

AEROPUERTOS ARGENTINA 2000 ANNOUNCES 3Q23 RESULTS

International traffic up 23% YoY. Domestic traffic up 26% on a YoY basis, 5% above 2019 levels.

Buenos Aires, November 13, 2023— Aeropuertos Argentina 2000 (“AA2000” or the “Company”) the largest airport operator in Argentina, reported today its unaudited, consolidated results for the three-month and nine-month periods ended in September 30th, 2023. Financial results are expressed in millions of Argentine pesos and are prepared in accordance with International Financial Reporting Standards (IFRS) as issued by the International Accounting Standards Board (“IASB”).

Starting 3Q18, the Company began reporting results IFRS rule IAS 29. See section “Hyperinflation Accounting” on page 7.

Third Quarter 2023 Highlights

- Consolidated revenues were AR\$ 73,612 million in 3Q23, up 23% YoY. In dollar terms, revenues were up 24% vs 3Q22, mainly as a result of a 23% increase in Aeronautical Revenues and 23% increase in Commercial Revenues, driven by a recovery in international passenger traffic.
- Key operating metrics improved compared to 3Q22:
 - Passenger traffic increased 25% to 11.1 million YoY.
 - Aircraft movements reached 115.9 thousand, representing an increase of 18% YoY.
 - Cargo volume was 48 thousand tons, increasing 8% YoY.
- Operating gain in 3Q23 was AR\$ 22,663 million compared to AR\$ 18,459 million reported in 3Q22, a 23% increase YoY.
- Adjusted EBITDA reached AR\$ 33,230 million in 3Q23, up 22% from AR\$ 27,141 million reported in 3Q22. Adjusted EBITDA margin was 45.1% in the quarter, down 22 bps YoY as 3Q22 mainly due to higher operating expenditures driven by a higher level of inflation than local currency depreciation. In dollar terms Adjusted EBITDA was \$99.2 million, up 33% YoY, due to the solid recovery in passenger volume, further supported by the collection of outstanding amounts from the national carrier.
- In July 2023 AA2000 issued \$ 25.0 million Class X dollar-linked note in the local market, with a 24-month maturity at a 0% interest rate. Class X notes were subscribed with Class III notes. Moreover, the Company issued additional Class IX notes for a total of \$ 2.7 million.

Main Financial Highlights

(In millions of US\$)

	3Q23	3Q22	% Var. 2023 vs 2022
Revenues	212.7	172.1	24%
Costs	-105.2	-86.2	22%
EBITDA	99.2	74.5	33%
EBITDA Margin	46.6%	43.3%	334 bps
Total Debt	685.4	736.5	-7%
Cash & Cash Equivalents	159.2	143.8	11%

Operating & Financial Highlights

(In millions of ARS, unless otherwise noted)

	3Q23	3Q22	% Var as reported	9M23	9M22	% Var as reported
Passenger Traffic (Million Passengers)	11.1	8.9	25%	30.9	23.2	33%
Revenue	73,612	59,798	23%	208,742	168,259	24%
Aeronautical Revenues	38,371	31,225	23%	112,224	84,684	33%
Commercial revenue	35,241	28,573	23%	96,518	83,575	15%
Operating Income	22,663	18,459	23%	69,026	52,747	31%
Operating margin	30.8%	30.9%	(8 bps)	33.1%	31.3%	172 bps
Adjusted EBITDA	33,230	27,141	22%	95,363	77,777	23%
Adjusted EBITDA Margin	45.1%	45.4%	(25 bps)	45.7%	46.2%	(54 bps)

Third Quarter 2023 Operating Performance

Passenger Traffic

Passenger Traffic increased 25% YoY achieving solid consolidated levels, reflecting the continued recovery in international passengers and solid growth in domestic travel.

International passenger traffic is on its way to returning to pre-pandemic levels. In 3Q23 it was up 23% YoY, and reached 89% compared to 2019, up from 82% in 2Q23. **Domestic traffic** increased 26% YoY, up 5% compared to pre-pandemic levels.

Domestic passenger traffic accounted for 70% of total traffic, while International passenger traffic represented 27%. Remaining 4% are transit passengers.

