



QUARTERLY REPORT

CFE FIBRA E

Second Quarter 2022

Mexico City, Friday July 29th, 2022.

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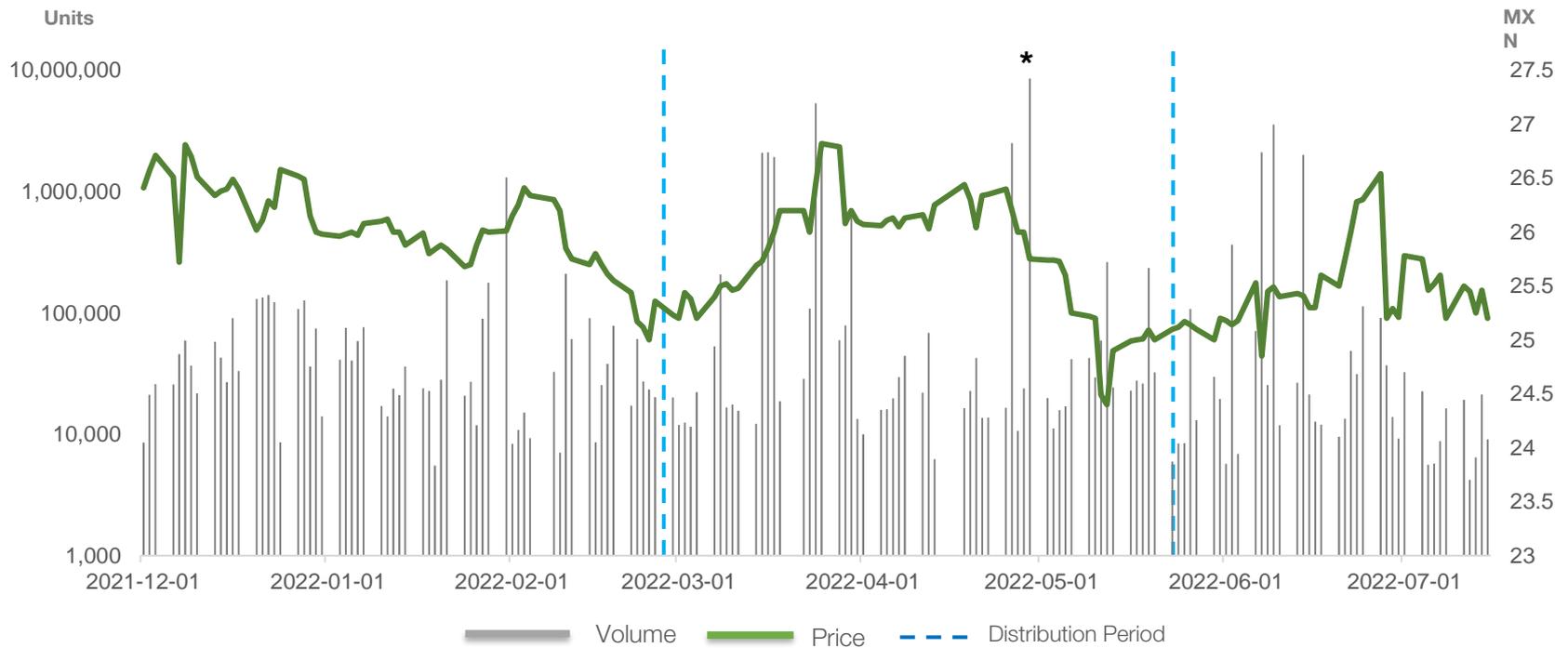


CFE FIBRA E PERFORMANCE


Promoted Trust

CFE FIBRA E

Graph 1. Price and Volume of CFE FIBRA E

 December 1st, 2021 to July 15th, 2022


Maximum Price
2Q2022: 03/25/22 \$26.82

03/01/22 **\$25.20**
 05/31/22 **\$25.20**

2Q2022¹
 Weighted Average Price: **\$26.02**

2Q2022
 Average Volume: **436,630**

Source: CFECapital with information extracted from Bloomberg on July 15th, 2022.

Note: ¹ The second distribution quarter of 2022 is from March 1st, 2022 to May 31st, 2022.

The volume of certificates traded exceeded 1% of the securities in circulation on April 29th, 2022.

MOST RELEVANT EVENTS FOR CFE FIBRA E



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Some of the relevant events in the Mexican electricity industry are highlighted:

- **On April 29th, 2022**, the Federal Electricity Commission (CFE) reported its financial statements and presented its audited financial statements for 2021. Both show results that reflect the strengthening of the CFE.
- **On May 31st, 2022**, the Ministry of Energy published the Program for the Development of the National Electric System (PRODESEN) 2022-2036, in which the planning of the National Electric System with a horizon of 15 years is disclosed.
- **On June 9th, 2022**, the CFE carried out its first successful liability management operation in the international market.
- **On June 30th, 2022**, the CFEnergy Board of Directors ratified that the Master Investment Trust, approved by the CFE Board of Directors, will finance the construction of new priority strategic plants throughout the country. All under the premise of respecting the presidential mandate of non-indebtedness and financial independence.

In the macroeconomic context, in line with the increase of the United States Federal Reserve, the Bank of Mexico has increased the target interest rate four times so far this year, settling at **7.75%**.

Graph 2. Performance CFE Fibra E vs IPC and FBMEX

January 1st to July 15th, 2022



Price 01/01/22 **\$25.98**

Price 07/15/22 **\$25.20**

Source: CFECapital with information extracted from Bloomberg on July15th,2022

CFE FIBRA E AND OTHER REITs PERFORMANCE



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Table 1. Dividend Yield¹ Indicative of the CFE FIBRA E vs other FIBRAs, March 1st, to May 31th, 2022

Real Estate Investment Trust	03/31/2022	04/29/2022	05/31/2022
FCFE18 MM Equity	12.1050	12.2696	12.8750
FUNO11 MM Equity	11.7228	9.0238	9.7186
DANHOS13 MM Equity	9.8139	10.1621	9.7031
FNOVA17 MM Equity	6.4087	7.6332	7.7769
FIBRAMQ MM Equity	7.9798	8.4295	7.2436
FIBRAPL MM Equity	4.2235	4.3592	4.6405
TERRA13 MM Equity	6.5401	6.7672	6.9784

Source: CFECapital with information extracted from Bloomberg on July 15th, 2022.

Note: ¹It is estimated by multiplying the most recent dividend by the number of dividends issued each year and divided by the instrument's current price.



