

CFE FIBRA E (FCFE18)

Santander's 27th Annual Latin American Conference

Cancún, Mexico,
January 2023

IMPORTANT: You must read the following before continuing. This presentation has been prepared by CFECapital, S. de R.L. de C.V. (“CFECapital” or the “Manager”) and is being provided to you for informational purposes only.

Neither the Manager nor any of its affiliates or representatives makes any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein or in any other written or oral communication transmitted or made available to any recipient, and nothing shall be relied upon as a promise or representation as to the performance of any investment or otherwise. The Manager and its affiliates and representatives expressly disclaim any and all liability based, in whole or in part, on such information, errors therein or omissions therefrom. This presentation does not constitute an offer to sell or a solicitation of an offer to buy any securities and may not be used or relied upon in evaluating the merits of any investment. The information in this presentation is current only as of the date hereof. For any time after the date hereof, the information, including information concerning the CFE FIBRA E’s business, financial condition, results of operations and prospects may have changed. The delivery of this presentation shall not, under any circumstances, create any implication that there have been no changes in the Company’s affairs after the date hereof.

This presentation contains forward-looking statements. All statements other than statements of historical fact included in the presentation are forward-looking statements. Forward- looking statements give the CFE FIBRA E’s current expectations and projections relating to its financial condition, results of operations, plans, objectives, future performance and business. These statements may include, without limitation, any statements preceded by, followed by or including words such as “target,” “believe,” “expect,” “aim,” “intend,” “may,” “anticipate,” “assume,” “budget,” “continue,” “estimate,” “future,” “objective,” “outlook,” “plan,” “potential,” “predict,” “project,” “will,” “can have,” “likely,” “should,” “would,” “could” and other words and terms of similar meaning or the negative thereof. Such forward-looking statements involve known and unknown risks, uncertainties and other important factors beyond the CFE FIBRA E’s control that could cause the CFE FIBRA E’s actual results, performance or achievements to be materially different from the expected results, performance or achievements expressed or implied by such forward-looking statements. Such forward-looking statements are based on numerous assumptions regarding the CFE FIBRA E’s present and future business strategies and the environment in which it will operate in the future.

The presentation is confidential and may not be reproduced, redistributed, published or passed on to any other person, directly or indirectly, in whole or in part, for any purpose. This document may not be removed from the premises. If this document has been received in error it must be returned immediately to the Manager.



1

MEXICAN ELECTRIC SECTOR

5



2

CFE TRANSMISSION

19



3

CFE FIBRA E

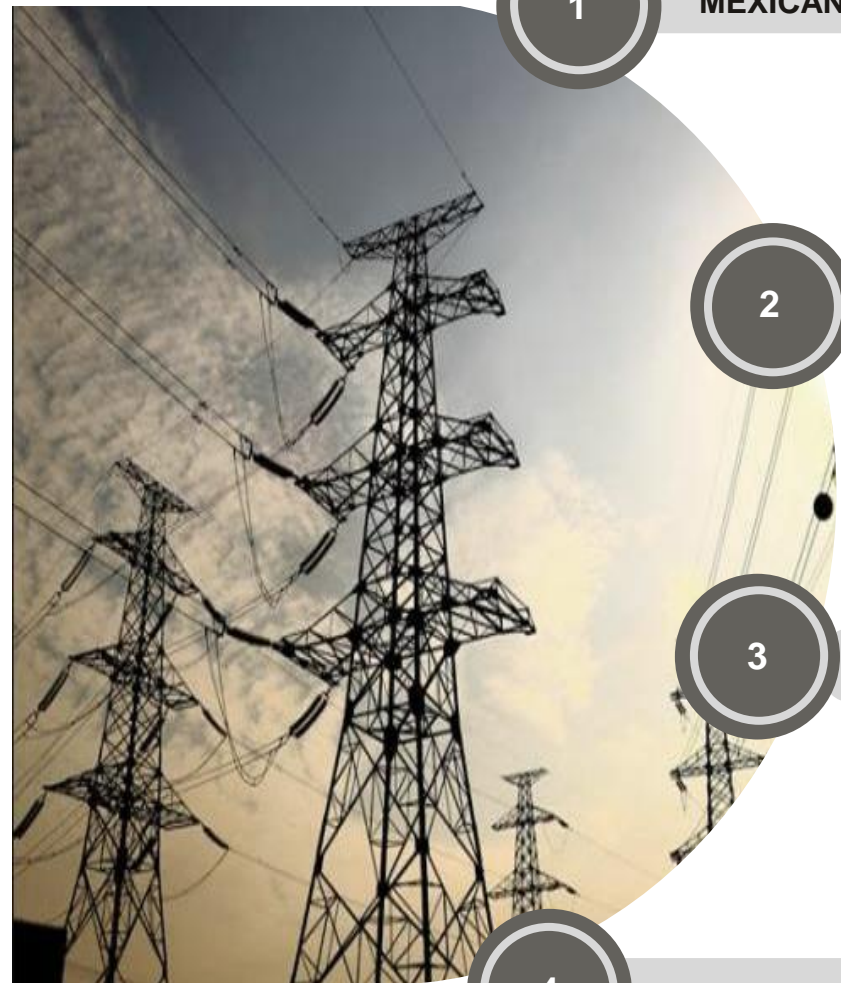
26



4

ANNEX

35



1

**MEXICAN
ELECTRIC
SECTOR**

2

**CFE
TRANSMISSION**

3

CFE FIBRA E

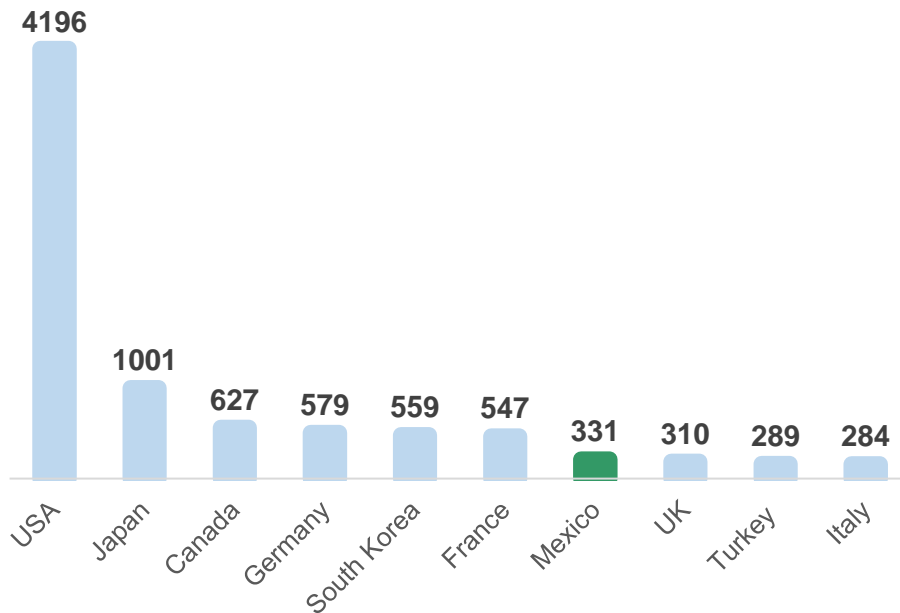
4

ANNEX

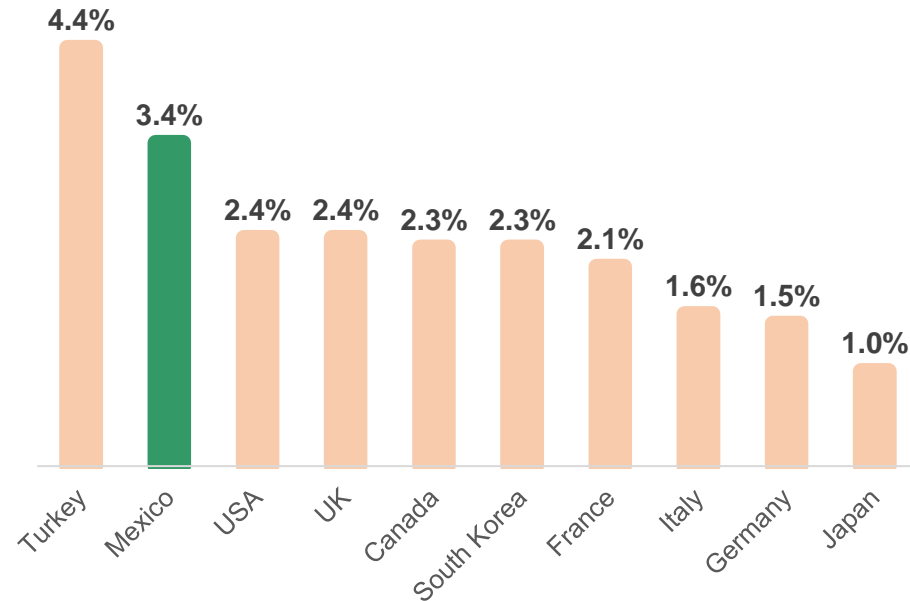


- Mexican electricity sector is ranked 7th among OECD countries and 14th worldwide.
- According to IMF, Mexican economy is the 2nd with the highest expected growth over the next 10 years.