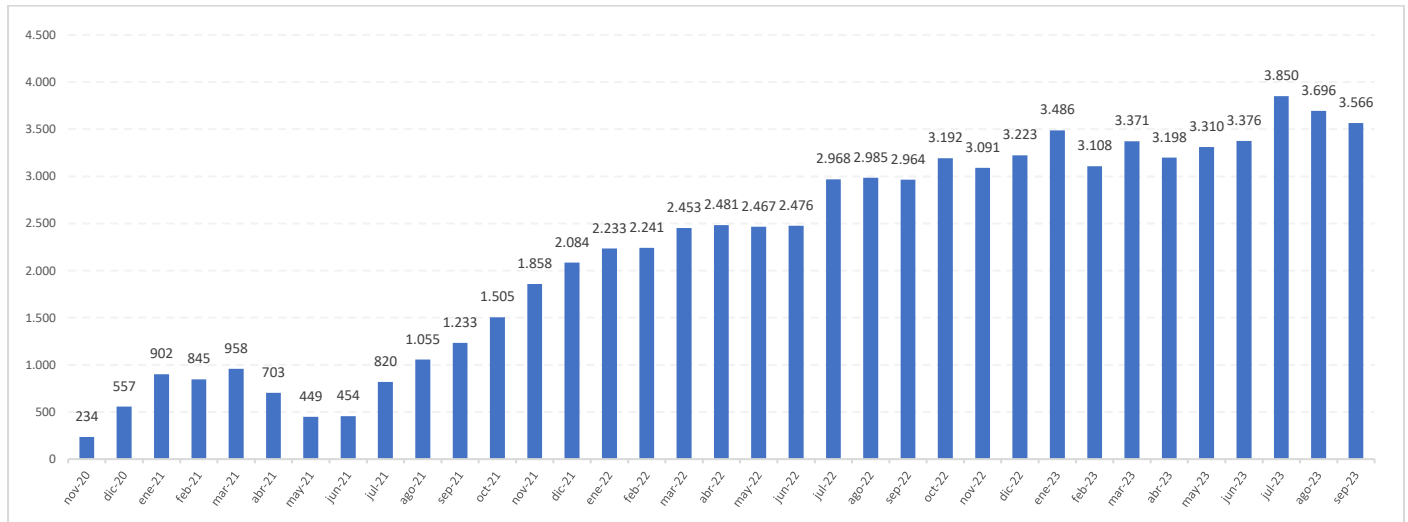
Cargo Volume & Aircraft Movements

Cargo volume was up 8% YoY to 47.7 thousand tons in 3Q23, while **Aircraft Movements** reached 115.9 thousand representing an 18% YoY increase.

Operational Statistics: Passenger Traffic, Cargo Volume and Aircraft Movements

	3Q23	3Q22	% Var as reported	9M23	9M22	% Var as reported
Domestic Passengers (in millions)	7.7	6.2	26%	21.4	16.4	30%
International Passengers (in millions)	3.0	2.4	23%	8.5	6.0	43%
Transit Passengers (in millions)	0.4	0.3	17%	1.0	0.8	31%
Total Passengers (in millions)	11.1	8.9	25%	30.9	23.2	33%
Cargo Volume (in thousands of tons)	47.7	44.3	8%	138.3	134.5	3%
Total Aircraft Movements (in thousands)	115.9	98.0	18%	330.9	266.7	24%

Total Passenger Traffic Evolution (Thousand passengers)



Review of Consolidated Results

Revenues

Revenues increased 23% YoY to AR\$ 73,612 million from AR\$ 59,798 million in 3Q22. In dollar terms, revenues were up 24% vs 3Q22, mainly as a result of a 23% increase in Aeronautical Revenues driven by a recovery in international passenger traffic, and a 23% increase in Commercial Revenues due to a significant performance of the Duty Free shops.

Revenue Breakdown

(In AR\$ millions)

	3Q23	3Q22	% Var as reported	9M23	9M22	% Var as reported
Aeronautical Revenue	38,371	31,225	23%	112,224	84,684	33%
Commercial Revenue	35,241	28,573	23%	96,518	83,575	15%
Total Revenues	73,612	59,798	23%	208,742	168,259	24%

Aeronautical Revenues were AR\$ 38,371 million and rose 23% compared to 3Q22, maintaining a strong YoY increase due to the continued recovery in international operations, as well as the continuous improvement in domestic travel.

Commercial Revenues were AR\$ 35,241 million, an increase of 23% against 3Q22 mainly driven by:

- A 59% increase in revenues from the Duty Free shops in relation with higher sales volumes and an increase in the average ticket, and
- A 344% increase in Rental of space revenues due to the recognition of revenues from the national carrier, following the collection of outstanding amounts, and
- A 8% increase in Warehouse use fees driven by the extended period of cargo storage within the warehouse facility, and
- Higher revenues from passenger-related services, including food and beverage revenues, Parking, VIP Lounges and Catering due to higher passenger traffic.

