



Earnings Release

Second Quarter 2024

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Dear investors,

It is a pleasure to address you on behalf of CFECapital team (CFECapital, S. de R.L. de C.V.), in our capacity as Trustor and Administrator, to present the information related to the Second Quarter of 2024 of CFE FIBRA E (Irrevocable Trust Number CIB/2919).

The world economy has shown signs of resilience in the first half of 2024, maintaining the pace of global economic growth. In this context, the International Monetary Fund revised slightly upwards its global economic growth forecast for 2024 and 2025,¹ placing it at 3.20% for both years and, specifically for emerging and developing economies, its growth projection is 4.20% for the same period.

In the international economic environment during the first half of the year, global inflation decreased in the main advanced and emerging economies. However, in most countries' inflation continues to be above the objective of their respective Central Banks.² Specifically in Mexico, annual general inflation was 4.98%³ at the end of June 2024, attributable to the non-core component. For its part, core inflation continued to decrease from 4.37% to 4.17% in the same period. Given the behavior of inflation and its determinants, the Bank of Mexico decided in its last monetary policy announcement on June 27th, 2024, to maintain the reference rate at 11.00%.⁴

On June 25th, 2024, within the framework of the presentation of the National Survey of Financial Health of the National Institute of Statistics and Geography (INEGI by its initials in Spanish) and the National Commission for the Protection of Financial Services (CONDUSEF by its initials in Spanish), the Ministry of Finance and Public Credit (SHCP by its initials in Spanish) highlighted the country's economic stability at the beginning of the next federal administration, highlighting that the Mexican economy is solid with a monetary policy that is coordinated with fiscal policy, coupled with the fact that unemployment and unemployment rate are at minimum levels, the latter being 2.6% of the Economically Active Population.⁵

Foreign Direct Investment in the country reiterates the stability and economic solidity given the First Quarter of the year reached 20,313 million dollars representing an increase of 9.00% compared to the same period of the previous year.⁶ This indicator is in line with the 127 investment announcements made by the private sector as of May 31st, 2024, with an investment expectation of 39,157 million dollars.⁷

With respect to the Mexican electricity sector, during the Second Quarter of 2024, an increase in electricity demand was observed caused by the extraordinary increase in temperatures. It should be noted that these meteorological conditions were not only recorded in Mexico but were a worldwide

¹ International Monetary Fund, Outlook of the World Economy, April 2024. Available at:

<https://www.imf.org/es/Publications/WEO/Issues/2024/04/16/world-economic-outlook-april-2024>

² Bank of Mexico, Financial Stability Report. First half of 2024. Available at: <https://www.banxico.org.mx/publicaciones-y-prensa/reportes-sobre-el-sistema-financiero/%7B6E48E53C-CE3E-9D3E-2D0D-A092213E8205%7D.pdf>

³ National Institute of Statistics and Geography, National Consumer Price Index, June 2024. Available at:

https://www.inegi.org.mx/contenidos/saladeprensa/boletines/2024/inpc_2q/inpc_2q2024_07.pdf

⁴ Bank of Mexico, Monetary Policy Announcement of June 27th, 2024. Available at:

<https://www.banxico.org.mx/publicaciones-y-prensa/anuncios-de-las-decisiones-de-politica-monetaria/%7B17EF4998-D892-3D29-B613-68BEF3D80B21%7D.pdf>

⁵ Official CONDUSEF channel, INEGI- CONDUSEF Financial Health Survey. Video available at:

<https://www.youtube.com/watch?v=Zr3piWpBsJM>

⁶ Ministry of Economy, Foreign Direct Investment First Quarter of 2024. Available in:

https://www.gob.mx/cms/uploads/attachment/file/915630/Presentaci_n_IED_1T-2024.pdf

⁷ Ministry of Economy, Public Investment Announcements as of May 31st, 2024. Available at:

https://www.gob.mx/cms/uploads/attachment/file/920719/Anuncios_de_Inversi_n_31May24.pdf

phenomenon. The attention to meet the high demand for electrical energy revealed the strength of the Federal Electricity Commission (CFE by its initials in Spanish), reiterating its strategic role to guarantee security in the National Electric System.

Given this situation, on **June 21st, 2024**, the General Director of the Federal Electricity Commission, during the morning presidential conference, detailed the historic and unprecedented investment that CFE is making to ensure the operation of the system under conditions of safety and security reliability through 35 generation projects (22 clean energy projects, 13 state-of-the-art gas generation projects), 13 power plants acquired by the Government of Mexico, 60 transmission projects and 41 distribution projects, which represents an investment of 19,992 million dollars.⁸

On the other hand, on **June 5th, 2024**, CFE obtained international certification for complying with the International Standards for the Professional Practice of Internal Auditing and the Code of Ethics of the Institute of Internal Auditors. Only the Bank of Mexico had its certification in the country.⁹

On **May 16th, 2024**, the Director General of CFE and the Director General of the National Center for Energy Control (CENACE by its initials in Spanish), during the morning presidential conference, detailed the events, actions and operating conditions that occurred between May 7th and 9th 2024. In both interventions, communication and immediate coordination between CFE and CENACE were highlighted to preserve the stability of the electrical system.¹⁰

On **April 26th, 2024**, CFE presented the annual audited financial statements for 2023, a period in which total revenues increased by 3.1% compared to the end of 2022, driven by higher sales of electrical energy. On the other hand, the operating costs of CFE decreased by 16.1% compared to the previous year, demonstrating the efficient, prudent and responsible administration in terms of expenses of the State Productive Company, as well as the adjustment of the prices and fuels. Finally, CFE obtained a net profit of 96,192 million pesos at the end of 2023.¹¹

The results presented reaffirm the commitment of CFE to consolidate itself as a strategic support for the economic growth and competitiveness of the country, through its vocation as a State Company to guarantee public electric energy service to the entire Mexican society with efficiency, quality, reliability, safety and sustainability conditions.