Graph 1. Electric power generation in OECD countries

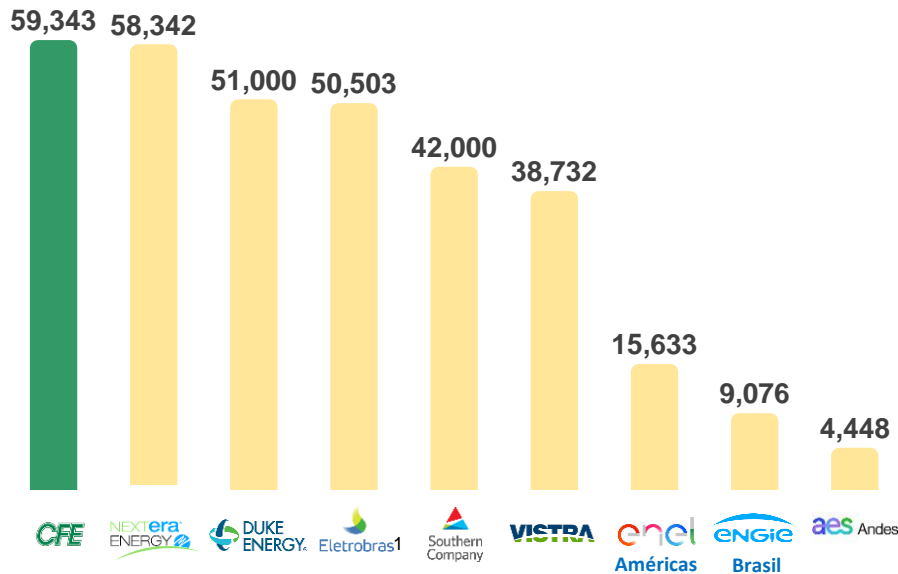


Graph 2. Expected GDP growth of OECD countries 2021-2023

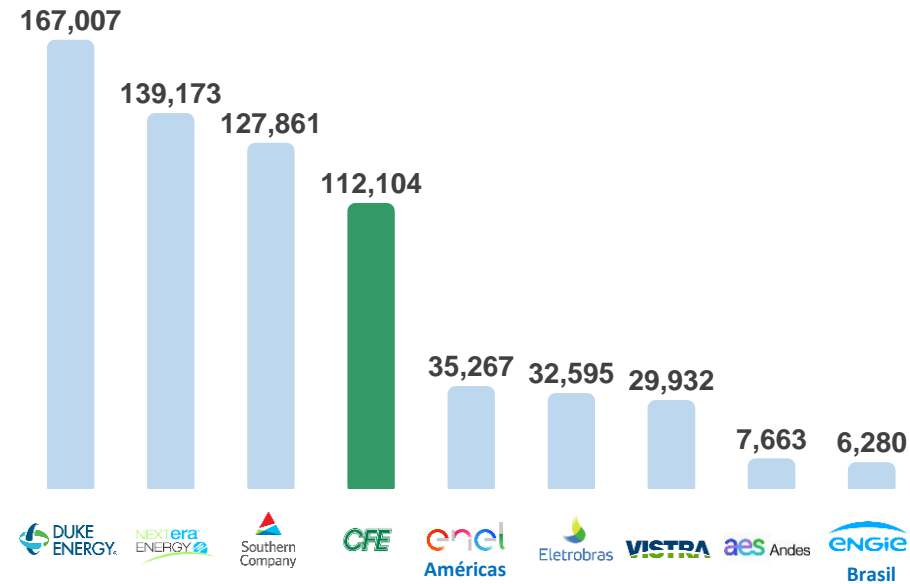


- The Federal Electricity Commission is the largest electricity company in Mexico, and in America by its installed generation capacity and the 4th by the value of its assets.

Graph 3. Installed generation capacity²



Graph 4. Total Assets³



Source: CFE. Presentation from the Corporate Finance Department Note: Assumes an exchange rate of MXN 20.83 for US\$1.00 and BRL 5.50 for US\$1.00.
¹In July 2021, the Brazilian government approved the law for the privatization of the Eletrobras company, this process continues and it is expected to conclude in April 2023.
²Data as of June 31st, 2022, with data from CFE Business Plan 2023 -2027.
³Data as of September 30th, 2022, with data from the CFE Financial Statements 3Q22.

Corporate CFE

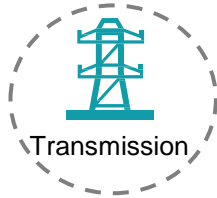
Generation

Transmission

Distribution

Commercialization

Others



Nuclear Generation (Laguna Verde)
Generation Companies (CFE Genco I-VI)

Transmission

Distribution

Basic Supply

Telecommunications and Internet for All

Qualified Supply

Legacy Contracts (CFE ICL)

Fuel Trade (CFEnergia)



Fuel Trade (CFE International) Financial services (CFE Capital)

● Business units ● Subsidiaries ● Affiliates

□ Promoted Trust

□ Eligible entities of the Issuer Trust



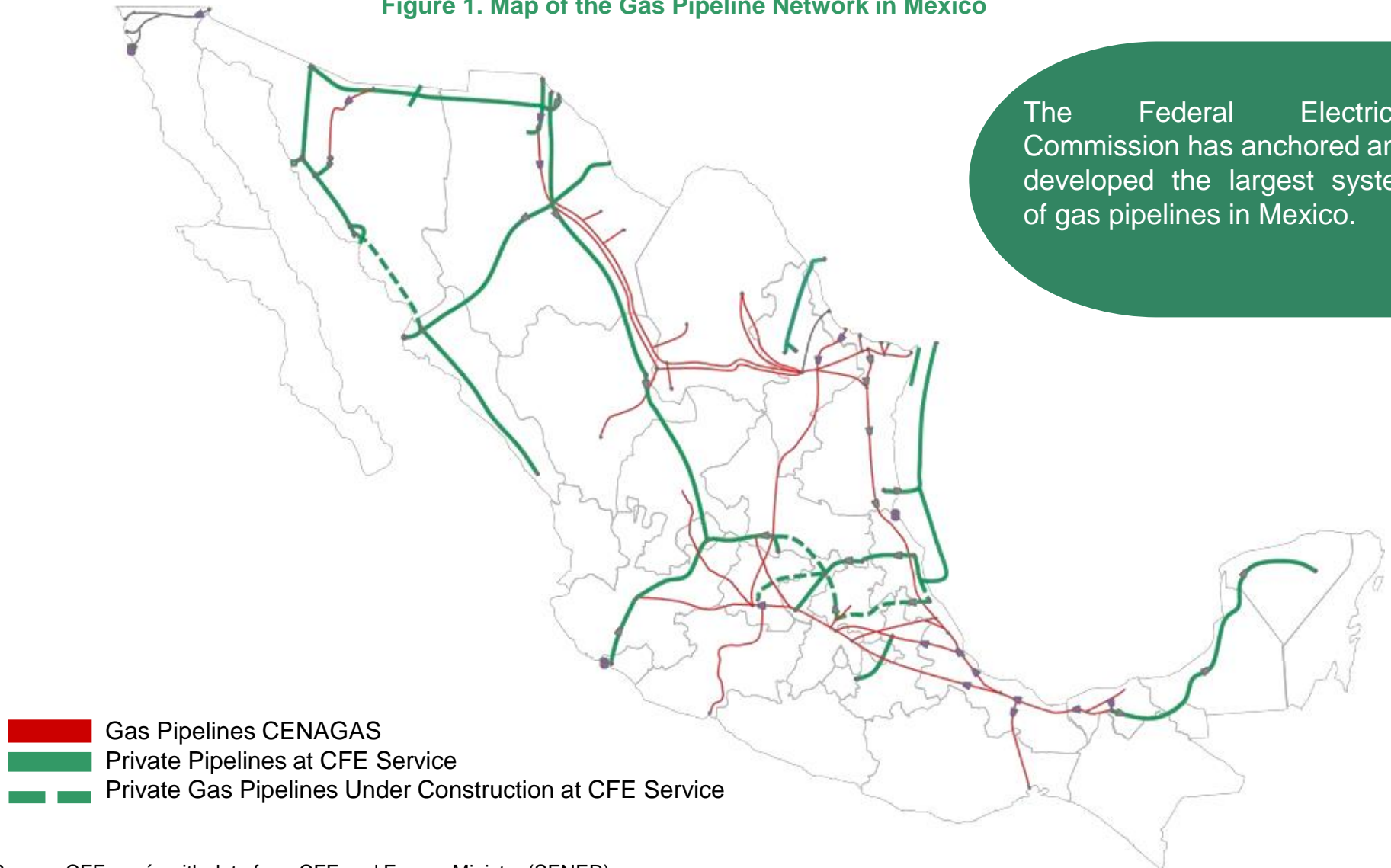
LAPEM
Equipment and Materials Testing Laboratory

CFE Telecom



PAESE
Energy Saving Program for the Electricity Sector

Figure 1. Map of the Gas Pipeline Network in Mexico



The Federal Electricity Commission has anchored and developed the largest system of gas pipelines in Mexico.

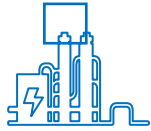
NGI's TOP NORTH AMERICAN GAS MARKETERS FULL YEAR 2021 (Bcf/d)

Company	Full Year 2021	Full Year 2020	Change
1 BP plc	15.38	18.04	-15%
2 Tenaska	10.50	10.20	3%
3 ConocoPhillips	9.80	8.00	23%
4 Macquarie Energy	9.74	11.28	-14%
5 Shell Energy NA	9.25	10.25	-10%
6 Direct Energy	6.83	6.07	13%
7 EQT Corp.	4.78	3.89	23%
8 J. Aron & Co.	4.24	4.81	-12%
9 Cima Energy LP	3.79	3.72	2%
10 EDE Trading NA	3.66	4.04	-9%
11 CFEi	3.53	3.11	14%
12 Antero Resources Corp.	3.46	3.47	0%
13 Castleton Commodities	3.10	3.43	-10%
14 ExxonMobil	2.94	2.97	-1%
15 Southwestern Energy Co.	2.78	1.90	46%
16 Coterra Energy Inc.	2.50	2.35	6%
17 ARM Energy Management	2.34	2.69	-13%
18 Hartree Partners	1.82	2.05	-11%
19 Canadian Natural Resources Ltd.	1.70	1.48	15%
20 Chevron Corp.	1.69	1.61	5%
21 Ovintiv Inc.	1.56	1.53	2%
22 NJR Energy Services Co.	0.96	1.35	-29%
Total	106.35	108.24	-2%

Visit NatGasIntel.com/Marketer-Rankings to view full archive.

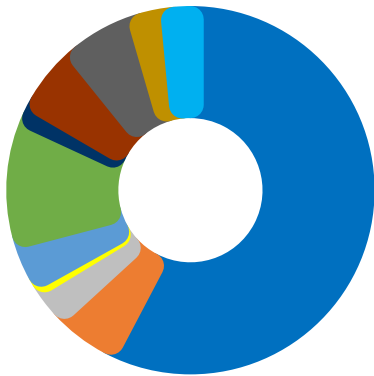
SOURCE: FINANCIAL REPORTS FILED WITH THE SECURITIES AND EXCHANGE COMMISSION OR, IF NECESSARY, STATEMENTS SIGNED BY COMPANY OFFICIALS AND PROVIDED TO NGI. SOME PREVIOUS-YEAR DATA HAS BEEN UPDATED BY THE COMPANIES SINCE IT WAS ORIGINALLY REPORTED.

The CFE contributes to maintaining **the reliability of the National Electric System** to achieve continuity of electricity supply to the end user and with the necessary quality attributes that users require.



161 generation plants

With effective capacity of almost 15 thousand MW



70 plants generate clean energy

57% of the clean energy that is injected into the Mexican electricity grid **is generated in CFE**

- 1 Nuclear power
- 60 Hydroelectric
- 3 Wind power
- 4 Geothermoelectric
- 2 Photovoltaic



110,424 km transmission lines
(8.7 laps around the earth)

- 882,715 distribution lines
- 2,275 substations
- 3,271 power transformers
- 50,808 km in length of the National Communications Network, Fiber Optic cable.