CFE FIBRA E ANALYSTS COVERAGE



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Banking Institution	Target Price estimated by analysts ¹
BANORTE	\$32.50
BTGPactual	\$33.00
BBVA	\$32.80
BARCLAYS	\$26.00
Santander	\$27.63
Morgan Stanley	\$25.00
monex	\$30.00

Graph 3. Average Target Price in last 12 months
(May 2021 to May 2022)



Source: CFECapital with information extracted from Bloomberg on July 15th, 2022.

Average Target Price estimated by analysts: **\$29.56**

Note: ¹Estimated target prices are defined by analysts for the banking institutions they represent..

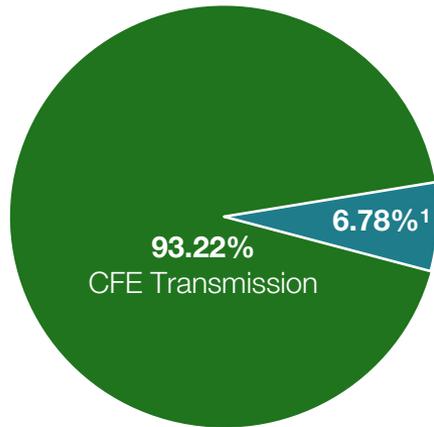
CFE FIBRA E REVENUE SOURCES



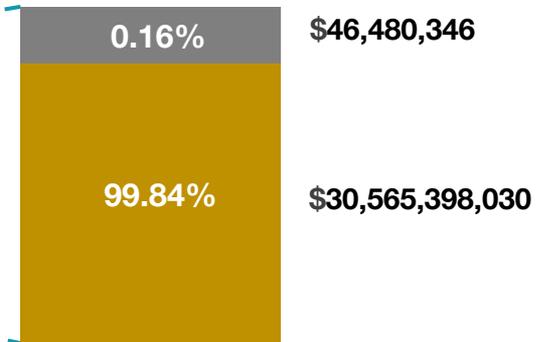
- Graph 4 shows the source of income of CFE FIBRA E for the Second Quarter of 2022.

Graph 4. Income source of CFE FIBRA E

Trustees Rights of the Promoted Trust



CFE FIBRA E Assets as of June 30th, 2022 (MXN)



Source: CFECapital (June 30th, 2022).

Note: ¹ 6.776103%, aprox. 6.78%. Trust rights represent economic ownership in the Promoted Trust. Figures rounded in MXN.

PROMOTED TRUST 2Q2022 ACCOUNT BALANCE

Promoted
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FIBRA E

The second quarter began with a balance of \$5,356,709,345⁽¹⁾, to which was added \$22,249,363,344⁽²⁾ for collection rights received from CENACE¹ for the period (VAT included), withdrawals for the period amounted to \$6,183,032,686⁽³⁾. In June, the quarterly distribution was \$14,721,672,344⁽⁴⁾. Through the period, the interest generated was \$194,417,463⁽⁵⁾ whose income TAX amounted to \$2,252,404⁽⁶⁾.

Table 2. Movements in the account statement of the Promoted Trust F/80758 through the Second Quarter 2022

	April	May	June	2Q2022
Initial Balance	5,356,709,345 ⁽¹⁾	9,931,793,284	14,973,933,784	
+ Collection Rights	6,290,814,562	6,770,359,896	9,188,188,886	22,249,363,344 ⁽²⁾
– Withdrawals	1,755,984,209	1,801,477,959	2,625,570,518	6,183,032,686 ⁽³⁾
– Distribution to holders	0	0	14,721,672,344	14,721,672,344* ⁽⁴⁾
Gross Balance	9,891,539,698	14,900,675,221	6,814,879,808	
+ Interest	38,917,450	75,950,116	79,549,897	194,417,463 ⁽⁵⁾
– Interest tax	473,314	882,085	897,005	2,252,404 ⁽⁶⁾
Final Balance	9,929,983,834	14,975,743,252	6,893,532,700	
Accrued Interest	-1,809,450	1,809,468	39	
Portfolio Value	9,931,793,284	14,973,933,784	6,893,532,661	

Note: Figures rounded in MXN. ¹National Energy Control Center. *The quarterly distribution covers the months of March, April and May of 2022 and took place on June 20th, 2022, which it is displayed on the account statement for the month of June.

Source: Account Statements of the Promoted Trust (F/80758).

ISSUER TRUST 2Q2022 ACCOUNT BALANCE

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The second quarter began with a balance of \$44,960,298⁽¹⁾, to which was added \$997,555,681⁽²⁾ corresponding to the Seventeenth distribution received on June 20th from Promoted Trust F/80758. As of June 30th, disbursements amounted to \$22,600,127⁽³⁾. On the other hand, the amount distributed was \$975,605,464⁽⁴⁾, which was made on June 30th.

The \$22,600,127⁽³⁾ of disbursements correspond to expenses of the Issuing Trust, ending with a final balance in the quarter of \$46,480,346⁽⁶⁾.

For the second quarter, the accrued interest was \$2,169,958⁽⁵⁾.

Table 3. Account Statement of the Issuing Trust as of June 30th, 2022
(MXN)

	April	May	June	2Q2022
Initial Balance	\$44,960,298 ⁽¹⁾	\$23,426,421	\$23,125,072	
Plus Deposits	--	--	\$997,555,681 ⁽²⁾	
Minus Withdrawals	\$21,682,450	\$425,333	\$492,344	\$22,600,127 ⁽³⁾
Distribution to holders	--	--	\$975,605,464	\$975,605,464 ⁽⁴⁾
Gross Balance	\$23,277,848	\$23,001,088	\$44,582,945	
Interest charged	\$148,573	\$123,984	\$1,897,401	\$2,169,958 ⁽⁵⁾
Final Balance	\$23,426,421	\$23,125,072	\$46,480,346 ⁽⁶⁾	

Source: CFECapital with information from the Account Statements of the Issuing Trust CIB/2919 as of June 30th, 2022.

Note: Figures rounded in MXN.