This report also highlights the criteria for compliance with the tax regulations of the investment regime, the tax treatment of distributions, account statements information, investment indicators, and reimbursements for the maintenance and operation of the National Transmission Network.

Mtra. Carmen Serdán Banda
CEO

II. Relevant Events for CFE

⁸ Federal Electricity Commission. Press release of June 21st, 2024. Available at: <https://app.cfe.mx/Aplicaciones/OTROS/Boletines/boletin?i=6094>

⁹ Federal Electricity Commission. Press release of June 5th, 2024. Available at: <https://app.cfe.mx/Aplicaciones/OTROS/Boletines/boletin?i=6082>

¹⁰ Federal Electricity Commission. Press release of May 16th, 2024. Available at: <https://app.cfe.mx/Aplicaciones/OTROS/Boletines/boletin?i=6076>

¹¹ Federal Electricity Commission. Press release of April 26th, 2024. Available at: <https://app.cfe.mx/Aplicaciones/OTROS/Boletines/boletin?i=6065>



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On **June 21st, 2024**, the General Director of the Federal Electricity Commission, during the morning presidential conference, presented the **historic and unprecedented investment of 19,992 million dollars**, that CFE is making to ensure the operation of the system under conditions of safety and security reliability through 22 clean energy projects, 13 state-of-the-art gas generation projects, 13 power plants acquired by the Government of Mexico, **60 transmission projects** and 41 distribution projects.



On **July 5th, 2024**, during the presentation of CFE results in Mexicali, General Director of CFE, highlighted: the actions carried out to increase its generation capacity to 54% and the **historic investment being made**, whose projects are equivalent to supplying the maximum demand of four times the Metropolitan area of Guadalajara.



On **July 12nd, 2024**, during CFE Board of Directors, the General Director highlighted the rescue of CFE through various infrastructure projects throughout the value chain, as well as the **Transmission and Distribution lines have been strengthened**. Finally, it was emphasized the construction of a line that will allow the **interconnection of Baja California electrical system with the National Interconnected System**.



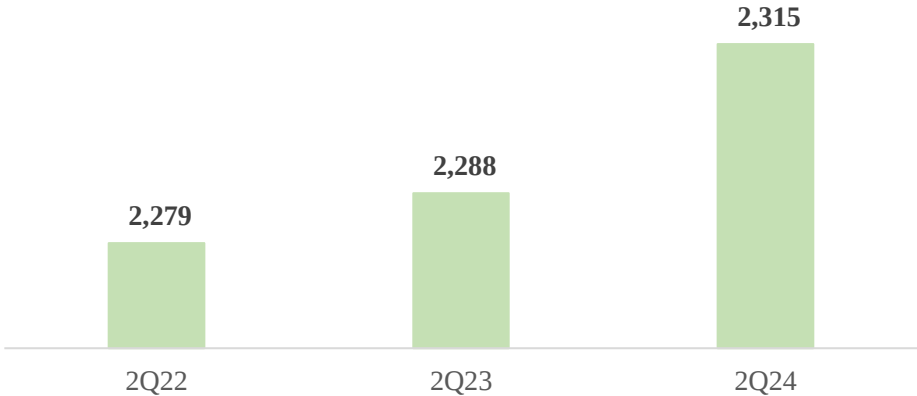
On **July 25th, 2024**, during the morning presidential conference, CFE authorities presented the actions carried out to **rescue and strengthen CFE**. Among them, the recovery of the stewardship of the Mexican State in the electricity sector through a historic investment and the **technical and financial strengthening of the company, increasing its generation capacity**, without increasing tariff costs.

Source: CFE press releases.

III. Operating Results of the Transmission Sector

In the Second Quarter of 2024, the number of substations increased, reaching 2,315 substations as of June 30th, 2024, which represents 27 new substations compared to the same date of the previous year.

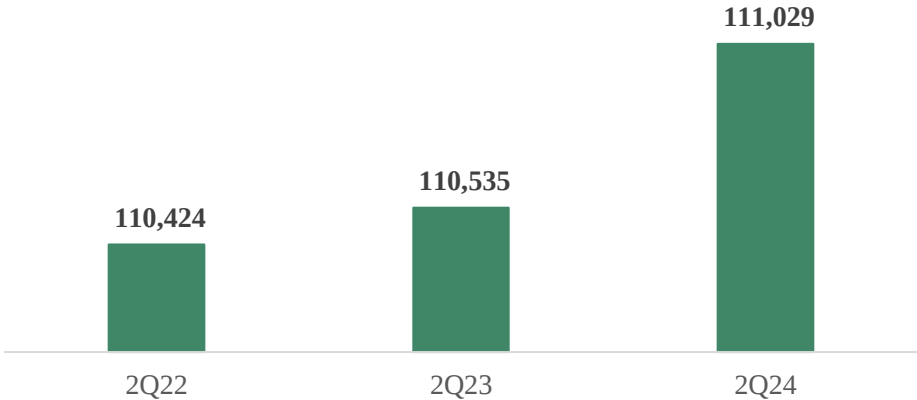
Chart 1. Number of substations
(Number)



Source: Own elaboration with data from CFE Transmission, June 30th, 2024.