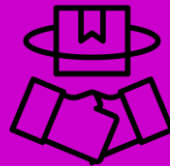
47 million customers

- CFE has achieved the **electrification of 99.27%** of the inhabitants in Mexico

- Combined cycle
- Conventional thermal
- Turbogas
- Internal combustion
- Carboelectric
- Hydroelectric
- Geothermoelectric
- Wind power
- Photovoltaic
- Nuclear power
- Other

Strategic Alliances with Private Sector

Strategic alliances and agreements with transnational companies in the transportation and export of natural gas



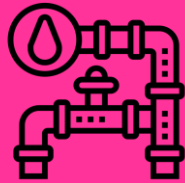
Generation capacity towards the energy transition

Invest 9,000 million dollars expanding 9,000 MW of capacity



Gas pipeline network

Contract renegotiation, which guarantees more years of natural gas supply at a lower cost



Implementing measures against corruption and more control of their purchases and responsible management of income

Natural Gas

It builds 15 plants that will add 7,400 MV of capacity thanks to the use of natural gas



Photovoltaic Power Plant in Puerto Peñasco

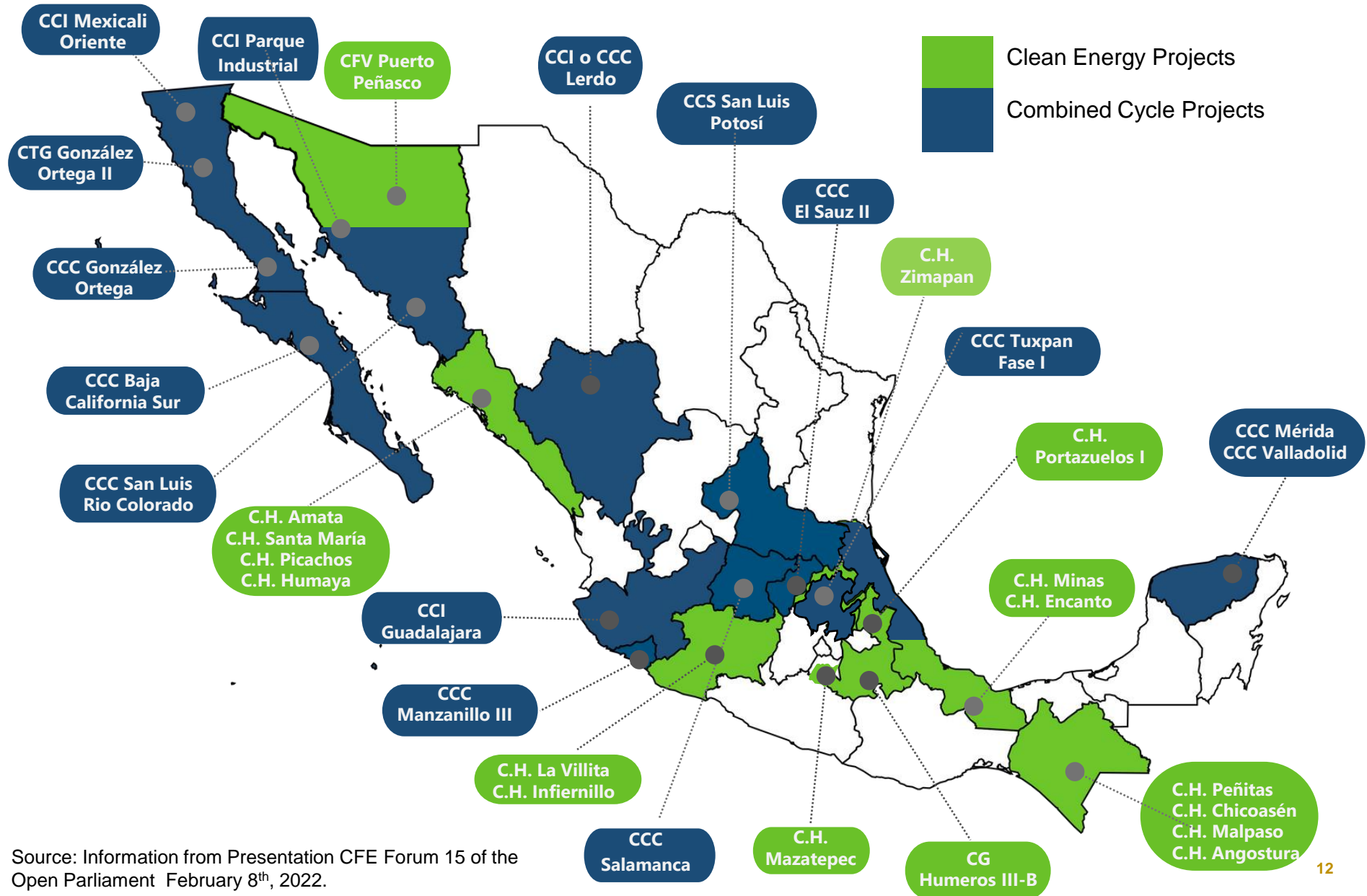
Installation of 16,000 solar panels, in which will be the largest Photovoltaic Power Plant In Latin America



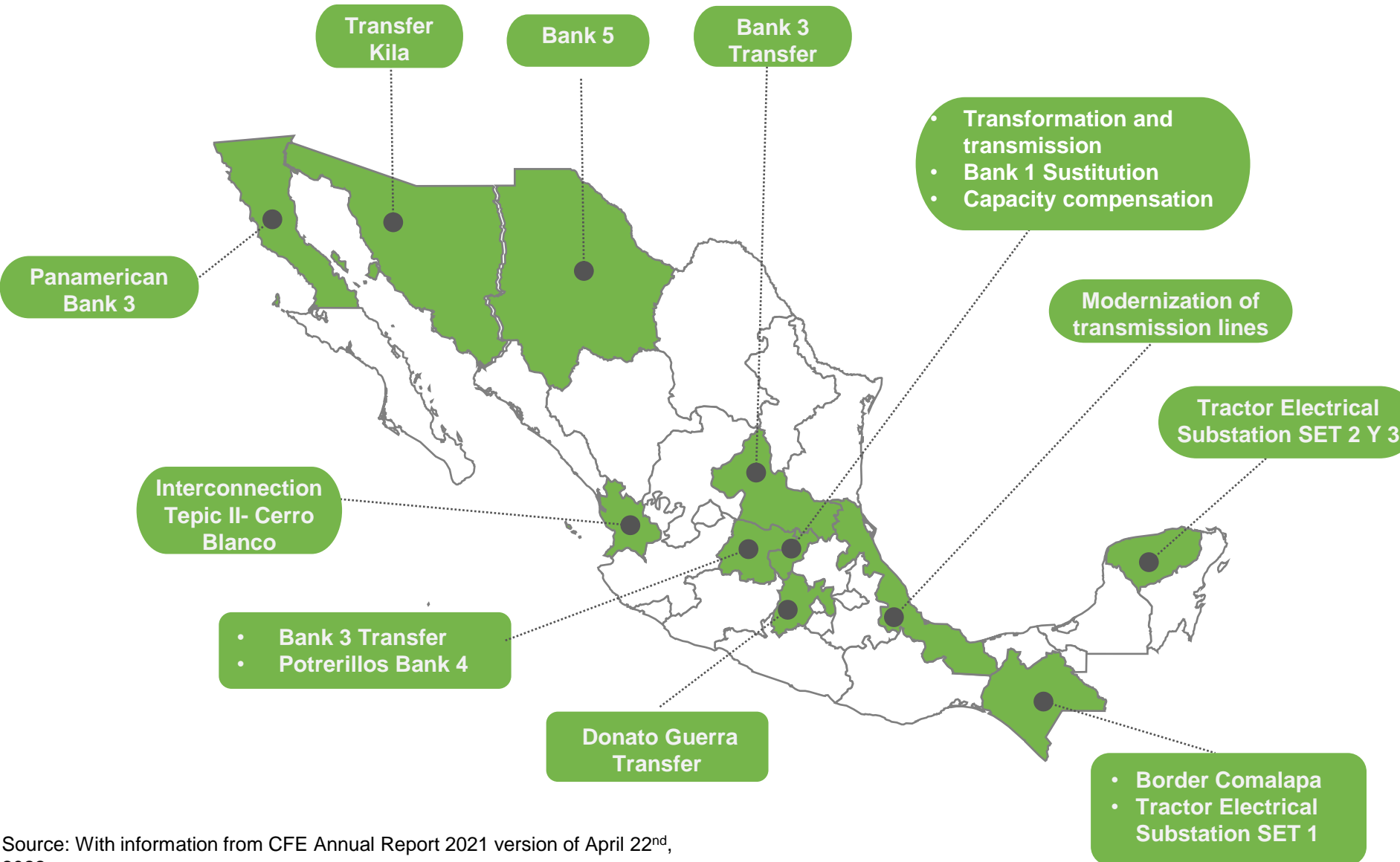
Hydroelectrics

Construction of more clean generation plants and the modernization of its hydroelectric plants