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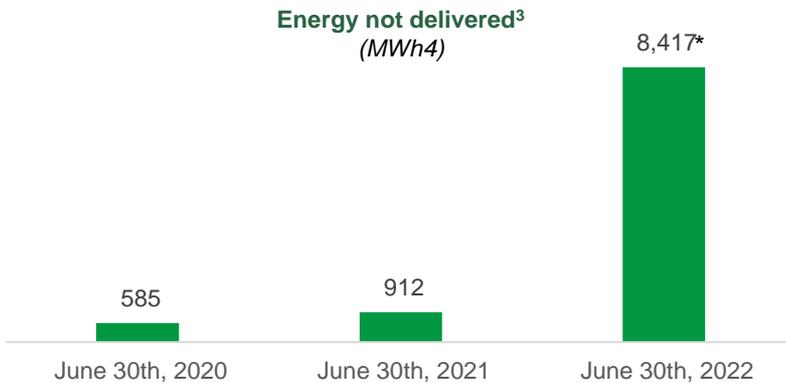
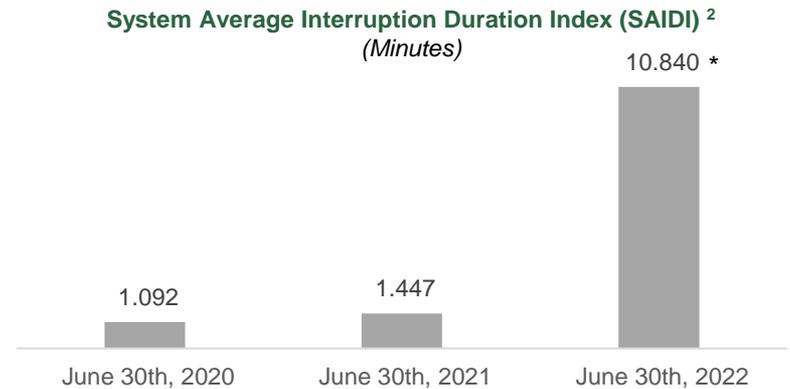
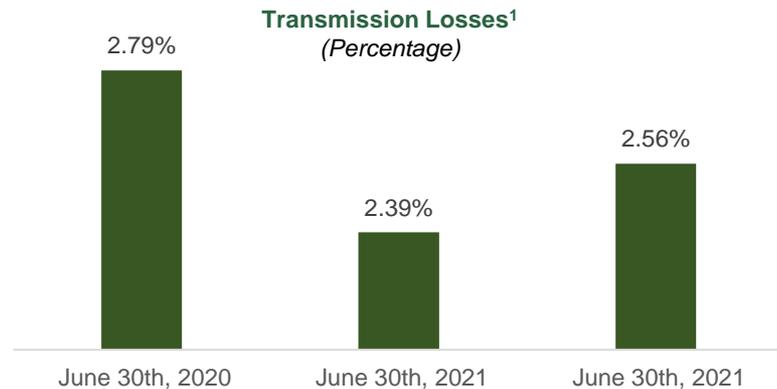
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SOME PERFORMANCE INDICATORS FOR CFE TRANSMISSION



Graph 5. Performance Indicators of CFE Transmission to the Second Quarter of 2022



Source: CFE Transmission.

Notas: *Preliminary results, under analysis 48 events as possible fortuitous cases or force majeure. ¹Percentage of technical energy losses in the National Transmission Network (RNT). ²Average duration of the interruption of the electricity supply to an end user. ³Power not supplied due to interruptions for periods greater than five minutes that occur because of RNT failures. ⁴Means megawatt-hour or thousand kilowatt-hours. ⁵Kilometers of transmission lines in the RNT. Information until June 2022.

ELECTRICAL ENERGY RECEIVED IN THE NATIONAL TRANSMISSION NETWORK (RNT¹)

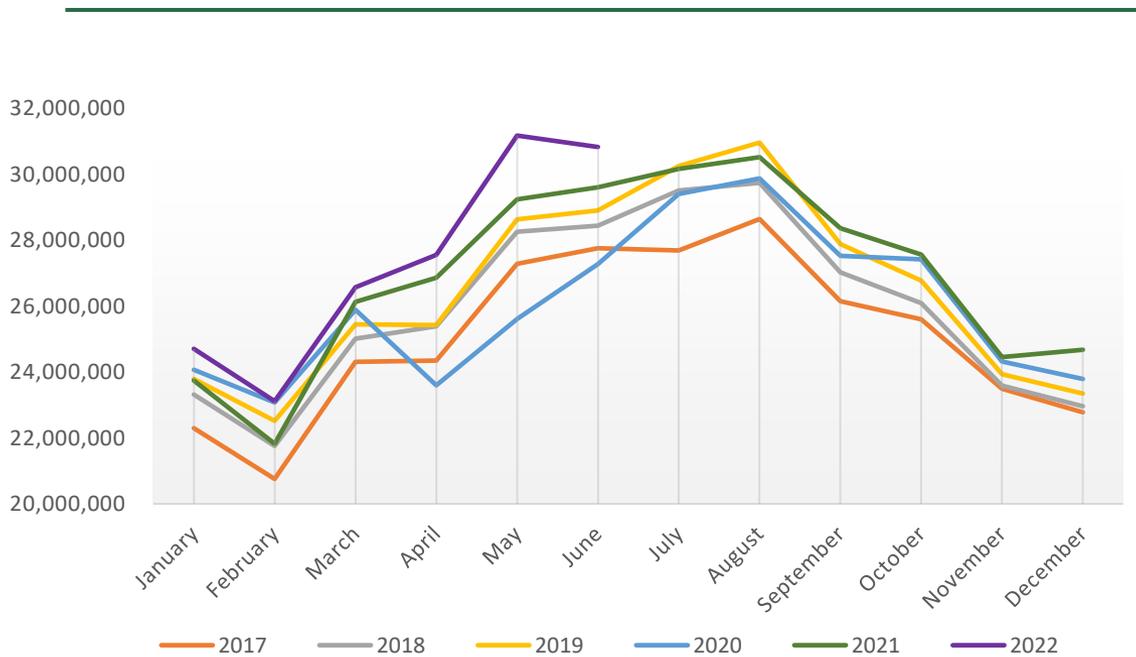


Promoted Trust

CFE FIBRA E



Graph 6. Volume of Electric Power received in the National Transmission Network (MWh)²



- The electrical energy received in the National Transmission Network showed a sustained growth during the second quarter of 2022 compared to the same period of previous years:
- **2Q2022 vs 2Q2021: 4.49%**
- **2Q2022 vs 2Q2020: 17.10%**
- The volumes of electricity transmission from January to June 2022 had the following behavior:
 - **Growth of 4.16% vs. 2021.**
 - **Growth of 9.66% vs. 2020.**
 - **Growth of 5.98% vs 2019.**

Source: CFE Transmisión with information as of July 15th, 2022.