Regarding transmission lines, they had a growth of 494 km as of June 30th, 2024, reaching 111,029 km.

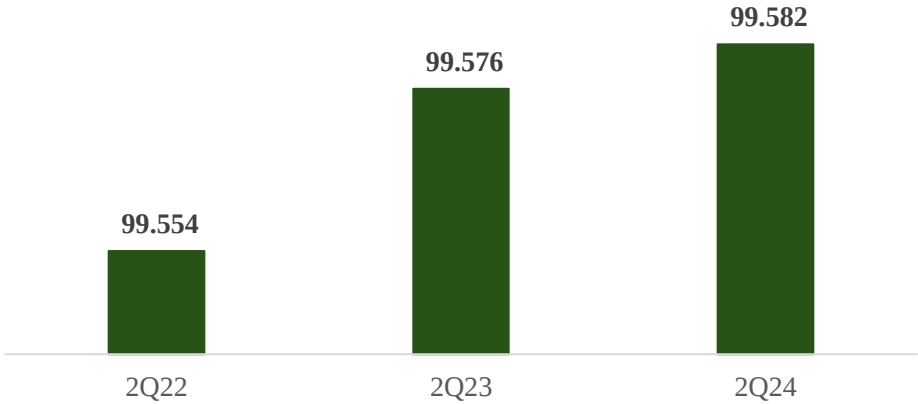
Chart 2. Transmission Lines
(Kilometers)



Source: Own elaboration with data from CFE Transmission, June 30th, 2024.

The Availability Index of the National Transmission Network (NTN) refers to the availability of all the elements that make up the NTN and which includes: transmission lines of different voltages, transformation equipment, compensation equipment, power reactors, compensation batteries, inductive branches of volt-ampere reactive compensators (VARs) and their capacitive branches. The Regional Management Bureau must comply with a minimum availability of 97%; as of June 30th, 2024, an availability rate of 99.59% was recorded.

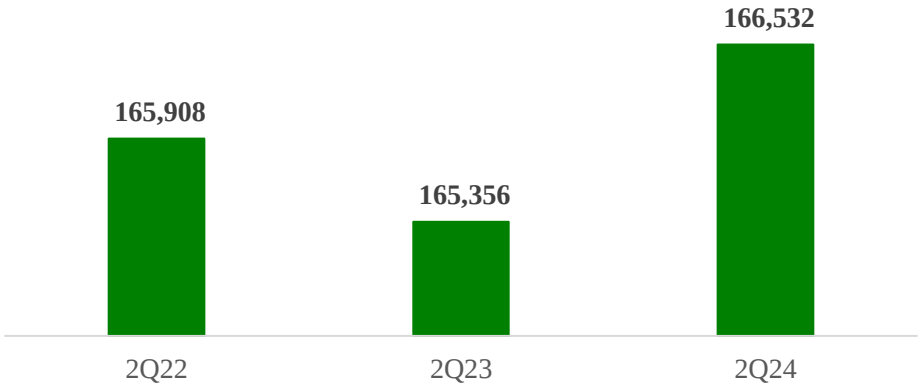
Chart 3. Availability Index of the National Transmission Network (NTN)
(Percentage)



Source: Own elaboration with data from CFE Transmission, June 30th, 2024.

And finally, the capacity for transformation of the NTN refers to the capacity to convert energy from high to medium voltage or from medium to low voltage. As of June 30th, 2024, it reached 166,532 mega volt ampere.

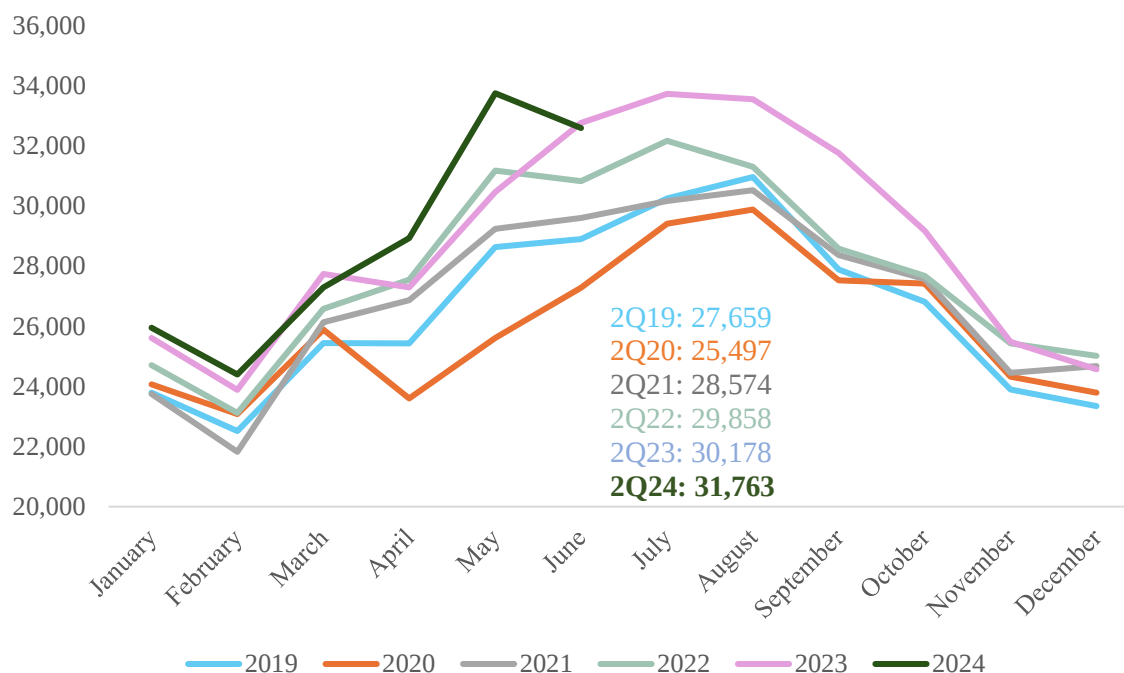
Chart 4. Capacity for Transformation of the National Transmission Network (NTN)
(MVA)