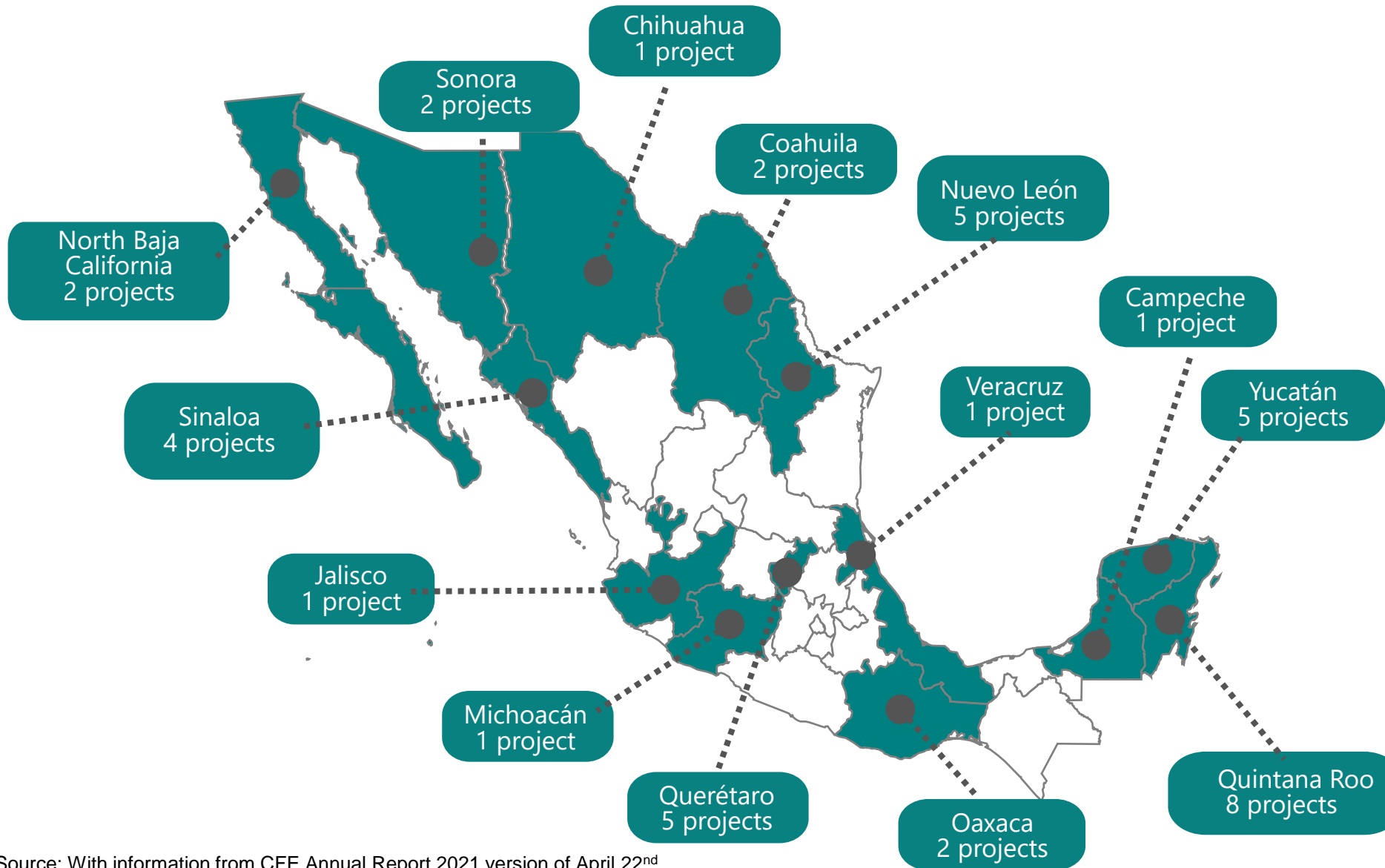


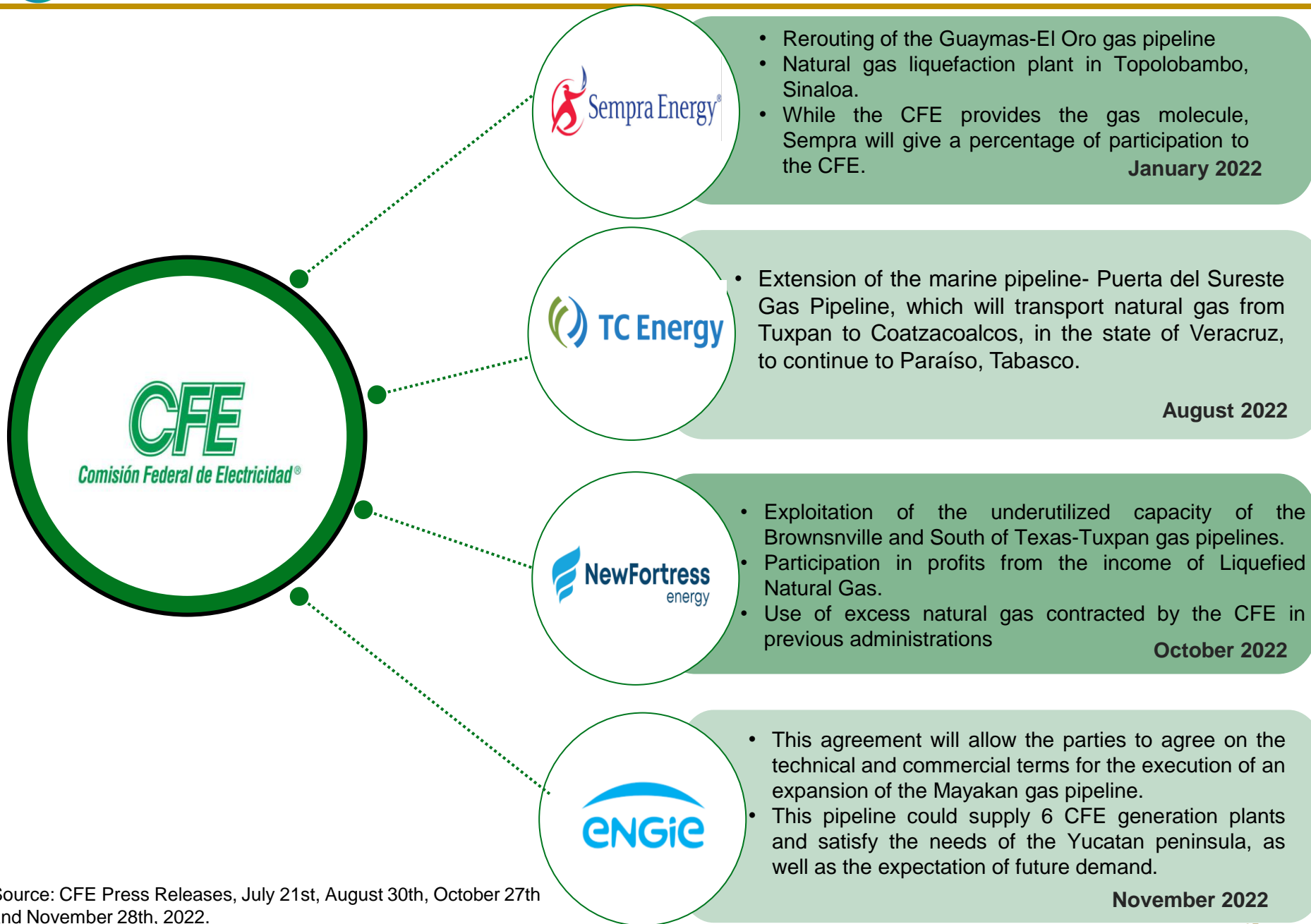


Source: Information from Presentation CFE Forum 15 of the Open Parliament February 8th, 2022.



Source: With information from CFE Annual Report 2021 version of April 22nd, 2022





Source: CFE Press Releases, July 21st, August 30th, October 27th and November 28th, 2022.

1

**MEXICAN
ELECTRIC
SECTOR**

2

**CFE
TRANSMISSION**

3

CFE FIBRA E

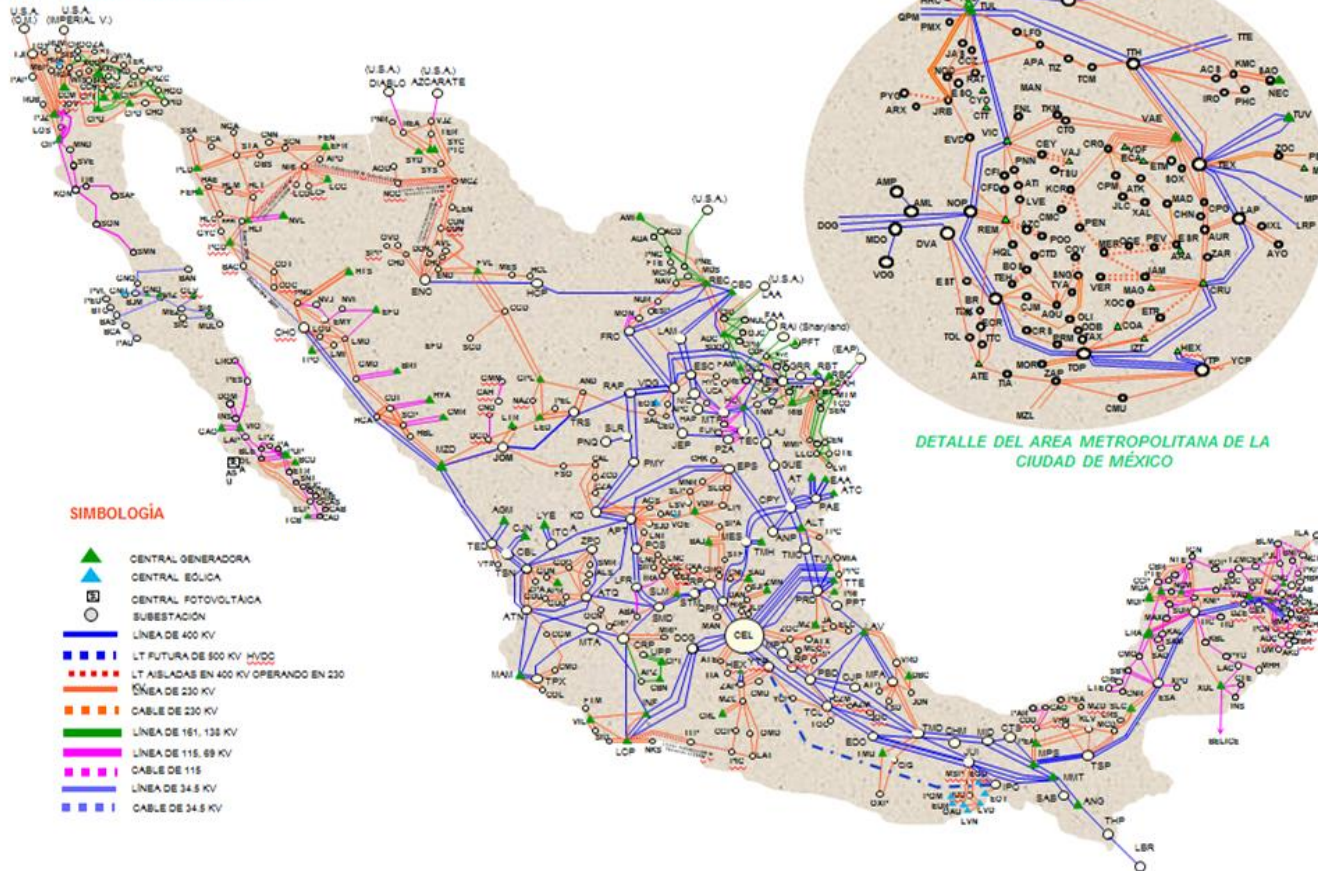
4

ANNEX





Red de Transmisión

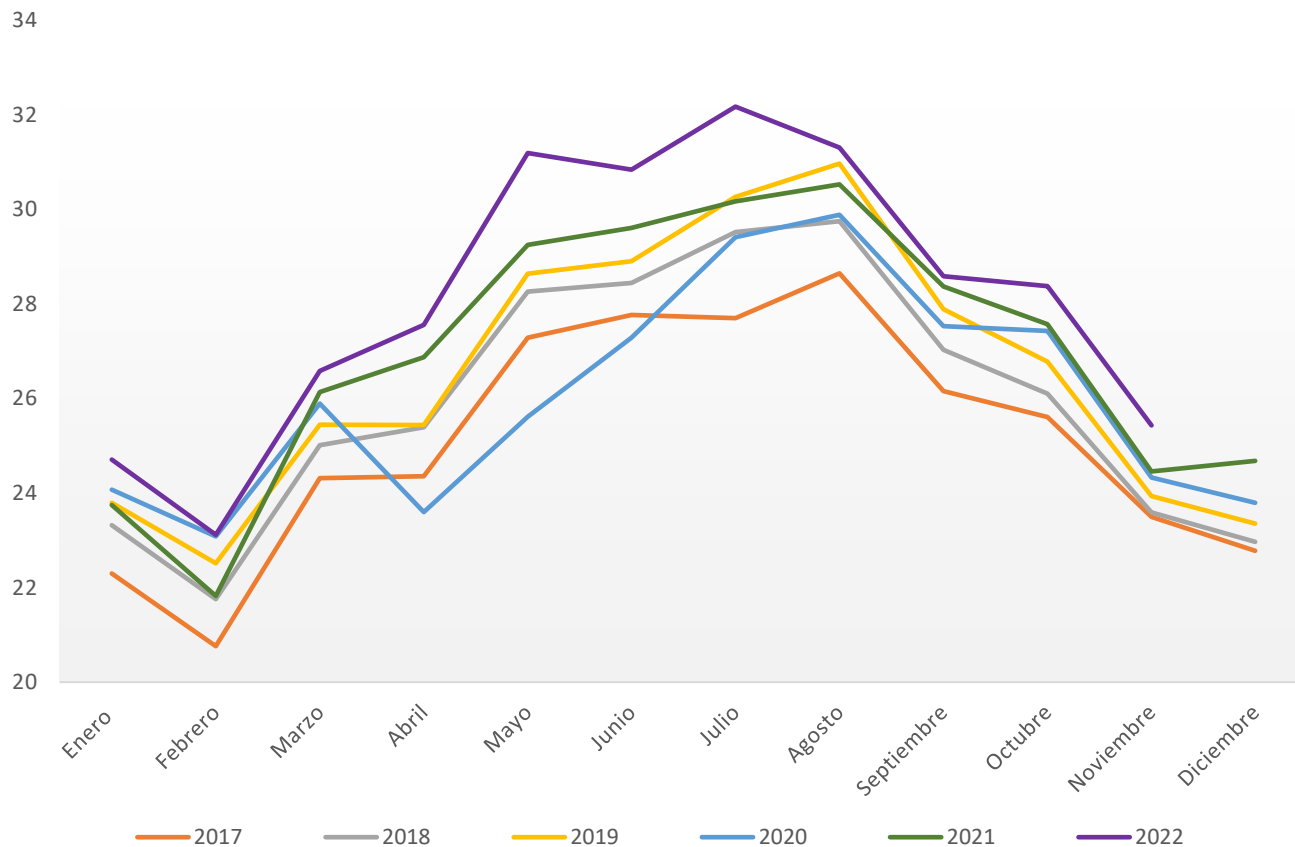


It is important to highlight that although the transmission lines, substations, transformers, towers, etc., are part of the assets of CFE Transmision, the underlying asset referenced to CFE Fibra E are the transmission collection rights.