Operating Costs and Expenses

Total Costs and Expenses increased 17% YoY to AR\$ 49,652 million. In dollar terms, total costs were up 22% vs 3Q22 mainly due to higher operating expenditures driven by a higher level of inflation than local currency depreciation during the quarter.

Costs and Expenses

(In AR\$ millions)

	3Q23	3Q22	% Var as reported	9M23	9M22	% Var as reported
Cost of Services	43,352	35,744	21%	121,595	104,856	16%
Salaries and social security contributions	12,326	9,426	31%	34,395	28,111	22%
Concession fees	10,805	8,842	22%	30,749	24,901	23%
Maintenance expenses	9,038	7,016	29%	24,176	20,174	20%
Amortization and depreciation	7,751	7,302	6%	22,503	22,736	-1%
Other	3,432	3,158	9%	9,772	8,934	9%
Selling, general and administrative expenses	6,960	6,064	15%	20,531	13,642	50%
Other operating expenses, net	-660	457	-244%	2,361	2,941	-20%
Total Costs and Expenses	49,652	42,265	17%	144,487	121,439	19%

Cost of Services increased 21% YoY, or AR\$ 7,608 million, reflecting the following increases:

- 31% or AR\$ 2,900 million in Salaries and social security contributions reflecting the impact of the high inflation rate, and
- 29% or AR\$ 2,022 million in maintenance expenses mainly impacted by higher activity and the effect of the inflation rate in the country, and
- 22% or AR\$ 1,963 million in Concession Fees, in line with higher revenues measured in Argentine Pesos.

Selling, General and Administrative Expenses ("SG&A") was up 15% YoY, or AR\$ 896 million, mainly due to revenue-related taxes in line with higher revenues.

Adjusted EBITDA

Adjusted EBITDA increased AR\$ 6,089 million YoY, reaching AR\$ 33,230 million in the quarter, with Adjusted EBITDA margin of 45.1% in 3Q23. In dollar terms Adjusted EBITDA was above 3Q22 by 33% due to the solid recovery in passenger volume, further supported by the collection of outstanding amounts from the national carrier, that impacted EBITDA for a total of USD 4.9 million.

Adjusted EBITDA Reconciliation to Income from Continuing Operations

(In AR\$ millions)

	3Q23	3Q22	% Var as reported	9M23	9M22	% Var as reported
Income from Continuing Operations	11,321	19,022	-40%	49,401	77,769	-36%
Financial Income	-7,206	663	-1187%	-9,495	-6,151	54%
Financial Loss	10,585	-6,034	-275%	6,274	-11,659	-154%
Inflation adjustment	6,428	810	694%	11,449	-5,227	-319%
Income Tax Expense	1,534	3,997	-62%	11,395	-1,993	-672%
Amortization and Depreciation	8,106	7,665	6%	23,573	23,821	-1%
Others	2,462	1,018	142%	2,766	1,217	127%
Adjusted EBITDA	33,230	27,141	22%	95,363	77,777	23%

Adjusted EBITDA Margin	45.1%	45.4%	(25 bps)	45.7%	46.2%	(54 bps)
-------------------------------	--------------	--------------	-----------------	--------------	--------------	-----------------

See "Use of Non-IFRS Financial Measures" on page 7.

Financial Income and Loss

Net Financial Loss was AR\$ 9,807 million in 3Q23, mainly because of the combination of the inflation rate and depreciation effects over assets and debt held in US dollars.

Financial Income / Loss

(In AR\$ millions)

	3Q23	3Q22	% Var as reported	9M23	9M22	% Var as reported
Financial Income	7,206	-663	-1187%	9,495	6,151	54%
Interest income	6,548	2,857	129%	13,085	11,145	17%
Foreign exchange	658	-3,520	-119%	-3,590	-4,994	-28%
Inflation adjustment	-6,428	-810	694%	-11,449	5,227	-319%
Financial Loss	-10,585	6,034	-275%	-6,274	11,659	-154%
Interest Expenses	-3,674	-6,168	-40%	-13,214	-33,149	-60%
Foreign exchange transaction expenses	-6,911	12,202	-157%	6,940	44,808	-85%
Financial Income/Loss, Net	-9,807	4,561	-315%	-8,228	23,037	-136%

Income Tax Expense

During 3Q23, the Company reported an **Income tax loss** of AR\$ 1,534 million, compared to a loss of AR\$ 3,997 million in 3Q22. This tax loss was mainly driven by the impact of financial loss, that more than offset a higher operating income in the quarter.