Source: Own elaboration with data from CFE Transmission, June 30th, 2024

Through the months of April, May and June 2024, energy volumes increased **5.25%** compared to the same period of the previous year, and if compared to the second quarter of 2022 and 2021, there were increases of **6.38%** and **11.16%**, respectively.

Chart 5. Electrical Energy Volumes in the NTN
(TWh¹ | 2019 - June 2024)



Note: ¹Terawatt hour.

Source: CFE Transmission with information as of June 30th, 2024.

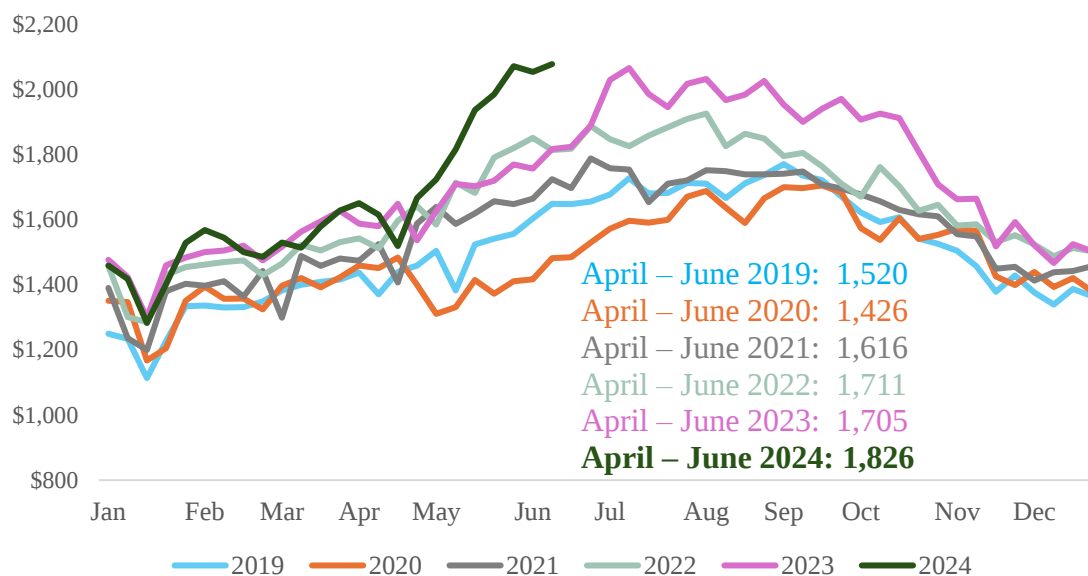
Chart 6 shows the performance of Collection Rights (revenues) from April to June 2024 and previous periods. The weekly average of revenues increased by **7.13%** compared to the same period in 2023, **6.70%** and **12.99%**, compared to 2022 and 2021, respectively.



Chart 6. National Center for Energy Control (CENACE)¹ Revenues

(Weekly Average | Million pesos)

April - June 2019 – 2024



Note: The figures shown correspond to the quarterly average of weekly distributions from April 1st to June 30th, 2024, applicable for each year shown. Income in the graph includes VAT. Rounded figures.¹ National Energy Control Center.

Source: CFE Transmission with information as of June 30th, 2024.



IV. Quarterly Financial Statements

IV.1 Promoted Trust

The Second Quarter began with a balance of \$4,395,307,342 pesos, to which \$23,740,432,042 pesos were added for the collection rights for the period received from CENACE and withdrawals for the period amounted to \$9,375,189,869 pesos. In April,¹² the distribution of the Promoted Trust corresponding to the collection rights for the month of March for \$r,144,439,194 pesos was carried out, in May¹³ the distribution corresponding to the collection rights for the month of April for \$3,274,980,010 pesos, and in June¹⁴ the distribution corresponding to collection rights for the month of May for \$5,958,232,361 pesos, which results in a total distribution for 2Q24 of \$13,377,651,566 pesos. Through the period, interest was generated for \$165,689,652 pesos, which Income Tax (ISR by its initials in Spanish) amounted to \$7,511,089 pesos.