110,421 km of transmission lines
 2,275 substations
 50,808 km of Fiber Optic cable

The CFE has 110,421 km of transmission lines, equivalent to 8.7 turns around the earth.

Graph 5. Volume of Electric Power
(TWh¹)



The volumes of electrical energy² have increased annually

3.79% vs. 2021

7.54% vs. 2020

5.19% vs. 2019

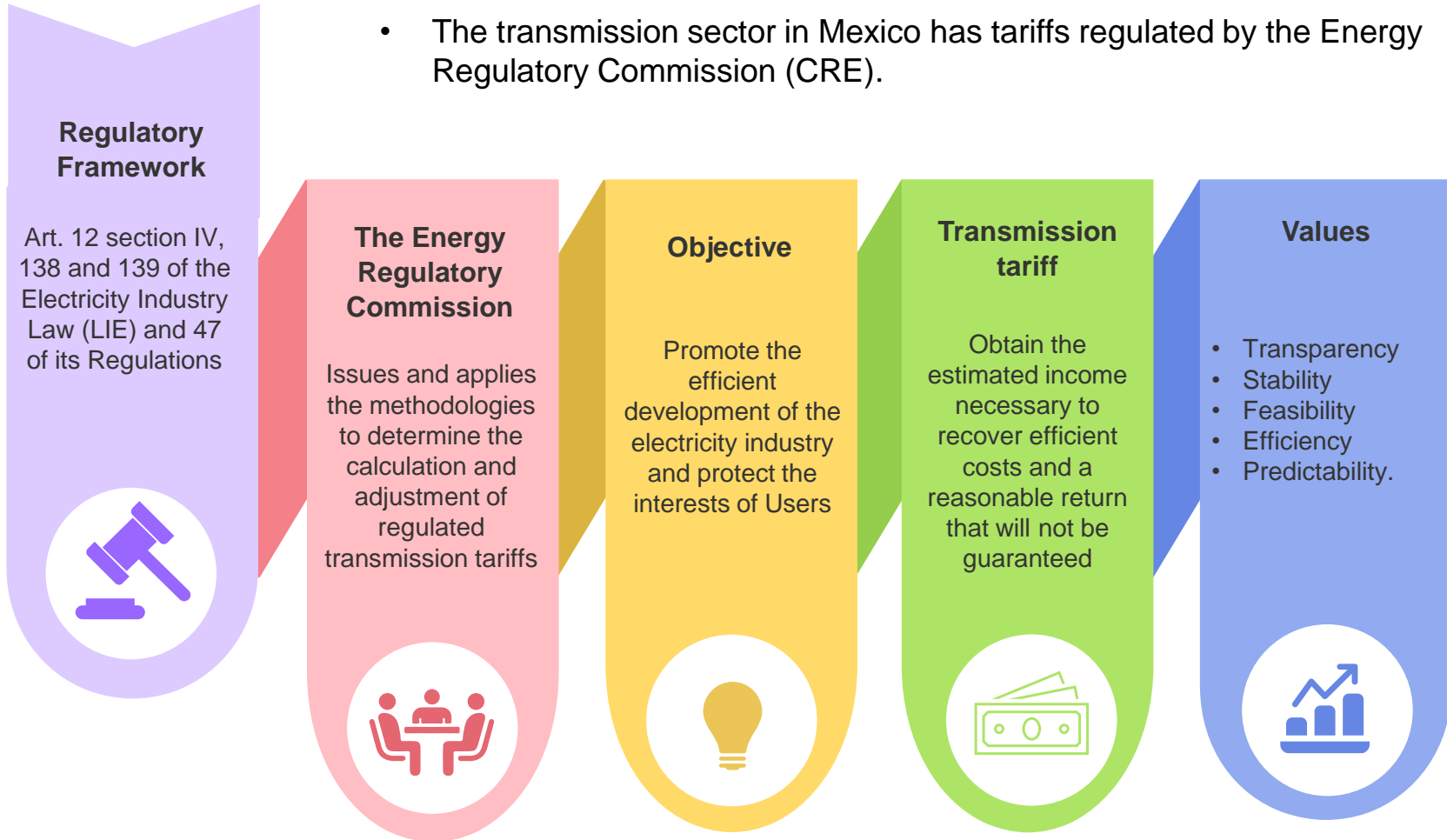
7.52% vs. 2018

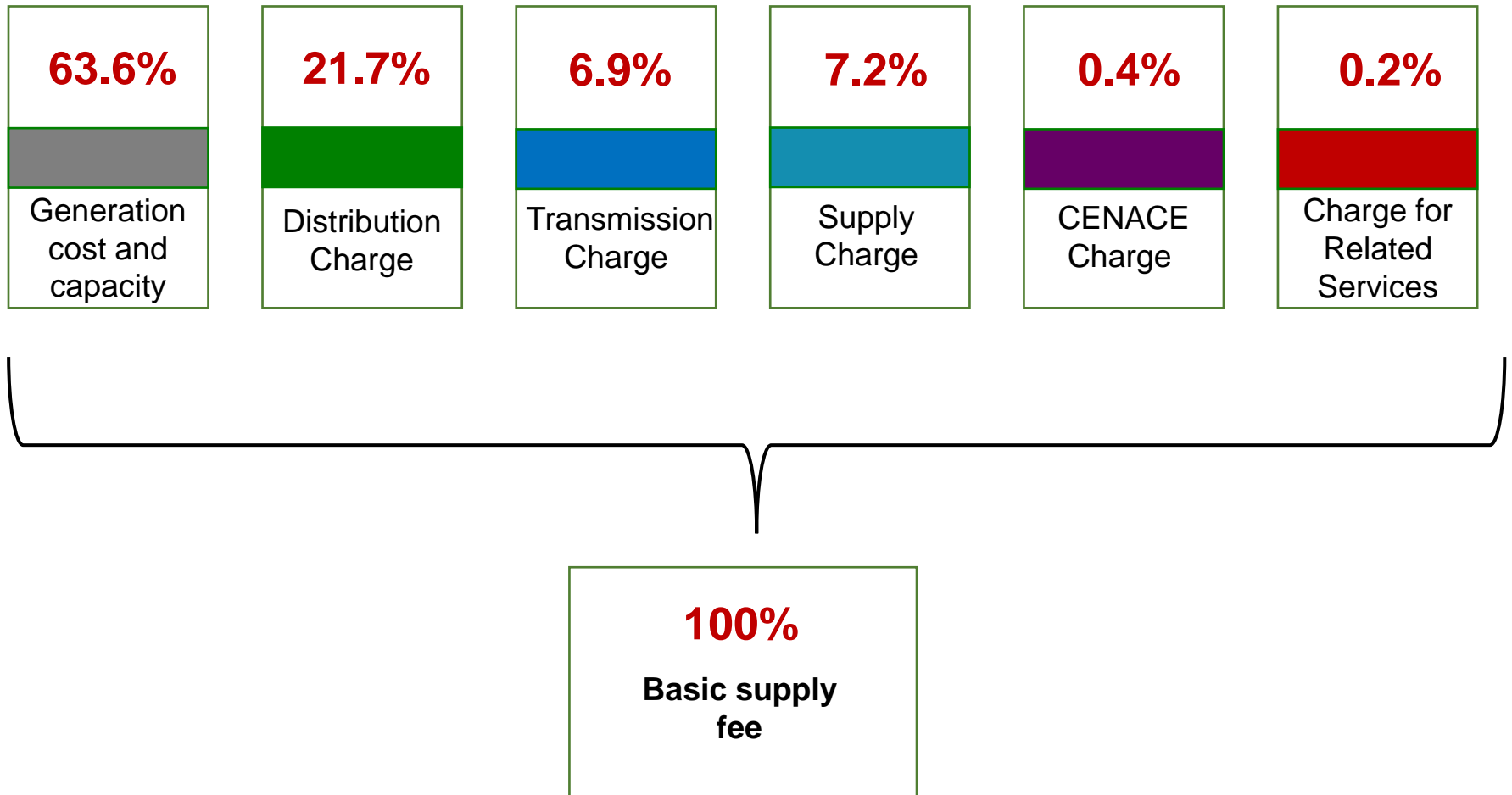
11.30% vs. 2017

Source: CFE Transmission with information as of November 30th, 2022.

Notes: ¹Means Terawatt-hour. ²Average annual volumes of energy received in the NTN. The annual average for 2022 only considers up to the month of November.

- The transmission sector in Mexico has tariffs regulated by the Energy Regulatory Commission (CRE).





Source: Data from the CFE, taken from the presentation "Constitutional change for a new Electric System and its transitional regime, competition in the acquisition of energy from the private sector to supply the public electricity service" presented at Forum 15 of the Open Parliament for electrical reform, February 2022.

Chart 1. Electricity Transmission Tariff 2023
MXN/ kWh

Voltage level	Generators Interconnected generators MXN/KWh	Consumers Supply services
Voltage \geq 220kv	0.0595	0.0772
Voltage < 220kv	0.1077	0.1758

Source: Energy Regulatory Commission, January 2023.



Graph 6. CENACE collection rights (2019 - 2022)
(Millions of MXN)



The average collection rights **increased 7.17%** during 2022 compared to 2021 and **11.53%** in relation to 2020.

Source: CFE Transmission (January 6th, 2023).

Note: Earnings in the graph include VAT. Rounded figures in millions of pesos.

