD	111	1,982		
Credit and Guaranty Agreement MXN	135	2,416		
Secured Subsidiary Loan	3	48	4	66
Issuance expenses (IFRS)		(89)		(135)
Total	249	4,358	374	6,858
Net Debt to EBITDA		**3.497**		**2.828**
Lease liabilities		2,646		2,894
Leases LTM		771		787
Adjusted Net Debt to EBITDA		**3.467**		**3.132**

On February 25, 2026, the Credit and Guaranty Agreement was signed for USD$270 million. The outstanding balance as of September 30, 2026, is USD$246 million, 55% denominated in MXN and 45% in USD.
The loan matures in 2031 and provides for scheduled amortizations of the initial amount of 5% in 2027, 4% in each of the years 2028 and 2029, 7% in 2030, and the balance in February 2031.

The $90.0 million secured bank loan drawn in May 2024 in our subsidiary that holds the Fiesta Americana Mérida hotel has an outstanding balance of $48.0 million after amortizing $4.5 million in the quarter.

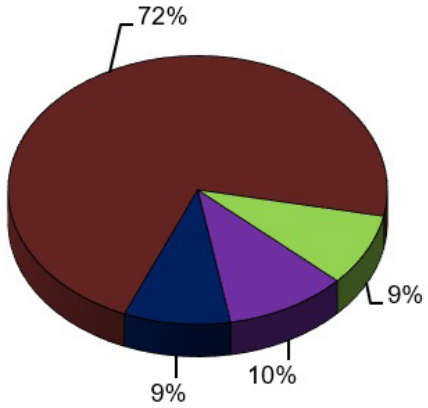
The corporate rating assigned by S&P Global Ratings is "B+".

In compliance with Article 4.033.02 Section VIII of the Mexican Stock Exchange rules, Grupo Posadas coverage is provided by:

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- BCP Securities, LLC, analyst: Ben Hough bhough@bcpsecurities.com (1-203) 629 2181

> Grupo Posadas as of September 30, 2026.

Posadas is the leading hotel operator in Mexico that owns, leases, franchises and manages 201 hotels and 30,518 rooms in the most important and visited urban and coastal destinations in Mexico. Urban hotels represent 86% of total rooms and coastal hotels represent 14%. Posadas operates the following brands: Live Aqua Beach Resort, Live Aqua Urban Resort, Live Aqua Boutique Resort, Live Aqua Residence Club, Live Aqua Residences, Devossion, Curamoria Collection, Grand Fiesta Americana, Fiesta Americana, Fiesta Americana Vacation Club, The Explorean, Sunvivia, Fiesta Inn, Fiesta Inn LOFT, Fiesta Inn Express, Gamma y One Hoteles.
Posadas has been trading on the Mexican Stock Exchange since 1992.



Distribution by Rooms

Leased	3,168 rooms
Managed	21,923 rooms
Owned	2,773 rooms
Franchise and Fee for service	2,654 rooms

Brand	Mexico		Caribbean		Total	
	Hotels	Rooms	Hotels	Rooms	Hotels	Rooms
Live Aqua	4	726	1	347	5	1,073
Devossion	1	314			1	314
Live Aqua Residence Club	2	160			2	160
Grand Fiesta Americana	9	2,073			9	2,073
Curamoria	4	76			4	76
Fiesta Americana	17	4,491			17	4,491
The Explorean	2	96			2	96
FAVC	6	1,782			6	1,782
Fiesta Inn	1	177			1	177
Fiesta Inn	60	8,852			60	8,852
Fiesta Inn Loft	3	135			3	135
Fiesta Inn Express	17	2,248			17	2,248
Gamma	21	2,386			21	2,386
One	52	6,500			52	6,500
Others	1	155			1	155
Total	**200**	**30,171**	**1**	**347**	**201**	**30,518**
%		**99%**		**1%**		**100%**

> Income Statement IFRS (million pesos)