Table 1. Movements in the Account Statement of the Promoted Trust F/80758 (MXN)

	April	May	June	2Q24
Initial Balance	4,395,307,342	3,526,239,290	6,208,725,159	
+ Collection Rights	6,449,050,687	9,106,361,653	8,185,019,702	23,740,432,042
– Withdrawals	3,219,622,261	3,206,697,925	2,948,869,682	9,375,189,869
– Distribution	4,144,439,194	3,274,980,010	5,958,232,361	13,377,651,566
Gross Balance	3,480,296,574	6,150,923,008	5,486,642,817	
+ Interests ⁽¹⁾	48,349,377	60,512,165	56,828,110	165,689,652
– Interest tax	2,406,660	2,710,014	2,394,415	7,511,089
Final Balance	3,526,239,291	6,208,725,159	5,541,076,512	
Portfolio Value	3,526,239,291	6,208,725,159	5,541,076,512	

Note: ¹Represents the interests for April, May and June and take into account the interest accrued. Rounded Figures and include VAT. The table shows the months that comprise the Second Calendar Quarter.

Source: Account Statements of the Promoted Trust (F/80758) consulted in the NAFIN Trust System.

Of the approved budget of the Promoted Trust for 2024, the equivalent of 27% of the total budget was spent in the Second Quarter with the highest disbursements in the areas of Major Maintenance and Modernization, and Operation and Minor Maintenance.

¹² Distribution approved by Unanimous Resolution of the Technical Committee on April 17th, 2024.

¹³ Distribution approved by the Technical Committee of the Promoted Trust in the 12nd Extraordinary Session on May 28th, 2024.

¹⁴ Distribution approved by the Technical Committee of the Promoted Trust in the 26th Ordinary Session on June 11th, 2024.

Table 2. Approved Budget vs. Exercised as of June 30th, 2024
(MXN)

Category	Budget 2024	Exercised 2Q24	%
Intercompany expenses	14,680,475,611	968,002,640	7%
Operation and minor maintenance	10,734,237,896	4,104,937,464	38%
Obligation expenses	4,677,159,423	2,219,731,827	47%
Major maintenance	11,473,572,398	3,982,396,706	35%
Trust expenses	21,328,607	6,000,231	28%
Financing costs	-	-	0%
Total	41,586,773,935	11,282,150,544	27%

Note: Rounded figures. Amounts do not include VAT, except for Trust Expenses. The table shows the budget exercised in the Second Calendar Quarter.

Source: CFE Transmission.

IV.2 Issuer Trust

The Issuing Trust, 2Q24 began with a balance of \$47.8 million pesos, to which \$906.5 million pesos were added corresponding to the distributions of Collection Rights for the months of March, April and May of the Promoted Trust, the same which were received on April 26th, May 28th and June 17th, 2024, respectively.

As of June 30th, disbursements amounted to \$14.1 million pesos, which correspond to expenses of the Issuing Trust, with a final balance in the quarter of \$50.1 million pesos. Additionally, through the Second Quarter, interest of \$9.2 million pesos was generated.

The amount distributed from the Issuing Trust, corresponding to the 2Q24, was \$899,255,013 pesos on June 28th, 2024.

Table 3. Account Statement of the Issuing Trust as of June 30th, 2024
(MXN)

	April	May	June	2Q24
Initial Balance	47,762,377	316,025,366	540,519,050	
+ Deposits	280,831,468	221,916,019	403,735,962	906,483,449
- Withdrawals	13,274,197	383,472	413,641	14,071,310
Distribution to Holders	0	0	899,255,013	899,255,013
Gross Balance	315,319,648	537,557,913	44,586,358	
Interest charged	705,718	2,961,137	5,539,975	9,206,830
Final Balance	316,025,366	540,519,050	50,126,333	

Note: Rounded figures. The table shows the months that comprise the Second Calendar Quarter.

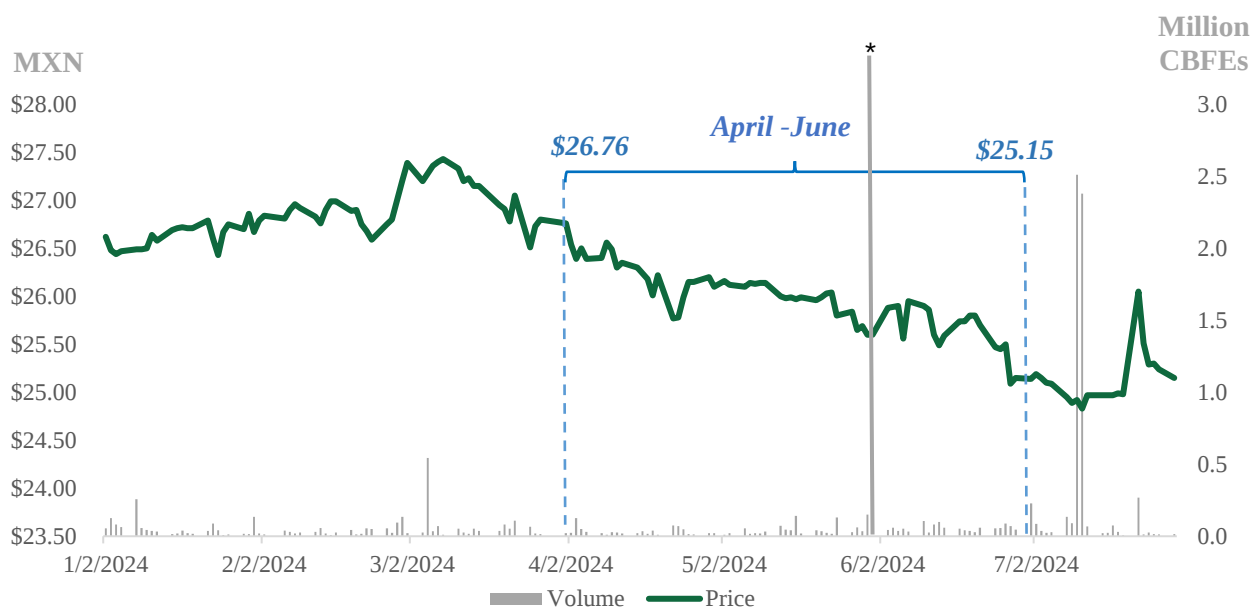
Source: CFE Capital with information from the Account Statements of the Issuing Trust CIB/2919 as of June 30th, 2024.