1

**MEXICAN
ELECTRIC
SECTOR**

2

**CFE
TRANSMISSION**

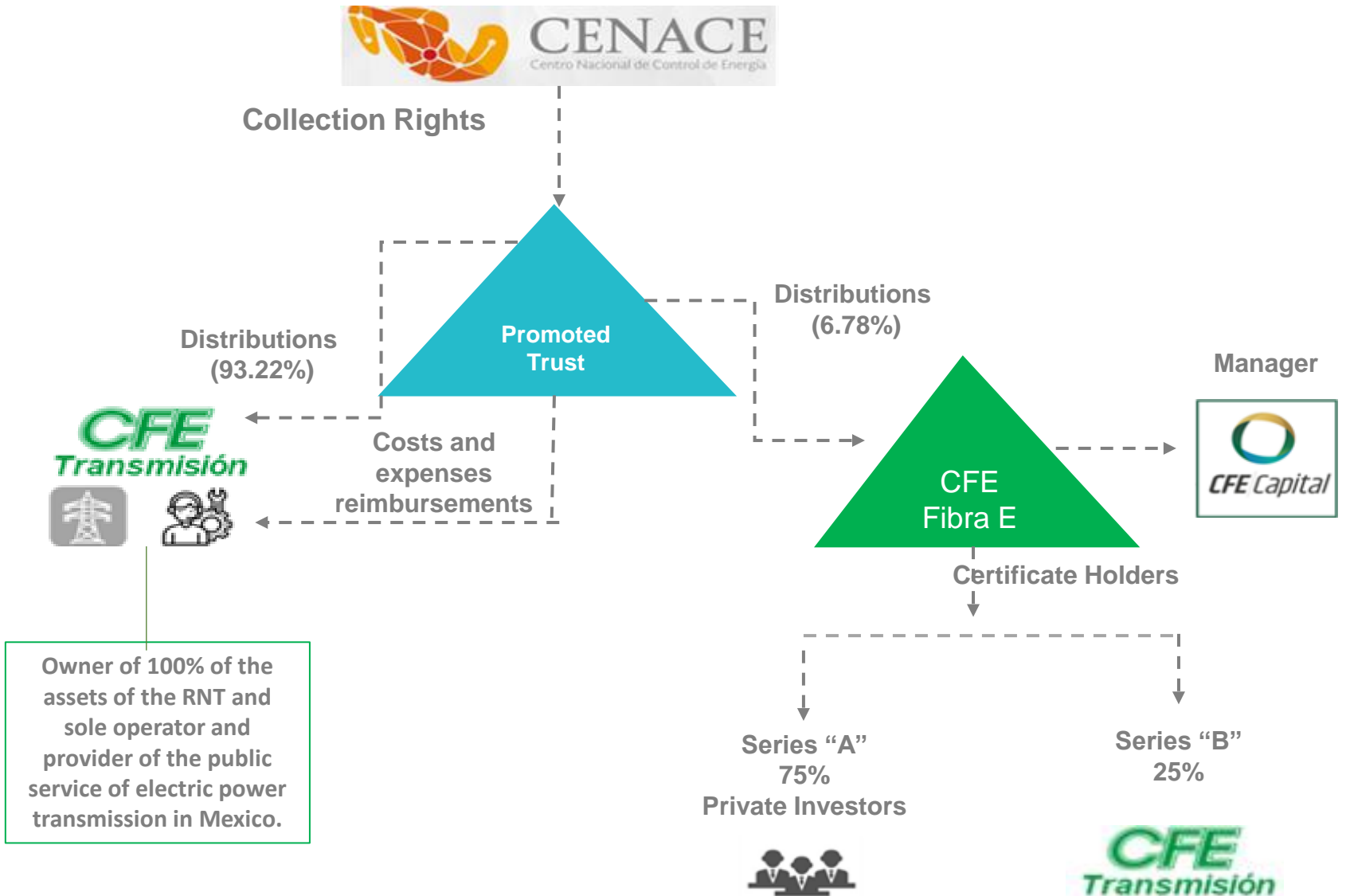
3

CFE FIBRA E

4

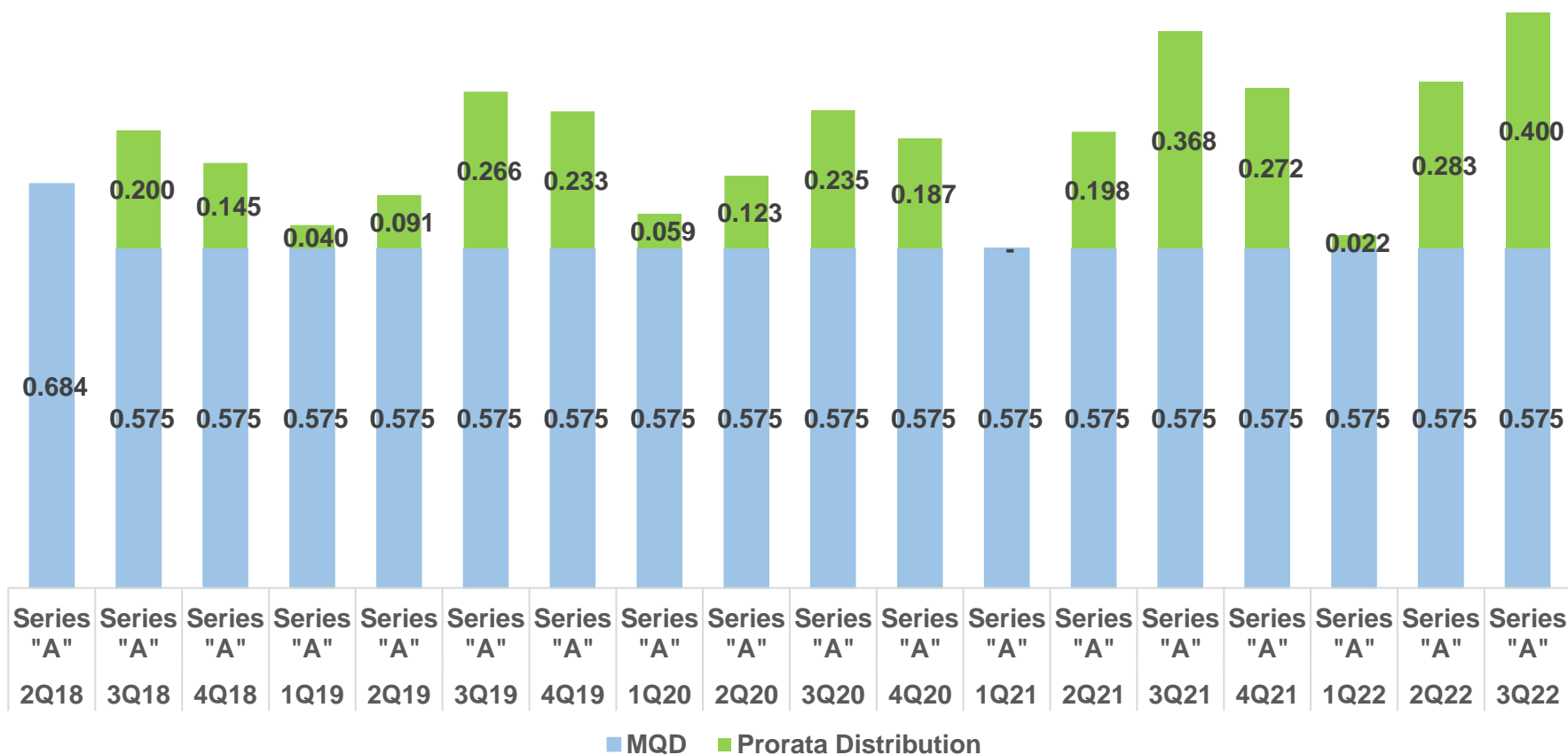
ANNEX





Owner of 100% of the assets of the RNT and sole operator and provider of the public service of electric power transmission in Mexico.

Graph 7. Revenue Composition of CFE FIBRA E distribution (MXN per CBFE) (2018- 2022)



Source: Technical Committee of the Issuing Trust (2018-2022).

Chart 2 . Dividend Yield¹ Indicative of CFE FIBRA E Vs. Other REITs
(2019 -2022) |%

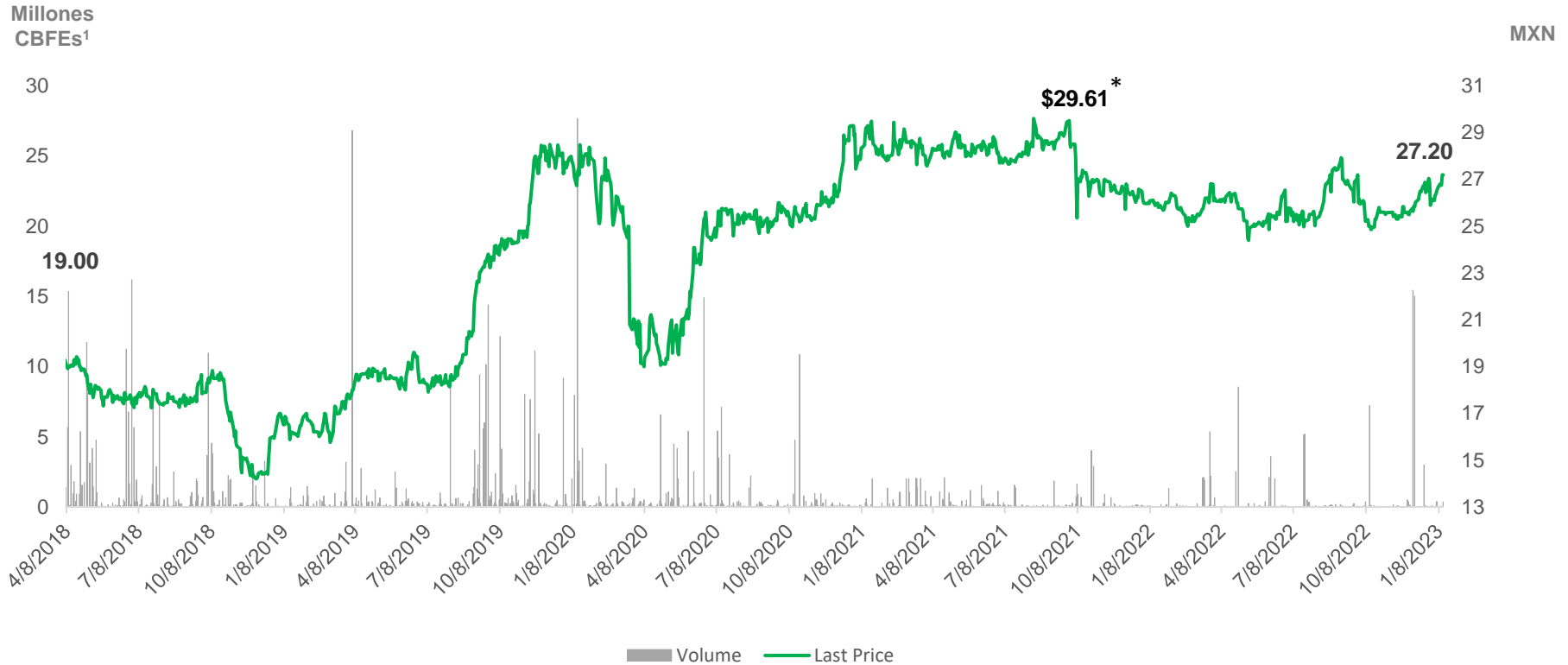
Instrument	2019	2020	2021	2022
FCFE18	12.77	11.93	10.81	12.28
FUNO11	5.18	4.20	5.09	9.86
DANHOS13	5.17	7.62	5.37	10.26
FNOVA17	8.09	8.87	8.89	7.52
FIBRAMQ	5.08	4.76	7.37	7.03
FIBRAPL	5.99	5.39	4.50	4.30
TERRA13	3.37	2.29	2.55	6.78
FBMEX Index	8.47	7.85	6.96	7.04

Source: CFECapital with information extracted from Bloomberg as of January 9th, 2023.