Concepto	3Q26		3Q25		Var %	2026		2025		Var %
	$	%	$	%		$	%	$	%	
Total Revenues	2,522.0	100.0	2,658.9	100.0	(5.2)	8,203.7	100.0	8,422.3	100.0	(2.6)
Owned & Leased Hotels										
Revenues	992.5	100.0	1,191.2	100.0	(16.7)	3,564.3	100.0	3,948.3	100.0	(9.7)
Direct cost	922.7	93.0	1,055.6	88.6	(12.6)	3,123.0	87.6	3,266.0	82.7	(4.4)
Business Contribution	69.8	7.0	135.5	11.4	(48.5)	441.2	12.4	682.4	17.3	(35.3)
Managed										
Revenues (1)	630.3	66.2	612.4	65.2	2.9	1,961.9	64.1	1,935.6	65.4	1.4
Advertising and marketing revenues	75.8	8.0	80.1	8.5	(5.4)	269.7	8.8	245.3	8.3	10.0
Centralized services revenues	246.7	25.9	247.5	26.3	(0.3)	831.2	27.1	779.8	26.3	6.6
Total revenues managed	952.8	100.0	940.0	100.0	1.4	3,062.8	100.0	2,960.7	100.0	3.4
Direct cost (1)	495.2	52.0	389.3	41.4	27.2	1,346.9	44.0	1,092.7	36.9	23.3
Advertising and marketing cost	75.8	8.0	80.1	8.5	(5.4)	269.7	8.8	245.3	8.3	10.0
Centralized services cost	246.8	25.9	247.5	26.3	(0.3)	831.4	27.1	779.9	26.3	6.6
Total cost managed	817.7	85.8	716.9	76.3	14.1	2,448.0	79.9	2,117.8	71.5	15.6
Business Contribution IFRS managed	135.1	14.2	223.0	23.7	(39.4)	614.8	20.1	842.9	28.5	(27.1)
Business Contribution IFRS non recoverable expenses	135.1	21.4	223.1	36.4	(39.4)	615.0	31.3	843.0	43.6	(27.0)
Vacation Properties										
Revenues	550.9	100.0	504.6	100.0	9.2	1,501.7	100.0	1,439.3	100.0	4.3
Direct cost	402.8	73.1	376.4	74.6	7.0	1,196.0	79.6	1,118.8	77.7	6.9
Business Contribution	148.1	26.9	128.2	25.4	15.5	305.7	20.4	320.4	22.3	(4.6)
Other Businesses *(1)*										
Revenues	25.7	100.0	23.2	100.0	10.6	74.9	100.0	73.9	100.0	1.3
Direct cost	8.3	32.2	9.2	39.7	(10.5)	27.8	37.1	31.9	43.2	(13.0)
Business Contribution	17.4	67.8	14.0	60.3	24.4	47.1	62.9	42.0	56.8	12.3
Corporate Expenses	136.9	5.4	133.3	5.0	2.7	401.5	4.9	400.4	4.8	0.3
Depreciation/Amortization and asset impairment	239.6	9.5	299.8	11.3	(20.1)	717.0	8.7	788.2	9.4	(9.0)
Other expenses (revenue)	(10.2)	(0.4)	(33.8)	(1.3)	(69.8)	(33.5)	(0.4)	(53.3)	(0.6)	(37.1)
Other	0.0	0.0	0.0	*0.0*	*na*	0.0	0.0	0.0	*0.0*	*na*
Operating Profit	4.1	0.2	101.4	3.8	(95.9)	323.9	3.9	752.3	8.9	(56.9)
EBITDA	**243.7**	**9.7**	**401.3**	**15.1**	**(39.3)**	**1,040.9**	**12.7**	**1,540.6**	**18.3**	**(32.4)**
Special operations	11.0	0.4	(35.0)	(1.3)	na	(58.5)	(0.7)	(105.0)	(1.2)	(44.3)
Asset Sale	(0.5)	(0.0)	0.0	0.0	na	78.1	1.0	0.0	0.0	na
EBITDA IFRS	**254.2**	**10.1**	**366.3**	**13.8**	**(30.6)**	**1,060.5**	**12.9**	**1,435.6**	**17.0**	**(26.1)**
Comprehensive financing cost	84.5	3.3	65.5	2.5	28.9	390.0	4.8	77.8	0.9	401.1
Other	0.0	0.0	0.0	0.0	na	0.0	0.0	0.0	0.0	na
Part. in results of Associated Companies	0.0	0.0	0.0	0.0	na	0.0	0.0	0.0	0.0	na
Profit Before Taxes	**(69.9)**	**(2.8)**	**0.9**	**0.0**	**na**	**(46.5)**	**(0.6)**	**569.5**	**6.8**	**na**
Discontinued Operations	0.0	0.0	0.0	0.0	na	0.0	0.0	0.0	0.0	na
Income taxes	6.0	0.2	1.4	0.1	329.5	165.6	2.0	3.2	0.0	4,997.7
Deferred taxes	8.6	0.3	5.2	*0.2*	*65.1*	(98.9)	(1.2)	116.1	*1.4*	*na*
Net Income before Minority	**(84.5)**	**(3.4)**	**(5.7)**	**(0.2)**	**(1,371.1)**	**(113.2)**	**(1.4)**	**450.2**	**5.3**	**na**
Minority Interest	**0.6**	**0.0**	**(2.2)**	**(0.1)**	**na**	**(1.6)**	**(0.0)**	**1.6**	**0.0**	**na**
Net Majority Income	**(85.1)**	**(3.4)**	**(3.5)**	**(0.1)**	**(2,303.1)**	**(111.6)**	**(1.4)**	**448.6**	**5.3**	**na**