V. CFE FIBRA E Performance

The price of the Energy and Infrastructure Investment Trust Certificates (CBFEs¹⁵), during the Second Quarter of 2024, ranged between \$25.09 and \$26.76 pesos, observing a weighted average price of \$25.62 pesos per CBFE and the average daily volume was 665,635 certificates.

Chart 7. Price and Volume of CFE Fibra E (FCFE18)

(January 2nd to July 29th, 2024 | MXN per CBFEs)



Notes: - - - Indicates the period that includes the Second Calendar Quarter. * Indicative graphical representation of the traded volume of certificates greater than 1% of the certificates in circulation as of May 31st, 2024.

Source: Own elaboration with data from Bloomberg on July 29th, 2024.

Maximum Price ¹ 04/01/2024	\$26.76
Minimum Price ¹ 06/27/2024	\$25.09
Weighted Average Price 2Q24 ¹	\$25.62
Daily Average Volume 2Q24 ¹	665,635

Note: ¹The Second Quarter is from April 1st to June 30th, 2024.

CFE FIBRA E investment instrument has achieved outstanding performance compared to other similar variable income instruments on the Mexican Stock Exchange. Table 4 shows the dividend yield of CFE FIBRA E, a financial vehicle that has granted double-digit dividend yields. The dividend yield presented by CFE FIBRA E as of June 30th, 2024, was 11.61%, above the performance of comparable instruments.

¹⁵ CBFEs by its initials in Spanish.

Table 4. Indicative Dividend yield of CFE FIBRA E¹ vs. others REITS²
(April 1st, to June 30th, 2024 | %)

Instrument	April	May	June
FCFE18 MM Equity	11.36	11.62	11.61
FUNO11 MM Equity	1.64	1.66	1.79
DANHOS13 MM Equity	8.73	8.53	9.10
FNOVA17 MM Equity	8.14	8.31	8.71
FIBRAMQ MM Equity	2.09	2.08	1.69
FIBRAPL MM Equity	0.83	0.90	0.97
FSHOP13 MM Equity	2.18	2.21	2.23
FBMEX INDEX	7.27	7.00	7.09

Note: ¹ It is calculated by adding the last four distributions and dividing by the weighted average price of the corresponding period. ² For the other instruments, as well as for the Fibra index, the indicative dividend yield on the last day of the period is taken and does not consider extraordinary distributions.

Source: CFE Capital with information extracted from Bloomberg as of June 30th, 2024.

CFE FIBRA E receives coverage from analysts from different banking institutions, which have determined an average target price of **\$31.36¹⁶** pesos per CBFE, reflecting a potential price growth per CBFE of **24.69%** concerning the price on July 29th, 2024 which was \$25.15.

Table 5. Analyst Coverage of CFE FIBRA E

Bank	Target Price Estimated by Analysts in MXN	Rating	Last Update
 BBVA	\$34.00	Outperform	12/01/2023
 BANORTE	\$32.50	Buy	05/31/2024
 BARCLAYS	\$27.00	Underweighted	05/03/2024
Morgan Stanley	\$30.00	Hold	05/28/2024
 Santander	\$31.00	Outperform	07/30/2024
 btgpactual	\$33.00	Buy	07/28/2024
 MONEX	\$32.00	Buy	09/20/2023

Source: Own elaboration with Bloomberg data as of July 30th, 2024.