Note: ¹Calculated by multiplying the most recent dividend by the number of dividends issued each year and dividing by the current price of the instrument. Figures in MXN.

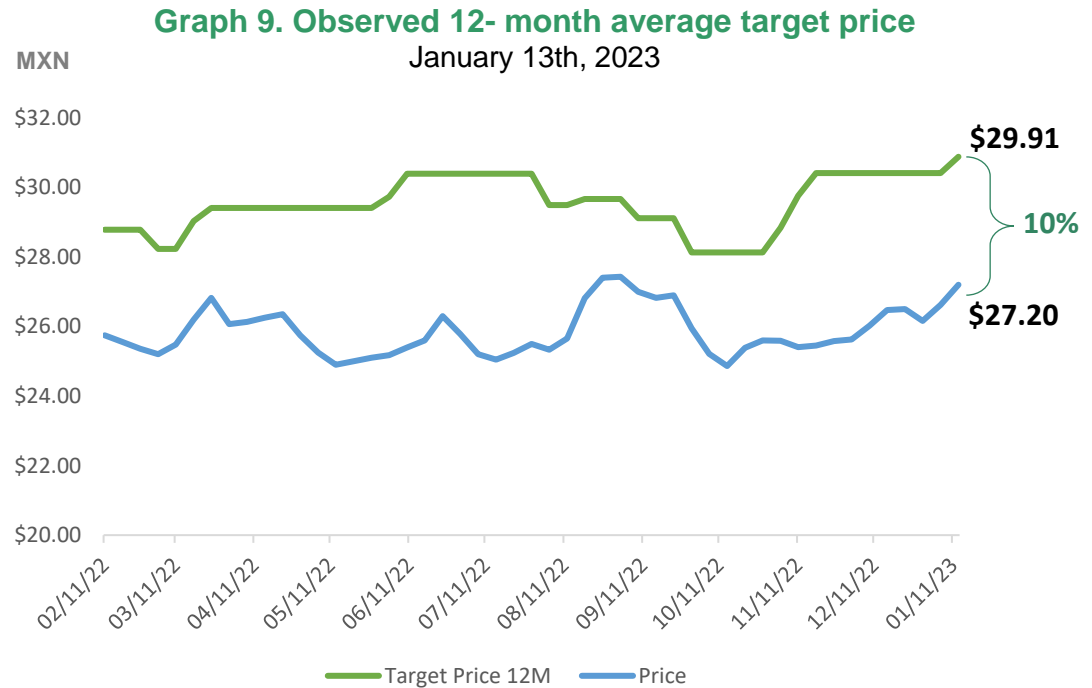


Graph 8. Price and volumen CFE FIBRA E
(February 7th, de 2018 to January 16th, 2023)



<p>IPO 02/07/18</p> <p>\$19.00</p>	<p>Average daily volume</p> <p>688,6340</p>	<p>Closing Price</p> <p>\$27.20</p> <p>01/16/2023:</p>
---	--	---

Analyst	Estimated Target Price
BBVA	\$33.90
BANORTE	\$32.50
BARCLAYS	\$25.00
Morgan Stanley	\$25.00
Santander	\$30.00
BTGPactual	\$33.00
monex	\$30.00

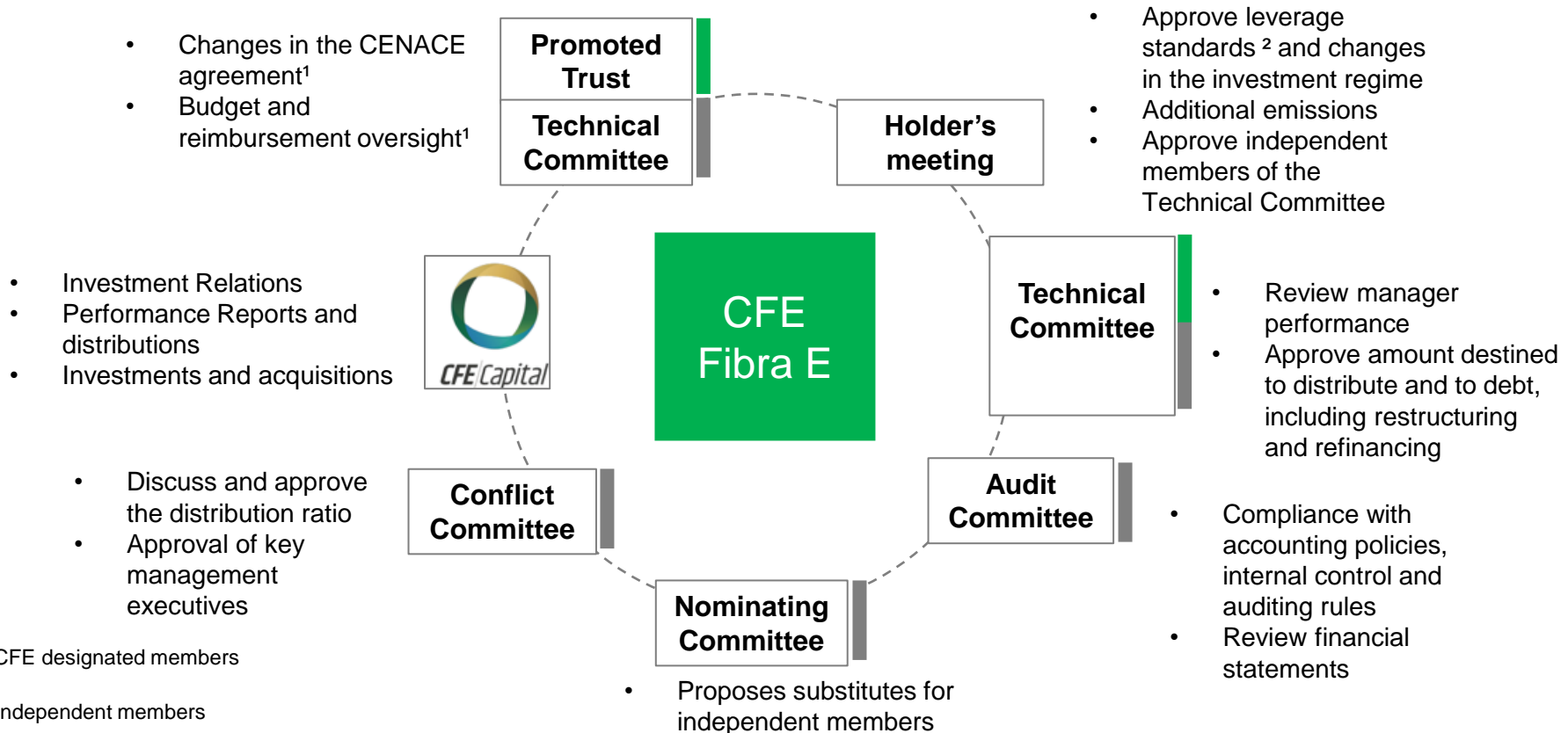


Potential Growth 10%

Source: CFECapital with information extracted from Bloomberg as of January 13th, 2023.

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

CFE Fibra E has a solid corporate governance that aligns the interests between the Promoted Trust, the Administrator, the CFE and CFE Transmission, the Fibra and the holders of the CBFEs.



Source: Offer prospectus and CFECapital. ¹ All decisions require the approval of independent members. ² The leverage rules require the approval of the Technical Committee and the corrective plan needs the approval of the Conflict Committee.

1

**MEXICAN
ELECTRIC
SECTOR**

2

**CFE
TRANSMISSION**

3

CFE FIBRA E

4

ANNEX



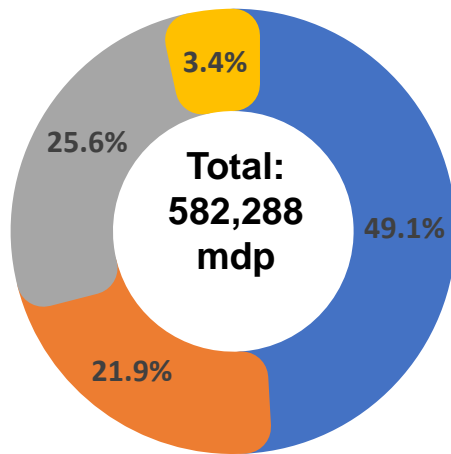
Chart 3. Investment Projects and Programs
(Million pesos)

Process	2021	2022	2023	2024	2025	2026 +	Total Investment
Generation	39,959	79,046	73,479	57,030	22,727	13,489	285,730
Transmission	11,129	23,038	23,134	49,470	7,252	13,468	127,492
Distribution	9,184	16,199	18,541	16,073	11,167	77,962	149,125
Others	5,591	6,321	4,910	3,118	-	-	19,941
Total	65,863	124,604	120,064	125,692	41,146	104,918	582,288

Source: CFE Corporate Finance Department with information from other areas, CFE Business Plan 2022-2026