Net Income

AA2000 reported a **Net Income** of AR\$ 11,321 million compared to a Net Income of AR\$ 19,022 million in 3Q22, mainly impacted by a higher inflation adjustment, and an increase in net financial loss in the quarter.

Consolidated Financial Position

As of September 30th, 2023, Cash and cash equivalents amounted to AR\$ 55,729 million, up from AR\$ 53,122 as of June 30th, 2023. Total liquidity position, which includes Cash and cash equivalents as well as other financial assets, amounted to AR\$ 89,047 at quarter-end.

In July 2023 AA2000 issued \$ 25.0 million Class X dollar-linked note in the local market, with a 24-month maturity at a 0% interest rate. Class X notes were subscribed with Class III notes. Moreover, the Company issued additional Class IX notes for a total of \$ 2.7 nominal million.

The Net Debt to LTM EBITDA ratio stood at 2.03x as of September 30th, 2023, down from 2.19x as of June 30th, 2023, mainly reflecting higher LTM EBITDA. As of September 30th, 2023, AA2000 was in compliance with all its financial covenants.

Consolidated Debt Indicators

(In AR\$ millions)

	As of Sep 30 th , 2023	As of Jun 30 th , 2023
Leverage		
Gross Leverage ⁽¹⁾	2.03x	2.19x
Net Leverage ⁽²⁾	1.56x	1.71x
Total Debt	239,867	240,848
Short-Term Debt	11,091	21,904
Long-Term Debt	228,776	218,944
Cash & Cash Equivalents	55,729	53,122
Total Net Debt⁽³⁾	184,138	187,727

1 The Total Debt to EBITDA Ratio is calculated as AA2000's interest-bearing liabilities divided by its EBITDA.

2 The Total Net Debt to EBITDA Ratio is calculated as AA2000's interest-bearing liabilities minus Cash & Cash Equivalents, divided by its EBITDA.

3 The Total Net Debt is calculated as Total Debt minus Cash & Cash Equivalents.

Foreign Exchange Rate

	3Q23	3Q22	3Q23	3Q22	2Q23	2Q22	2Q23	2Q22
	Avg	Avg	EoP	EoP	Avg	Avg	EoP	EoP
Argentinean Peso	312,14	135,53	349,95	147,32	231,77	117,88	256,70	125,23

Amounts provided by units of local currency per US dollar

CAPEX

During 3Q23 AA2000 made capital expenditures for a total of AR\$ 11,709 million. The most significant investments include new terminal and lighting system at Rio Hondo Airport, the lighting system on North apron together with access roads at Aeroparque airport and remaining works at Ezeiza Airport.

Hyperinflation Accounting

Following the categorization of Argentina as a country with a three-year cumulative inflation rate greater than 100%, the country is considered highly inflationary in accordance with IFRS. Consequently, starting July 1, 2018, the Company reports results applying IFRS rule IAS 29. IAS 29 requires that results of operations in hyperinflationary economies are reported as if these economies were highly inflationary as of January 1, 2018, and thus year-to-date results should be restated adjusting for the change in general purchasing power of the local currency, using official indices, before converting the local amounts at the closing rate of the period (i.e. December 31, 2020 closing rate for 2020 results).

Use of Non-IFRS Financial Measures

This announcement includes certain references to Adjusted EBITDA, Adjusted EBITDA Margin, Adjusted EBITDA excluding Construction Service and Adjusted EBITDA Margin excluding Construction service, as well as Net Debt:

Adjusted EBITDA is defined as income for the period before financial income, financial loss, income tax expense, depreciation and amortization.

Adjusted EBITDA Margin is calculated by dividing Adjusted EBITDA by total revenues.

Adjusted EBITDA excluding Construction Service (“Adjusted EBITDA ex-IFRIC”) is defined as income for the period before construction services revenue and cost, financial income, financial loss, income tax expense, depreciation and amortization.

Adjusted EBITDA Margin excluding Construction Service (“Adjusted EBITDA Margin ex-IFRIC12”) excludes the effect of IFRIC 12 with respect to the construction or improvements to assets under the concession and is calculated by dividing Adjusted EBITDA excluding Construction Service revenue and cost, by total revenues less Construction service revenue.