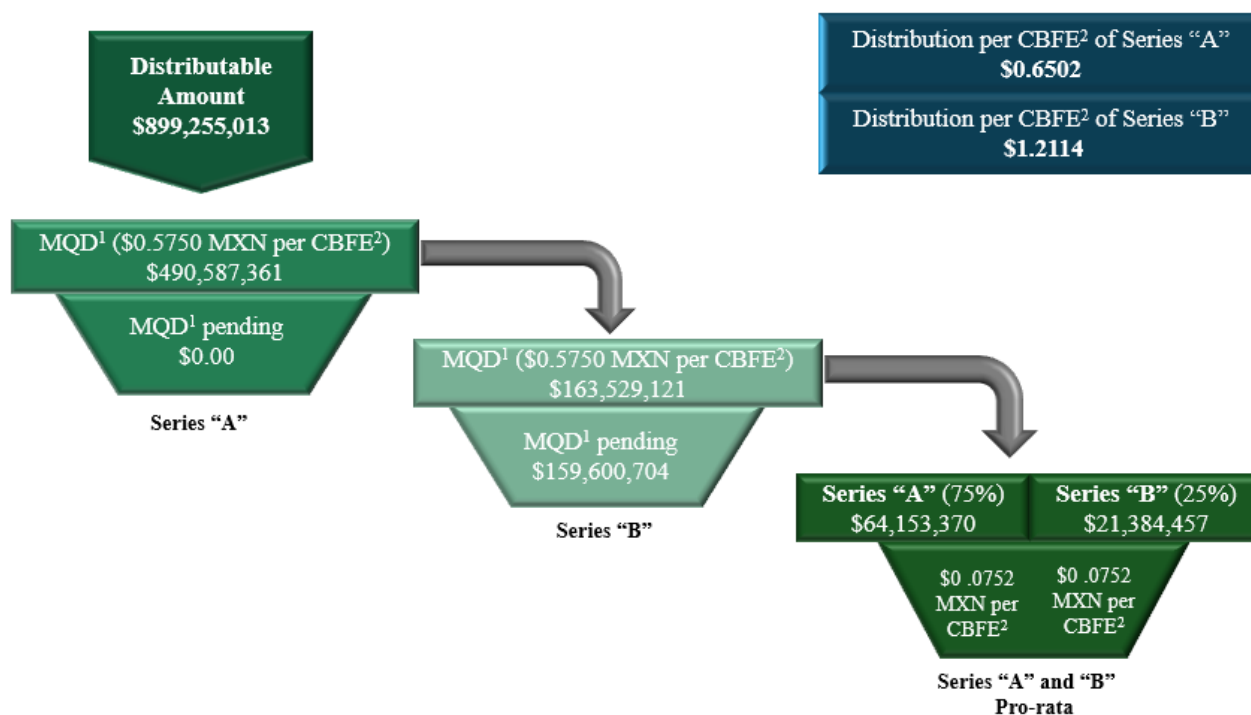
¹⁶ The target prices estimated by the analysts are defined by themselves for the banking institutions they represent.

VI. CFE FIBRA E Distributions on 1Q24

The distribution period for the Second Quarter of 2024 includes 13 weeks of income from collection rights and 13 weeks of reimbursements corresponding to the months of March, April, and May 2024. According to its holding factor of 6.78%, CFE FIBRA E received \$906,483,449 pesos, of which the expense reserve fund was restored for \$14,532,133 pesos and interest was generated for \$7,303,697 pesos, therefore, the amount to be distributed to Holders for the Second Quarter of 2024 was \$899,255,013 pesos.

In accordance with the Distribution Policy, \$490.59 million for Series “A” certificates corresponding to the Minimum Quarterly Distribution (MQD) for 2Q24 and \$163.53 million for Series “B” certificates of the 2Q24 MQD were distributed to the investing public, covering the MQD for Series “A”, \$159.60 million for the pending 1Q24 MQD of Series “B” and to both series a pro-rata for \$85.5 million.

Diagram 1. Distributed amount 2Q24
(Million pesos)

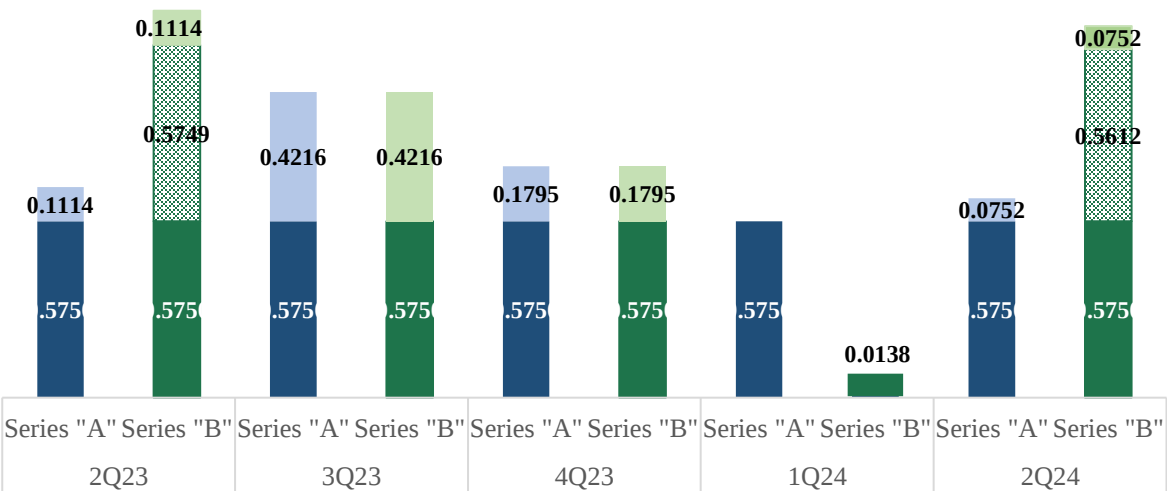


Notes: ¹ Minimum Quarterly Distribution. ² Trust Stock Certificate in Energy and Infrastructure.

Source: Technical Committee of the Issuing Trust (June 2024).