Notes: ¹ By its initials in Spanish Red Nacional de Transmisión (National Transmission Network). ² Means megawatt-hour or thousand kilowatt-hours.



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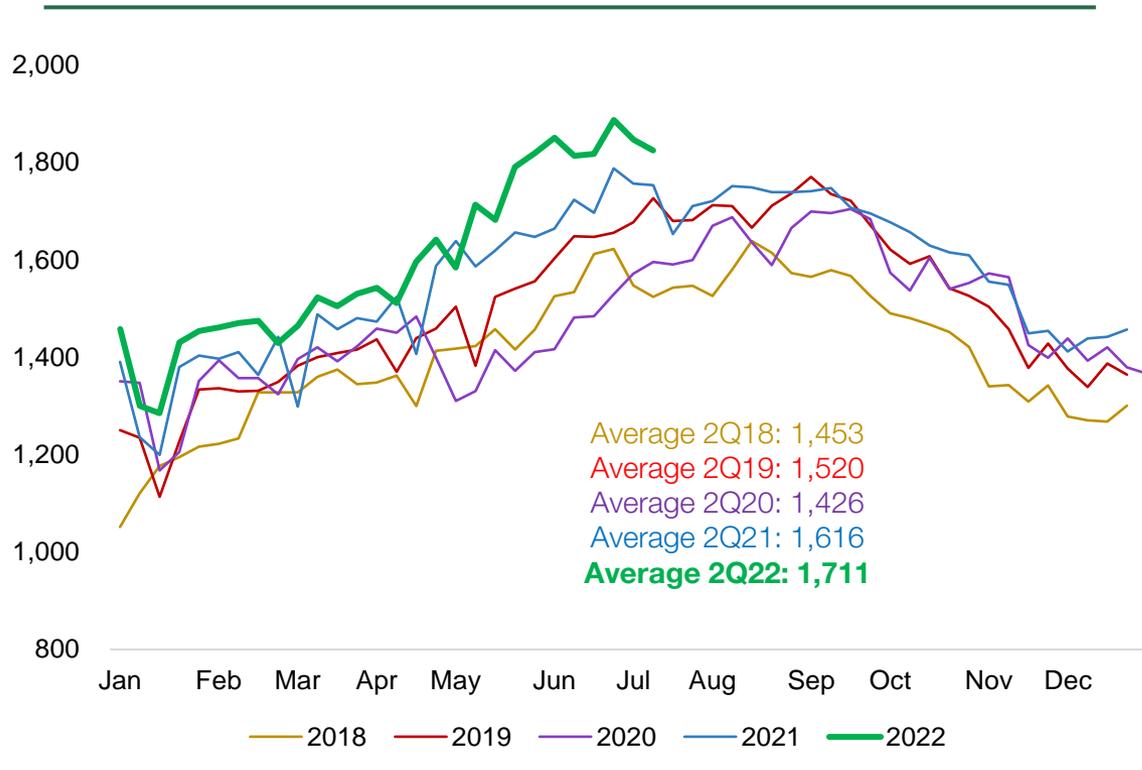
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COLLECTION RIGHTS PERFORMANCE ON 2Q2022. CALENDAR YEAR


Graph 7. Collection rights of the National Control Center of Energy (CENACE)¹
(Millions MXN)



- Collection rights **increased 5.96%** through 2Q2022 **compared to 2Q2021** and **20.01% compared to 2Q2020**.

- The rate adjustment approved by the Energy Regulatory Commission for transmission services for 2022 was a weighted average of **1.7%**.

Source: CFE Transmission Finance Unit Headquarters (July 15th, 2022).

Note: The figures displayed correspond to the quarterly average of weekly distributions. Earnings in the graph include VAT. Figures rounded in millions of pesos. ¹ National Center for Energy Control (CENACE).

EXECUTED BUDGET PROMOTED TRUST



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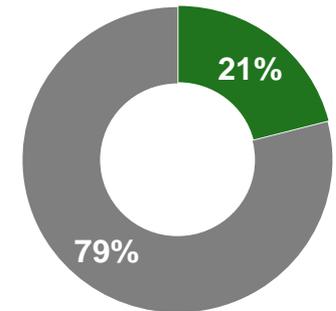
CFE Capital

Table 4 displayed the total budget approved for 2022, as of the second quarter, the equivalent of 21% of the total Budget was spent.

Table 4. Reimbursements made up to 2Q22 vs Approved Budget 2022
(MXN)

Category	Budget 2022	Exercised 2Q2022	%
Intercompany expenses	8,850,867,412	258,984,546	3%
Operation and minor maintenance	9,394,016,047	2,880,624,786.27	31%
Obligation expenses	4,441,042,701	1,769,240,483	40%
Major maintenance	8,006,916,238	1,553,858,926	19%
Trust expenses	19,001,646	5,743,276	30%
Financing costs	0	0	0%
Total	30,711,844,044	6,468,452,017	21%

Graph 8. Total Budget Utilization



■ Spent Budget
■ Remaining Budget

Source: CFE Transmisión.

Note: Figures rounded in MXN.



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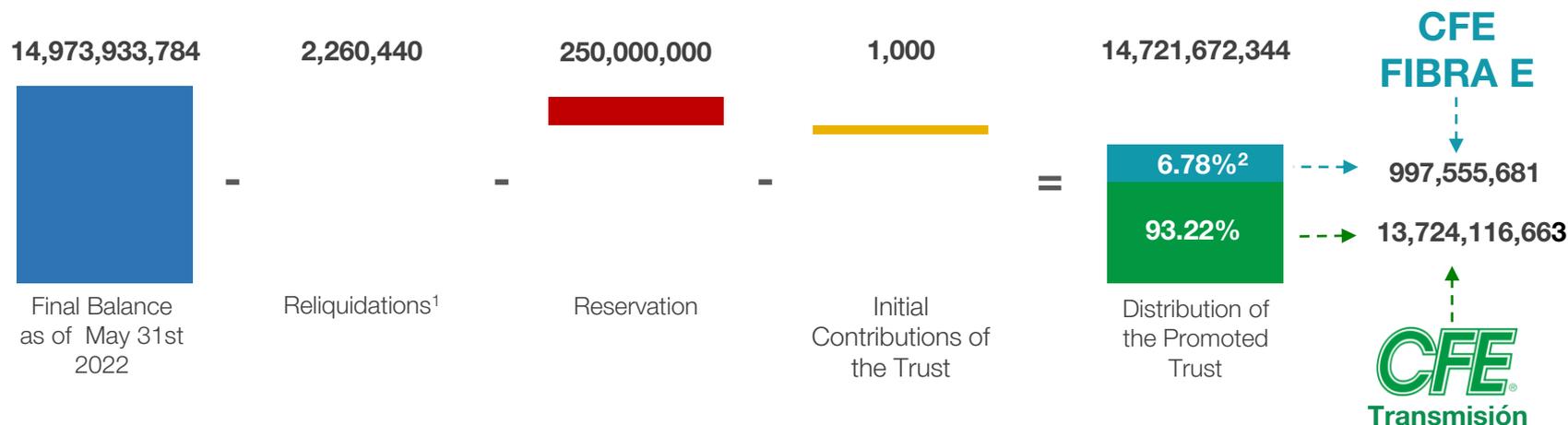