Adjusted EBITDA, Adjusted EBITDA Margin, Adjusted EBITDA excluding Construction Service and Adjusted EBITDA Margin excluding Construction Service are not measures recognized under IFRS and should not be considered as an alternative to, or more meaningful than, consolidated net income for the year as determined in accordance with IFRS or as indicators of our operating performance from continuing operations. Accordingly, readers are cautioned not to place undue reliance on this information and should note that these measures as calculated by the Company, may differ materially from similarly titled measures reported by other companies.

Net debt is calculated by deducting “Cash and cash equivalents” from total financial debt.

About Aeropuertos Argentina 2000

Aeropuertos Argentina 2000 was founded in 1998 in order to develop and operate the airports throughout the Argentine territory, becoming one of the largest private sector airport operators in the world, with 35 airports under management. Today, more than 2,600 employees work in AA2000, working with the purpose of ensuring the best quality of service and complying with the highest international standards of quality, safety and comfort. In 2019, AA2000 served 41.8 million passengers. Over the last 25 years, AA2000 developed and modernized infrastructure in the main airports in the country, incorporating cutting-edge technology in relation with safety and services. It also contributes to the social, economic and cultural development of the country, thus becoming a regional and international example in the aviation industry. AA2000’s mission is to enable the connection of people, goods and cultures, to contribute to a better world. For more information, visit www.aa2000.com.ar.

Forward Looking Statements

Statements relating to our future plans, projections, events or prospects are forward-looking statements within the meaning of the Private Securities Litigation Reform Act of 1995. Forward-looking statements include all statements that are not historical facts and can be identified by terms such as “believes,” “continue,” “could,” “potential,” “remain,” “will,” “would” or similar expressions and the negatives of those terms. Forward-looking statements involve known and unknown risks, uncertainties and other factors that may cause our actual results, performance or achievements to be materially different from any future results, performance or achievements expressed or implied by the forward-looking statements. Many factors could cause our actual activities or results to differ materially from the activities and results anticipated in forward-looking statements, including, but not limited to: the COVID-19 impact, delays or unexpected casualties related to construction under our investment plan and master plans, our ability to generate or obtain the requisite capital to fully develop and operate our airports, general economic, political, demographic and business conditions in the country, decreases in passenger traffic, changes in the fees we may charge under the concession



Aeropuertos **Argentina 2000**

agreement, inflation, depreciation and devaluation of the Argentine Peso against the U.S. dollar, the early termination, revocation or failure to renew or extend our concession agreement, the right of the Argentine Government to buy out the AA2000 Concession Agreement, changes in our investment commitments or our ability to meet our obligations thereunder, existing and future governmental regulations, natural disaster-related losses which may not be fully insurable, terrorism in the international markets we serve, epidemics, pandemics and other public health crises and changes in interest rates or foreign exchange rates.

Investor Relations Contact

Gimena Albanesi

Head of Financial Planning

Email: galbanesi@aa2000.com.ar

Phone: +5411 4852-6411

Appendix

Income Statement (in AR\$ millions)

	Three months at		Nine months at	
	As of Sep 30, 2023	As of Sep 30, 2022	As of Sep 30, 2023	As of Sep 30, 2022
Continuous Operations				
Sales income	73,612	59,798	208,742	168,259
Construction income	11,908	14,812	37,512	28,105
Cost of service	(43,352)	(35,744)	(121,595)	(104,856)
Construction costs	(11,885)	(14,800)	(37,463)	(28,060)
Income for gross profit for the period	30,283	24,066	87,196	63,448
Distribution and selling expenses	(4,105)	(3,689)	(12,081)	(6,959)
Administrative expenses	(2,855)	(2,375)	(8,450)	(6,683)
Other income and expenses, net	(660)	457	2,361	2,941
Operating profit for the period	22,663	18,459	69,026	52,747
Finance Income	7,206	(663)	9,495	6,151
Finance Costs	(10,585)	6,034	(6,274)	11,659
Result from exposure to changes in the purchasing power of the currency	(6,428)	(810)	(11,449)	5,227
Result of investments accounted for by the equity method	(1)	(1)	(2)	(8)
Income before income tax	12,855	23,019	60,796	75,776
Income tax	(1,534)	(3,997)	(11,395)	1,993
Income for the period for continuous operations	11,321	19,022	49,401	77,769
Net Income for the period	11,321	19,022	49,401	77,769
Other comprehensive income				
Comprehensive Income for the period	11,321	19,022	49,401	77,769
Income attributable to:				
Shareholders	11,296	19,022	49,414	77,768
Non –Controlling Interest	25	-	(13)	1
Income per share basic and diluted attributable to shareholders of the Company during the period (shown in \$ per share) from continuous operations	43,7920	73,4440	191,09720	300,2664