The result of the 2Q24 distribution was \$0.6502 pesos per certificate for Series “A” (FCFE18) and \$1.2114 pesos per certificate for Series “B” (FCFE18-2). On June 28th, 2024, it was successfully distributed to certificate Holders.

Chart 8. Income composition of CFE FIBRA E distributions for both Series
(MXN per CBFE*)



- Minimum Quarterly Distribution Series "A"
- Minimum Quarterly Distribution Series "B"
- Minimum Quarterly Pending Distribution Series "B"
- Pro-Rata Distribution Series "A"
- Pro-Rata Distribution Series "B"

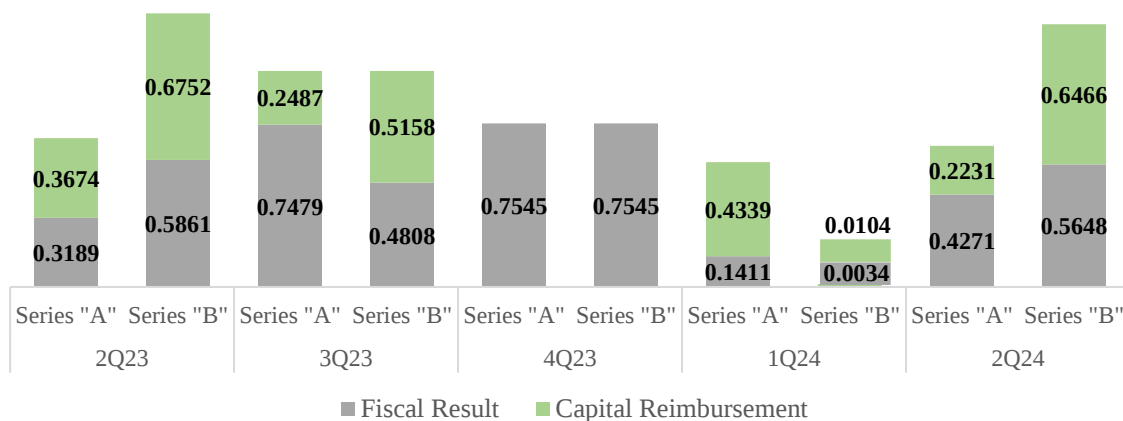
Note: * Trust Stock Certificate for Investment in Energy and Infrastructure. CFECapital gives the distribution instruction to the Trustee, who makes the deposit to the Institute for the Deposit of Securities (INDEVAL), the central depository of the Securities Market in Mexico. The custodian acts as the agent who withholds the taxes. Rounded figures.

Source: Technical Committee of the Issuing Trust (2023 and 2024).



“B”. The amount corresponding to capital reimbursement was \$0.2231 cents per certificate for Series “A” and \$0.6466 cents per certificate for Series “B”. The purpose of this composition is to ensure compliance with CFE FIBRA E regime, maintaining its tax benefits. It is important to mention that the distribution strategy is approved by the Technical Committee of the Issuing Trust and is determined based on the tax requirements of the current Income Tax Law.

Chart 9. Fiscal Composition per CBFE of CFE FIBRA E Distribution for both series
(MXN per CBFE)



Note: The distribution strategy is approved by the Technical Committee and is determined based on the fiscal requirements of the Income Tax Law.

Source: Technical Committee of the Issuing Trust (2023 and 2024).

VII. Issuer Trust Administration and Expenses

In the Second Quarter of 2024, maintenance expenses amounted to \$14 million pesos. The main disbursements corresponded to the Expenses of the Administrator (CFE Capital), and other expenses include fees of the Common Representative and Trustee, fees of the External Auditor, accountants, tax and financial advisors, Compensations to the Independent Members of the Technical Committee, Expenses for the Maintenance of the registration and listings of CBFs and Responsibility Insurance.

Table 6. Administrator maintenance expenses, Second Quarter of 2024
(MXN)

	April	May	June	2Q24
Administration Fee	7,257,935	0	0	7,257,935
Fiduciary and Common Representation Fees	47,151	47,157	0	94,308
Compensation to Independent Members of the Technical Committee	43,334	0	334,967	378,301
Fees External Auditor, Accountants, Tax, Financial, Legal Advisors, and Advisor of the Common Representative and Trustee	1,005,008	312,981	13,340	1,331,329
Responsibility Insurance	4,761,065	0	0	4,761,065
Tax Withholding Independent Assimilated Fees	135,614	23,334	65,334	224,282
Other Expenses ⁽¹⁾	24,090	0	0	24,090
Total	13,274,197	383,472	413,641	14,071,310



VIII. Corporate Governance Activities

VIII.1 Technical Committee of the Irrevocable Trust CIB/2919

(Issuer Trust)

On June 17th, 2024, the Thirty-First Session of the Technical Committee of the Issuing Trust was held, in which the following topics were **approved**:

- **Amount to be distributed and distributions proposed by the Administrator** for the Holders of the Series “A” and Series “B” CBFES, in accordance with Clause VI “Distribution Policy” of the Issuer Trust Contract.

Likewise, the Technical Committee **took note** of the following matters:

- Presentation of the Investor Relations Department.
- Presentation of the **Administrator's Performance Report**, corresponding to the **First Quarter of 2024**, without observations regarding its content.
- Results reports of the **2024 Holder's Meetings**.