DISTRIBUTION TO CFE FIBRA E AND CFE TRANSMISSION



- The distribution corresponding to the Second Quarter of 2022 was approved by the Technical Committee of the Promoted Trust in its Eighteenth Ordinary Session on June 17th, 2022.

Table 5. Calculation of the distributable amount in the Second Quarter 2022
(MXN)



Source: CFECapital with information from the Technical Committee of the Promoted Trust (June 2022).

Note: ¹Defined as dispute-adjusted payments due to discrepancies. Resettlements generate credit or debit notes in the daily account statement. They can be of 4 types: Initial (49 days after the operation), Intermediate (105 days), Final (210 days), or Controversy (undefined period). ²6.776103%, approx. 6.78%. Trust rights represent economic ownership in the Promoted Trust. Figures rounded in MXN.

FISCAL TREATMENT OF DISTRIBUTIONS



Table 6. Promoted Trust Taxable Result, 2Q2022
(MXN)

Income from CENACE	27,452,403,986
Interests	250,129,713
Reimbursements to Transmission	-7,441,619,730
Intangible Asset Amortization	-7,939,349,400
Trust Expenses	-4,814,197
Fiscal Income	12,316,750,372
Distributed Utility 1Q22	4,668,447,004
Tax Income Distributable to May 2022	7,648,303,368
Capital Reimbursements	7,073,368,976
Total Distributable Amount of the Promoted Trust 2Q2022	14,721,672,344

Table 7. Issuer Trust Taxable Result, 2Q2022
(MXN)

Taxable Income from the Promoted Trust	518,256,914
Trust Expenses - Interests ¹	-21,950,217
Issuance Expenses Amortization	-8,957,759
Taxable Income	487,348,937
Capital Reimbursements	479,298,767
Issuance Expenses Amortization	8,957,759
Total Capital Reimbursement	488,256,527
CFE FIBRA E Distribution²	975,605,464

For the second quarter of 2022, the Issuing Trust considered a proportion equivalent to 50% tax profit and 50% equity reimbursement. The Promoted Trust presented, as of the second quarter of 2022, a proportion of 52% profit and 48% equity reimbursement. The difference is due to the amortization for issuance expenses and the adjustment for trustee expenses and interest.

Source: Presentation of the technical Committee of the Promoted Trust and the Issuing Trust (June 2022).

Notes: ¹The amount corresponding to the estimated restitution of the reserve fund amounted to MXN \$23,536,832, and the interest for the period amounted to MXN \$1,586,614. ²The distribution amount is the total of the Taxable Income, the Reimbursement of capital, and the Amortization of expenses of issue. CENACE income and reimbursements do not include VAT. Figures rounded in MXN.

ISSUER TRUST 2Q2022 BALANCE SHEET

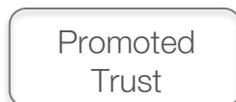


Table 8. Issuer Trust Balance Sheet to the 2Q2022
(MXN)

	April	May	June
Cash and Equivalents	23,426,421	23,125,072	46,480,346 ⁽¹⁾
Fiduciary Rights	25,632,176,760	25,637,091,953	30,565,398,030 ⁽²⁾
Other Assets	5,013,754	4,559,290	4,119,487
Total Assets	25,660,616,935	25,664,776,315	30,615,997,863
Short-term Liabilities	23,334	23,333	115,032
Total liabilities	23,334	23,333	115,032
Initial Contribution	1,000	1,000	1,000
Series "A" Distribution	12,676,390,897	12,676,390,897	12,310,198,502
Series "B" Distribution	4,229,719,413	4,229,719,413	4,107,655,281
Emission Costs	-716,620,754	-716,620,754	-716,620,754
Distribution Taxable Income	-8,655,033,931	-8,655,033,931	-9,142,382,868
Result of Exercise	62,494,347	66,653,728	5,993,389,041
Result of Previous Exercise	18,063,642,629	18,063,642,629	18,063,642,629
Total Equity	25,660,593,601	25,664,752,982	30,615,882,831
Total Liabilities and Equity	25,660,616,935	25,664,776,315	30,615,997,863

In the second quarter of 2022, trust rights amounted to \$30,565,398,030⁽²⁾, which represents 99.84% of the total assets of the Issuing Trust CIB/2919, and the remaining 0.16% for \$46,480,346⁽¹⁾ in cash and equivalents, correspond to the reserve fund.

Source: CFECapital with information from the Account Statements of the Issuing Trust CIB/2919 as of June 30th, 2022.

Note: Figures rounded in MXN.

DISTRIBUTED AMOUNT TO SERIES "A" AND SERIES "B"


Promoted Trust



Amount to be distributed
\$997,555,681.33



Distribution to Series "A" Certificate Holders
\$490,587,361.33 (\$0.575 MXN per CBFE⁴)

MQD⁵ pending
\$0.00



Distribution to Series "B" Certificate Holders
\$163,529,120.83 (\$0.575 MXN per CBFE⁴)

MQD⁵ pending
\$0.00



Distribution to Series "A" CBFE⁴s Holders **\$0.8576**

Distribution to Series "B" CBFE⁴s Holders
\$0.8576

Pro rata Series "A" (75%) \$241,116,736.25 (\$0.2826 MXN per CBFE ⁴)	Pro rata Series "B" (25%) \$80,372,245.60 (\$0.2826 MXN per CBFE ⁴)
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Distribution to CFE Fibra E (6.776103%)	\$997,555,681.33
Restitution of the Expenditure Reserve Found ¹	-\$23,536,831.62
Interest generated ²	\$1,586,614.29
Use of distribution ratio ³	0.00
Amount Distributable to holders	\$975,605,464.00

Source: Presentation of the Technical Committee of the Issuing Trust (June 20th, 2022).