Balance Sheet (in AR\$ millions)

	As of Sep 30, 2023	As of Dec 31, 2022
Assets		
Non- Current Assets		
Investments accounted for by the equity method	2	3
Property, plant and equipment	426	359
Intangible Assets	567,727	552,772
Rights of use	102	1,024
Assets for deferred tax	192	-
Other receivables	14,091	19,716
Investments	3,657	-
Total Non-Current Assets	586,197	573,874
Current Assets		
Other receivables	3,260	4,552
Trade receivables, net	20,060	19,184
Other assets	92	202
Investments	9,985	1
Cash and cash equivalents	55,729	52,021
Total Current Assets	89,126	75,960
Total Assets	675,323	649,834
Shareholders' Equity and Liabilities		
Equity attributable to Shareholders		
Common shares	259	259
Share Premium	137	137
Capital adjustment	41,027	41,027
Legal , facultative reserve and others	242,062	204,490
Retained earnings	49,414	37,458
Subtotal	332,899	283,371
Non-Controlling Interest	-78	-65
Total Shareholders' Equity	332,821	283,306
Liabilities		
Non-Current Liabilities		
Provisions and other charges	3,988	4,618
Financial debts	228,776	234,161
Deferred income tax liabilities	58,876	47,292
Lease liabilities	46	-
Accounts payable and others	420	479
Total Non- Current Liabilities	292,106	286,550
Current Liabilities		
Provisions and other charges	6,677	12,424
Financial debts	11,091	24,567
Income tax, net of prepayments	-	14
Lease liabilities	88	792
Accounts payable and others	28,365	32,272
Fee payable to the Argentine National Government	4,175	9,909
Total Current Liabilities	50,396	79,978
Total Liabilities	342,502	366,528
Total Shareholder's Equity and Liabilities	675,323	649,834

Cash Flow (in AR\$ millions)

	As of Sep 30, 2023	As of Sep 30, 2022
Cash Flows from operating activities		
Net income for the period	49,401	77,769
Adjustment for:		
Income tax	11,395	-1,993
Amortization of intangible assets	22,557	22,869
Depreciation of property , plant and equipment	94	25
Depreciation right of use	922	927
Bad debts provision	594	-2,775
Specific allocation of accrued and unpaid income	3,571	2,869
Result from investments accounted for using the equity method	2	8
Compensation plan	114	17
Accrued and unpaid financial debts interest costs	11,192	16,523
Accrued deferred revenues and additional consideration	-2,955	-2,930
Accrued and unpaid Exchange differences	-3,228	-10,290
Litigations provision	327	210
Inflation Adjustment	-10,901	-38,545
Changes in operating assets and liabilities:		
Changes in trade receivables	-11,211	-13,731
Changes in other receivables	-3,269	-3,424
Changes in other assets	109	-
Changes in accounts payable and others	12,664	5,336
Changes in provisions and other charges	-2,016	-11,702
Changes in specific allocation of income to be paid to the Argentine National State	-4,856	-2,659
Increase of intangible assets	-37,512	-28,105
Income tax payment	-3	-26
Net cash Flow generated by operating activities	36,991	10,373
Cash Flow for investing activities		
Acquisition of investments	-14,499	-36,424
Collection of investments	817	39,437
Fixed assets acquisitions	-61	-1
Net Cash Flow (applied to) / generated by investing activities	-13,743	3,012
Cash Flow from financing activities		
New Financial debts	3,735	102,177
Payment of leases	-765	-785
Financial debts paid- principal	-14,090	-52,819
Financial debts paid- interests	-13,140	-17,107
Payment of debt to the National State	-	-62,225
Dividends payment	-	-751
Net Cash Flow applied to financing activities	-24,260	-31,510
Net decrease in cash and cash equivalents	-1,012	-18,125
Changes in cash and cash equivalents		
Cash and cash equivalents at the beginning of the period	52,021	64,804
Net decrease in cash and cash equivalents	-1,012	-18,125
Inflation adjustment generated by cash and cash equivalents	7,165	11,838
Foreign Exchange differences by cash and cash equivalents	-2,445	-8,023
Cash and cash equivalents at the end of the period	55,729	50,494
Transactions that do not involve movement of cash and cash equivalents:		
Acquisition of PP&E through financial lease liabilities	100	-