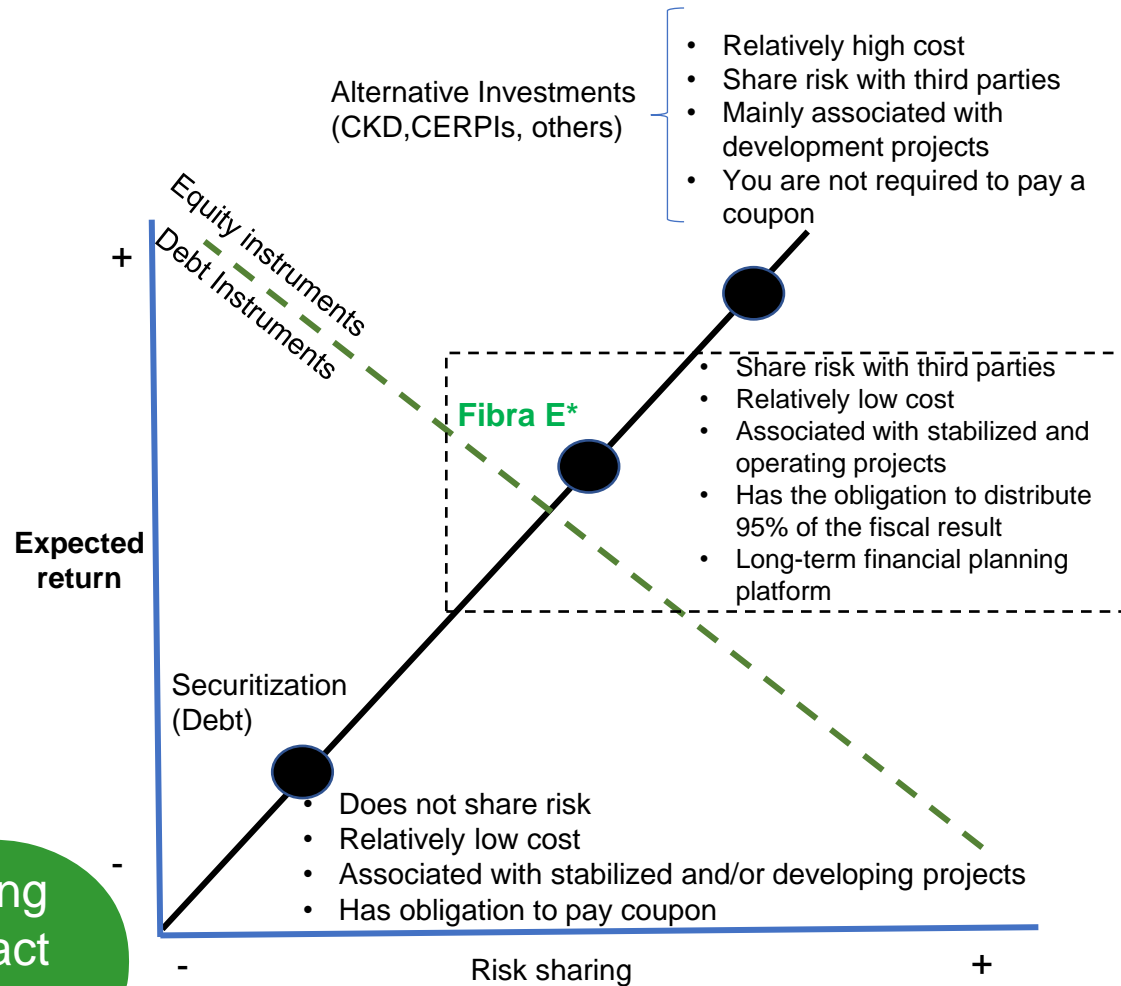


Graph 10. Total investment per process 2021-2026
(as a % of the total)

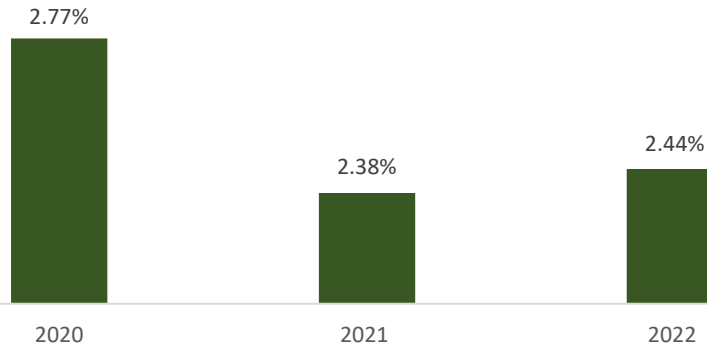


■ Generation ■ Transmission ■ Distribution ■ Others

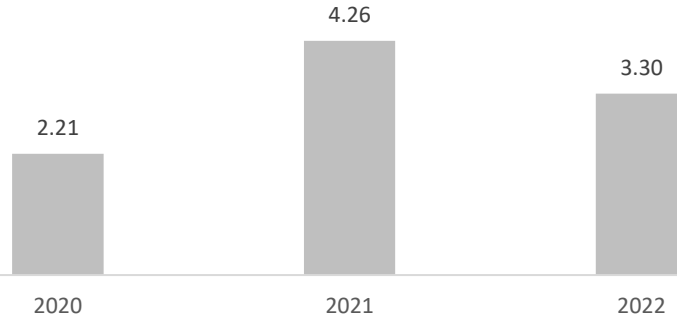
FIBRA E is an attractive financing strategy for CFE that does impact its debt ceiling



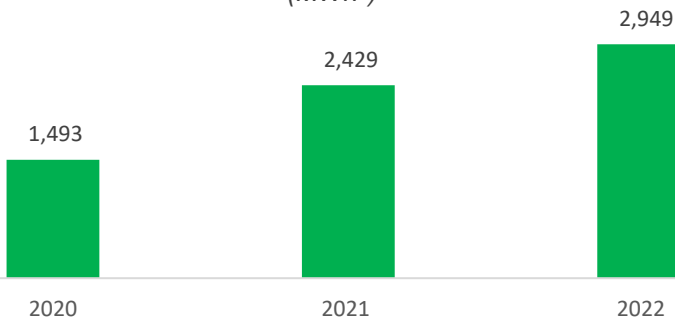
Graph 11. Transmission Losses¹
(Percentage)



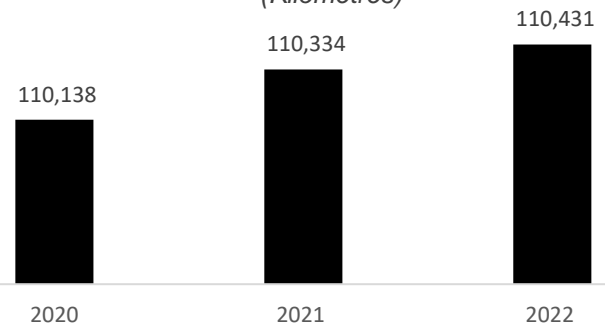
Graph 12. System Average Interruption Duration Index (SAIDI)²
(Minutes)



Graph 13. Energy not delivered³
(MWh⁴)

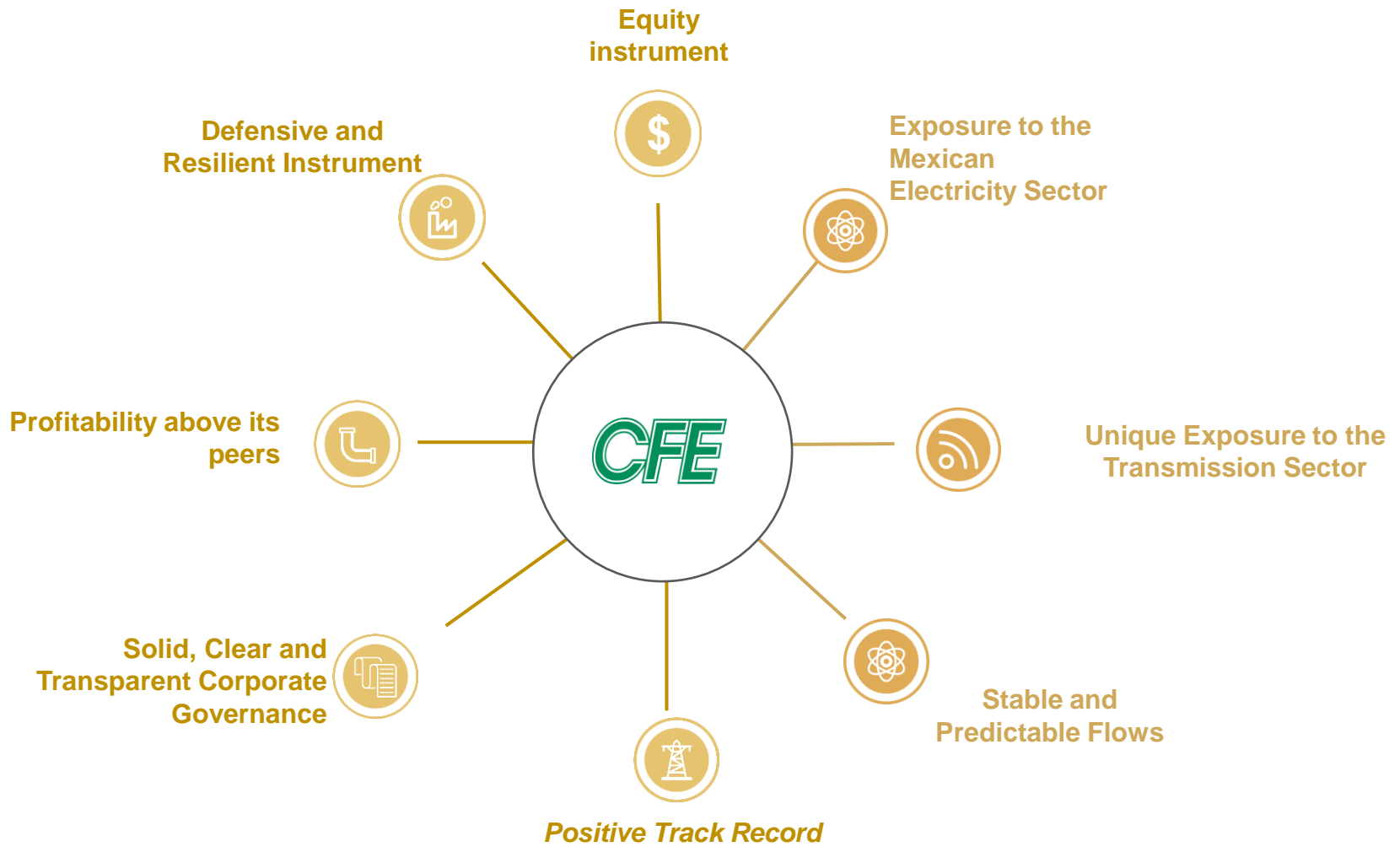


Graph 14. National Transmission Network⁵
(Kilometres)



Source: CFE Transmission.

Notes: *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 September, 2022.



$$TF_t = \frac{(OPEX + (D + ROA + \text{Interest expense and Commissions}) * AF_t}{\text{Energy}}$$

Transmission Fee $TF_t = RI / \text{Energy}$

- **Energy** = Energy injected and withdrawn from the National Transmission Network determined on the estimates made by CENACE for the year of the validity of the rate.
- **Required Income (RI)** = Total Costs * Adjustment Factor
- **Adjustment Factor (AF)** = 10% Exchange rate and 90% Inflation (INPP weighted from 12 selected producer price indices published by INEGI and 15 subsectors plus the construction sector as the main productive activities related to the transmission and distribution of electrical energy.
- **Total Costs (TC)** = Operating expenses (**OPEX**) + Capital expenses (**CAPEX**)
 - **Operating expenses (OPEX)** = Remunerations and benefits + cost of employee benefits + maintenance + taxes and rights + other expenses (– income from outside the public transmission service) + losses of fixed assets + security of operating assets.
 - **Capital expenses (CAPEX)** = Depreciation (**D**) + Return On Assets (**ROA**) + Interest expenses and Commissions.
 - **Return On Assets (ROA)** = New investments to come into operation * Return Rate (**WACC**) – Net Value of Contribution to third parties.

Glossary: TF_t = Transmission Fee, RI = Required Income, TC = Total Costs, AF_t = Adjustment Factor, $OPEX$ = Operating expenses, $CAPEX$ = Capital expenses, D = Depreciation, ROA = Return On Assets, $WACC$ = Return Rate (Weighted Average Cost of Capital).

Note: Discounting income from other than the public transmission service from other incomes and the net value of contribution to third parties in the return on assets is for the purpose of recognizing efficient costs. The required income has a proportion of 30% Generators and 70% Consumers. The rate also applies the location factors by voltaje level for each type of User.

Source: CRE Agreement A/038/2021.



CFE/Capital