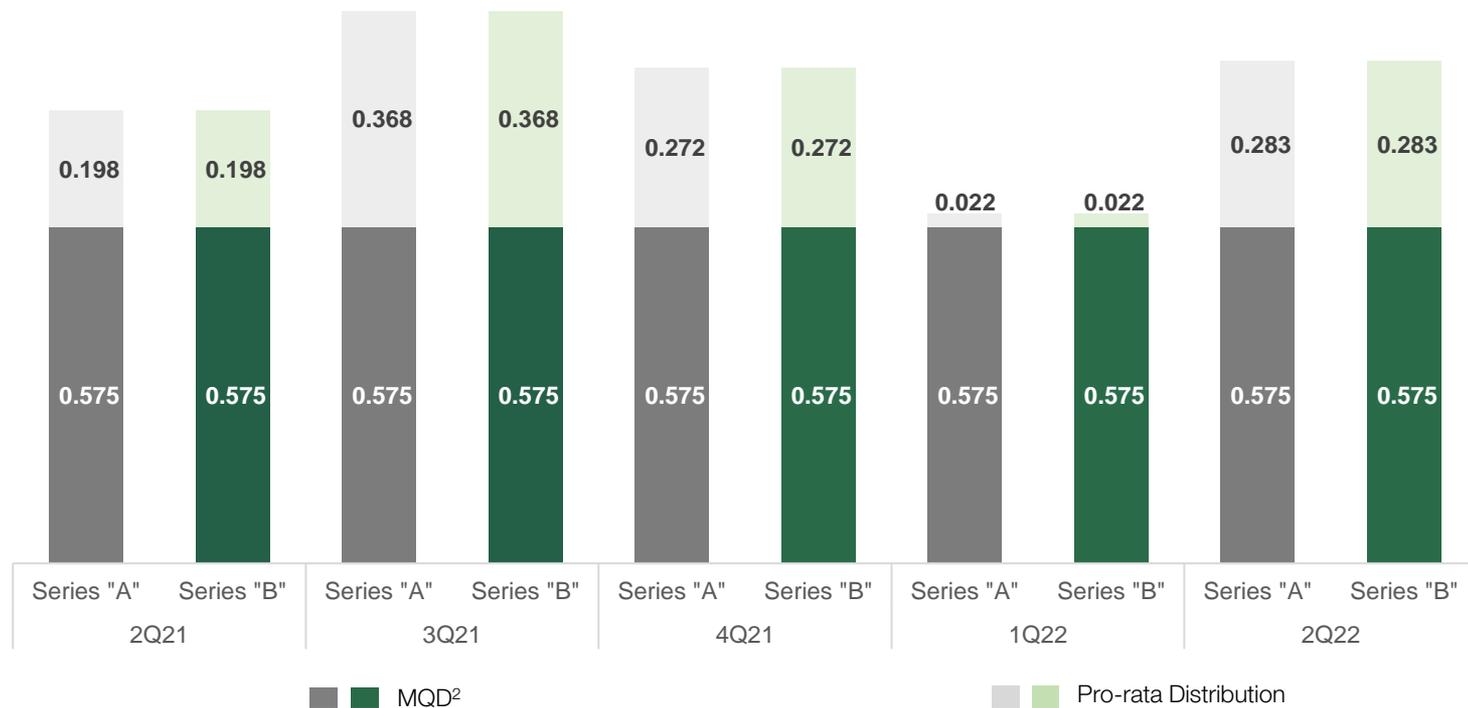
Notes: ¹ An estimated Expense Reserve Fund of 45 million pesos is maintained at the date of calculation of the distribution. ² Interest generated in the period. ³ The distribution ratio was changed from a ratio of 1/1.1 to a ratio of 1/1 (Conflict Committee of last December 3rd, 2021), Therefore, no cash reserves will be made in the General Account. ⁴ Trust Stock Certificate in Energy and Infrastructure. ⁵ Minimum Quarterly Distribution.

INCOME COMPOSITION OF THE 2Q2022 DISTRIBUTION PER CBFE¹

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Graph 10. Revenue Composition of CFE FIBRA E Distributions for Both Series
(MXN per CBFE¹)



Source: Presentation of the 19th, 20th, 21st, 22nd and 23rd Sessions of the Technical Committee of the Issuing Trust (2021 and 2022).

Note: ¹ Stock Exchange Trust Certificate for Investment in Energy and Infrastructure. CFE Capital gives the distribution to the trustee, who makes the deposit to the Institute for the Deposit of Securities (INDEVAL), the central depository of the Mexican Securities Market. The custodian acts as the agent who withholds the taxes.

² Minimum Quarterly Distribution. Rounded figures.