(1) Includes third parties operations for Conectum, Konexo.

> Consolidated Balance Sheet as of September 30, 2026 and December 31st, 2025 IFRS (million pesos)

CONCEPT	SEP-26	%	DEC-25	%	VAR. %
ASSETS					
Current Assets					
Cash and cash equivalents	1,387.7	6.6	2,979.9	12.9	(53.4)
Trade and other current receivables	3,589.1	17.2	3,361.3	14.6	6.8
Current tax assets, current	-	0.0	-	-	-
Other current financial assets	-	0.0	-	-	-
Current inventories	417.7	2.0	428.2	1.9	428.2
Other current non-financial assets	329.4	1.6	288.9	1.3	14.0
Total	**5,723.8**	**27.4**	**7,058.3**	**30.6**	**(18.9)**
Assets held for sale	-	0.0	1,107.2	4.8	(100.0)
Total current assets	5,723.8	27.4	8,165.5	35.4	(29.9)
Non current assets					
Trade and other non-current receivables	4,996.1	23.9	4,947.6	21.5	1.0
Non-current inventories	-	0.0	-	0.0	-
Other non-current financial assets	-	0.0	-	-	-
Investments in subsidiaries, joint ventures and associates	129.1	0.6	129.1	0.6	0.0
Property, plant and equipment	6,072.4	29.0	6,171.1	26.8	(1.6)
Right-of-use assets that do not meet definition of investment property	2,225.6	10.6	2,320.7	10.1	(4.1)
Intangible assets other than goodwill	1,544.2	7.4	1,185.5	5.1	30.3
Deferred tax assets	234.9	1.1	136.0	0.6	72.7
Other non-current non-financial assets	-	0.0	-	-	-
Total non-current assets	**15,202.3**	**72.6**	**14,889.9**	**64.6**	**2.1**
Total assets	20,926.1	100.0	23,055.4	100.0	(9.2)
LIABILITIES					
Current Liabilities					
Trade and other current payables	2,799.5	13.4	2,937.3	12.7	(4.7)
Current tax liabilities, current	161.1	0.8	2.1	0.0	7,565.9
Other current financial liabilities	237.7	1.1	18.0	0.1	1,220.5
Current lease liabilities	455.5	2.2	461.7	2.0	(1.4)
Other current non-financial liabilities	1,352.7	6.5	1,362.9	5.9	(0.7)
Current provisions for employee benefits	292.8	1.4	217.2	0.9	34.8
Total current liabilities other than liabilities included in disposal groups classified as held for sale	**5,299.2**	**25.3**	**4,999.2**	**21.7**	**6.0**
Liabilities included in disposal groups classified as held for sale	–	0.0	-	0.0	-
Total current liabilities	5,299.2	25.3	4,999.2	21.7	6.0
Non Current Liabilities					
Trade and other non-current payables	3,221.9	15.4	2,866.4	12.4	12.4
Non-current lease liabilities	2,190.4	10.5	2,280.8	9.9	(4.0)
Bank Loans	4,120.3	19.7	43.0	0.2	9,477.1
Stock market loans	-	0.0	6,527.6	28.3	(100.0)
Other non-current financial liabilities	4,120.3	**19.7**	**6,570.6**	**28.5**	**(37.3)**
Non-current provisions for employee benefits	530.2	2.5	492.9	2.1	7.6
Other non-current provisions	-	0.0	-	-	-
Total non-current provisions	**530.2**	**2.5**	**492.9**	**2.1**	**7.6**
Deferred tax liabilities	713.6	3.4	708.7	3.1	0.7
Total non-current liabilities	**10,776.4**	**51.5**	**12,919.4**	**56.0**	**(16.6)**
Total liabilities	16,075.6	76.8	17,918.6	77.7	(10.3)
EQUITY					
Total equity attributable to owners of parent	4,520.3	21.6	4,805.0	20.8	(5.9)
Non-controlling interests	330.3	1.6	331.9	1.4	(0.5)
Total equity	4,850.5	23.2	5,136.8	22.3	(5.6)
Total equity and liabilities	20,926.1	100.0	23,055.4	100.0	(9.2)