FISCAL COMPOSITION OF 2Q2022 DISTRIBUTION PER CBFE¹

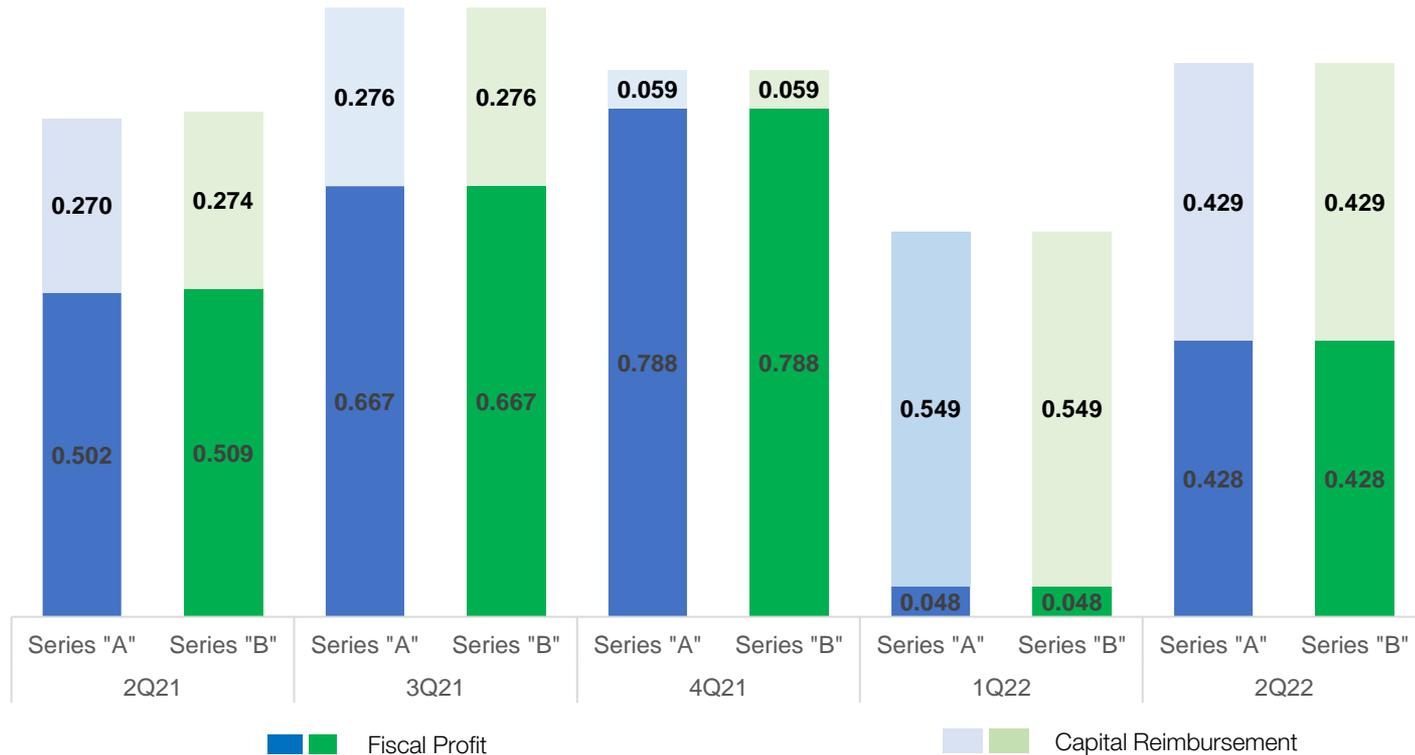


Promoted Trust

CFE FIBRA E



Graph 11. Fiscal Composition of CFE FIBRA E distributions for Both Series (MXN per CBFE¹)



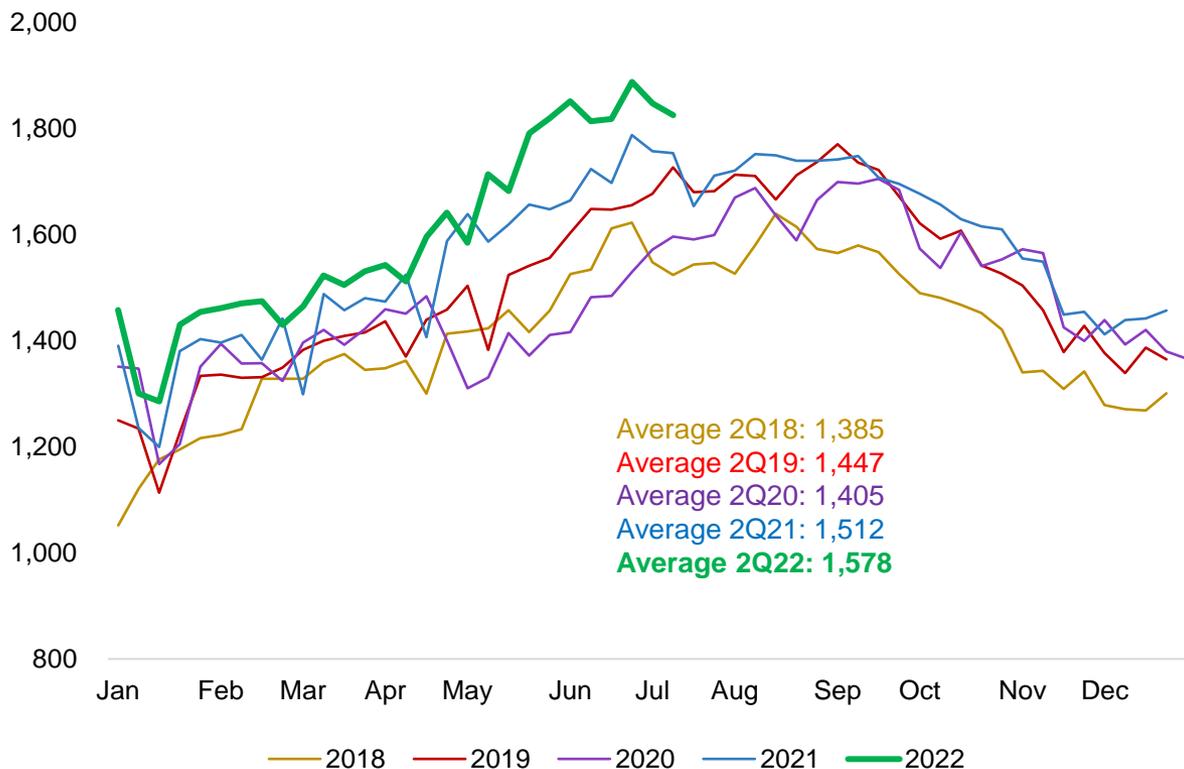
Source: Presentation of the 19th, 20th, 21st, 22nd and 23rd Sessions of the Technical Committee of the Issuing Trust (2021 and 2022).

Note: ¹Stock Exchange Trust Certificate for Investment in Energy and Infrastructure. The distribution strategy is approved by the Technical Committee and is determined based on the fiscal requirements of the Income Tax Law. Rounded figures.

COLLECTION RIGHTS AVERAGE BY DISTRIBUTION PERIOD



**Graph 12. Weekly income from the National Energy Control Center (CENACE)
January 2018 – July 15th, 2022**
(Millions MXN)



Average collection rights increased **4.36%** in 2Q2022 vs 2Q2021 and **12.34%** compared to 2Q2020, this increase is mainly attributable to:

- Reactivation of the productive sectors.
- Greater energy demand due to seasonal factors.
- Greater industrial demand for energy.
- Higher transmission and sub-transmission electricity rates.

Source: Promoted Trust Account (As of July 15th, 2022).

Note: Distribution 2Q22: March 1st to May 31st, 2022. 2Q21: March 1st to May 31st, 2021. 2Q20: March 1st to May 31st, 2020. 2Q19: March 1st to May 31st, 2019. 2Q18: March 1st to May 31st, 2018. ¹ National Energy Control Center.