>Consolidated Cash Flow Statement - IFRS

(Million pesos from January 1st to September 30, 2026 & 2025)

STATEMENT OF CASH FLOWS		
	3Q26	**3Q25**
Cash flows from (used in) operating activities		
Profit (loss)	(113.2)	450.2
Adjustments to reconcile profit (loss)		
Discontinued operations	0.0	0.0
Adjustments for income tax expense	66.7	119.3
Adjustments for finance costs	498.6	549.2
Adjustments for depreciation and amortisation expense	717.0	788.2
Adjustments for unrealised foreign exchange losses (gains)	(237.4)	(872.7)
Adjustments for fair value losses (gains)	0.0	0.0
Adjustments for losses (gains) on disposal of non-current assets	(77.5)	(1.6)
Participation in associates and joint ventures	0.0	0.0
Adjustments for decrease (increase) in inventories	10.5	(8.6)
Adjustments for decrease (increase) in trade accounts receivable	(287.5)	325.8
Adjustments for decrease (increase) in other operating receivables	(324.5)	(406.3)
Adjustments for increase (decrease) in trade accounts payable	(165.2)	(116.7)
Adjustments for increase (decrease) in other operating payables	581.0	660.0
Other adjustments for which cash effects are investing or financing cash flow	0.0	0.0
Other adjustments to reconcile profit (loss)	0.0	0.0
Total adjustments to reconcile profit (loss)	781.7	1,036.8
Cash flows from (used in) operations	668.5	1,487.0
Income taxes paid (refund), classified as operating activities	49.4	0.9
Cash flows from (used in) operating activities	619.2	1,486.1
Other cash payments to acquire interests in joint ventures, classified as investing activities	0.0	0.0
Proceeds from sales of property, plant and equipment, classified as investing activities	1,140.6	3.0
Purchase of property, plant and equipment, classified as investing activities	147.9	253.0
Purchase of intangible assets, classified as investing activities	184.3	26.3
Interest received, classified as investing activities	54.7	110.2
Other inflows (outflows) of cash, classified as investing activities	0.0	0.0
Cash flows from (used in) investing activities	863.1	(166.1)
Proceeds from borrowings, classified as financing activities	4,670.2	0.0
Repayments of borrowings, classified as financing activities	6,711.0	205.5
Payments of lease liabilities	577.8	596.3
Dividends paid, classified as financing activities	173.6	0.0
Interest paid, classified as financing activities	282.3	257.0
Income taxes paid (refund), classified as financing activities	0.0	0.0
Other inflows (outflows) of cash, classified as financing activities	0.0	0.0
Cash flows from (used in) financing activities	(3,074.5)	(1,058.8)
Increase (decrease) in cash and cash equivalents before effect of exchange rate changes	(1,592.2)	261.3
Effect of exchange rate changes on cash and cash equivalents	0.0	0.0
Increase (decrease) in cash and cash equivalents	(1,592.2)	261.3
Cash and cash equivalents at beginning of period	2,979.9	2,602.4
Cash and cash equivalents at end of period	1,387.7	2,863.7