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CFE FIBRA E

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**CFE CAPITAL
ADMINISTRATION
AND CORPORATE
GOVERNANCE**

ADMINISTRATOR EXPENSES 2Q2022



Table 9. Administrator maintenance expenses, Second Quarter 2022
(MXN)

	April	May	June	2Q2022	Accumulated
Administration Fee *	15,423,637	--	--	15,423,637 ⁽¹⁾	39,667,123
Fiduciary and Common Representation Fees	--	42,383	42,516	84,899 ⁽²⁾	965,054
Independent Members Fees	43,334	43,334	213,634	300,301 ⁽³⁾	677,042
Expenditures of Maintenance and Registration of CBFEs	--	--	--	-- ⁽⁴⁾	1,580,799
Independent Appraiser's Fees and Price Providers	--	--	--	-- ⁽⁵⁾	--
External Audit Fees, Accounting services, Fiscal Advisers, and any other Professional Services	153,410	293,480	212,860	659,750 ⁽⁶⁾	2,024,258
Insurance	5,820,059	--	--	5,820,059 ⁽⁷⁾	5,820,059
External Audit Fees Tax	203,742	23,333	23,334	250,409 ⁽⁸⁾	386,022
Other Expenses	38,268	22,803	--	61,072 ⁽⁹⁾	61,072
Total	21,682,450	425,333	492,344	22,600,127⁽¹⁰⁾	51,181,429

In the second quarter, expenses amounted to \$22,600,127⁽¹⁰⁾, the main disbursement corresponds to the Administrator's Expenses (CFE Capital), corresponding to \$15,423,637⁽¹⁾. The other expenses add up to \$7,176,490 and include: (i) Fees to the Common Representative for \$84,899⁽²⁾, (ii) Compensation to Independent Members for \$300,301⁽³⁾, (iii) Fees external auditors \$659,750⁽⁶⁾, (iv) Insurance \$5,820,059⁽⁷⁾, (v) Income tax withholding on fees assimilated to independent for \$250,409⁽⁸⁾ y (vi) other expenses \$61,072⁽⁹⁾.

Source: Finance and Administration Management of CFE Capital.

Notas: * Includes the payment of advances to CFE Capital and the 7% commission for administration. The administration fee amount corresponds to \$1,586,022 pesos. Figures rounded in MXN.

CORPORATE GOVERNANCE ACTIVITIES

Irrevocable Trust CIB/2919 (Issuer Trust)



TECHNICAL COMMITTEE

In Session number 23rd of the Technical Committee of the Issuing Trust, held on June 20th, 2022, the following topics were addressed:

Topics for Approval:

a) Discussion and approval of the amount to be distributed and the distribution proposed by the Administrator in terms of Clause VI of the Trust Agreement.

Topics for Knowledge:

- a) Presentation of the Investor Relations Department.
- b) Presentation of the Manager's Performance Report, corresponding to the First Quarter of 2022.
- c) Result of the 2022 Holders' Meeting, Agenda and Agreements.

Appointment of delegates

FORESEEABLE FUTURE



CFE
Transmisión

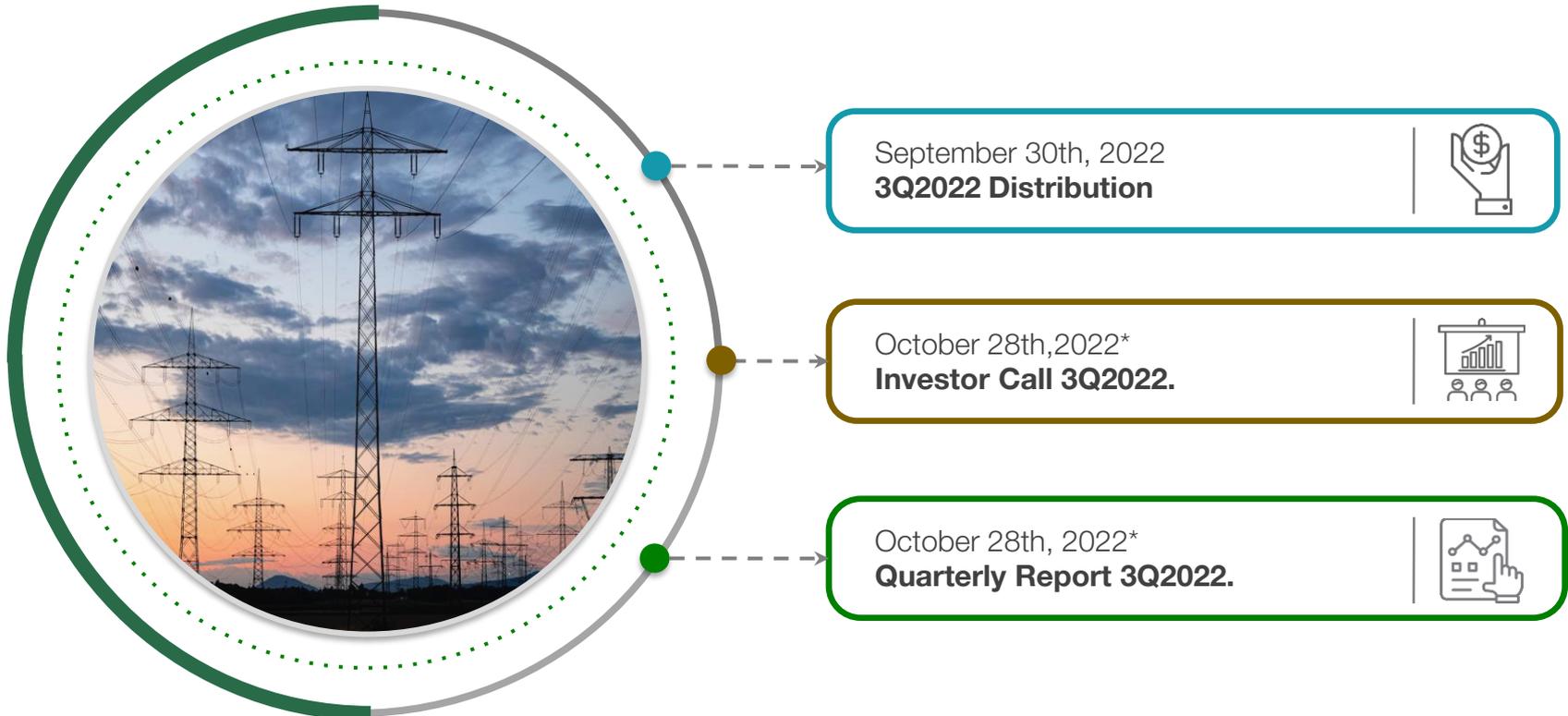
Promoted
Trust



CFE
FIBRA E



CFE Capital



Source: CFECapital (2022).

*Note: Estimated date



CFE / *Capital*

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