



Earnings Release

First Quarter 2024



INDEX

I.	Letter from CFECapital CEO	3
II.	Relevant Events for CFE	5
III.	Operating Results of the Transmission Sector	6
IV.	Quarterly Financial Statements	9
	IV.1 Promoted Trust	9
	IV.2 Issuer Trust	10
V.	CFE FIBRA E Performance	11
VI.	CFE FIBRA E Distribution 1Q2024	13
VII.	Issuer Trust Administration and Expenses	16
VIII.	Corporate Governance Activities	17



Mexico City, April 30th, 2024

Dear investors,

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

The economic outlook continues to be complex, however, economic perceptions are more promising, as evidenced by the most recent projections of global economic growth for 2024, standing at 3.1%,¹ implying a slight improvement, although still below the growth rates achieved at the end of 2023.

Central Banks maintain restrictive monetary policies, although the first cuts in reference rates have been observed in some countries, largely due to the resilience that different economies have shown and the pace at which inflation has decreased in some regions, such as our country.

The Bank of Mexico, in its most recent monetary policy announcement on March 21st, 2024, reported that through the First Quarter of 2024, economic activity is expected to show greater dynamism concerning the weakness registered in the previous quarter, coupled with that, the labor market continues to show strength. Likewise, annual general inflation in the country decreased, reaching 4.40% in February 2024, due to the decrease in the non-core component. Core inflation continued to decline, reaching 4.64% in the same month. In this sense, it was decided to reduce the reference rate by 25 basis points, this is the first cut of the year, reaching 11.00%.²

On the other hand, the Mexican economy continues to show signs of strengthening. Foreign direct investment at the end of 2023, reached 36,058 million dollars, amount 27% higher than at the end of 2022, reflecting the economic stability, the competitive advantages that Mexico offers, and endorsing the confidence of foreign investors in the country.³

In addition, it has been announced that between January 1st and March 15th, 2024, there have been 73 public investment announcements from the private sector, equivalent to an investment of 31,512 million dollars,⁴ which are expected to be reflected in the foreign direct investment data of Mexico in the next two to four years.

In the same line, on **January 11th, 2024**, the General Director of the Federal Electricity Commission (CFE), detailed, at the presidential morning conference, the construction projects of new generating plants, the modernization and equipment of hydroelectric plants, the acquisition of plants, the supply of reliable gas, and the strategic alliances with which the rescue and strengthening of the Productive State Company has been achieved. Furthermore, he stressed that, in the face of nearshoring, CFE has enough energy to satisfy all the companies and factories seeking to establish themselves in the

¹ International Monetary Fund, World Economic Outlook Update, January 2024. Available at: <https://www.imf.org/es/Publications/WEO/Issues/2024/01/30/world-economic-outlook-update-january-2024>

² Monetary Policy Announcement, Banco de México, March 21st, 2024. Available at: <https://www.banxico.org.mx/canales/%7B562187AA-39FE-4059-8B12-7C7F20A88209%7D.pdf>

³ Ministry of Economy, Release on February 14th, 2024. Available at: <https://www.gob.mx/se/prensa/mexico-registra-cifra-historica-de-inversion-extranjera-directa-al-cierre-de-2023-con-mas-de-36-mil-millones-de-dolares#:~:text=La%20Secretar%C3%ADa%20de%20Econom%C3%ADa%20informa,m%C3%A1ximo%20hist%C3%B3rico%20en%20la%20serie>

⁴ Secretary of Economy Release on March 19th, 2024. Available at: <https://www.gob.mx/se/prensa/mas-de-31-mil-millones-de-dolares-en-anuncios-de-inversion-de-enero-al-15-de-marzo-de-2024?idiom=es>

country.⁵ Likewise, he highlighted that between 2018 and 2023, 2,600 km were added to the National Transmission Network and an additional 4,038 km of transmission lines are currently being built.

Subsequently, on **January 29th, 2024**, CFE Transmission held the 18th ordinary session of its Directors Board, in which, in addition to ratifying the appointment of Eng. Héctor Lizárraga Robles as General Director of the Subsidiary Productive Company CFE Transmission. The financial results, at the end of October 2023, reported an income of 72,318 million pesos, which mostly corresponds to the public transmission service and represents a growth of 13% compared to the previous year.⁶

On **February 27th, 2024**, CFE presented the financial statements corresponding to the fourth quarter of 2023, a period in which it reported the highest profit in the last 10 years, and a total annual income of 644,361 million pesos, an increase of 3.8%. compared to the accumulated annual figures for 2022, mainly due to higher sales of electrical energy, and a 15.2% decrease in the company's operating costs compared to the same period of the previous year, largely due to the prudent and efficient management in terms of expenditure, as well as the stabilization of fuel prices through 2023.⁷

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

Concerning CFE FIBRA E, the distribution for the First Quarter of 2024 amounted to \$494,515,778 pesos, providing a distribution of \$0.5750 pesos per Series "A" certificate (FCFE18) and \$0.0138 pesos per Series "B" certificate (FCFE18-2). The distribution, following the distribution policy, was paid on March 27th, 2024, and corresponded to the operation of the public electricity transmission service in Mexico for December 2023, January, and February 2024, the period of the year which registers the lowest demand of electrical energy in Mexico due to the seasonality of the sector.

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

Carmen Serdán Banda
CEO

⁵ Federal Electricity Commission, Press release of January 11th, 2024. Available at: <https://www.cfe.mx/cdn/2019/Archivos/Boletines/03cfemasfuertevf.pdf>

⁶ Federal Electricity Commission, Press release of January 29th, 2024. Available at: <https://app.cfe.mx/Aplicaciones/OTROS/Boletines/boletin?i=6034>

⁷ Federal Electricity Commission, Press release of February 27th, 2024. Available at: <https://app.cfe.mx/Aplicaciones/OTROS/Boletines/boletin?i=6052>

II. Relevant Events for CFE



On **February 20th, 2024**, the Government of Mexico City handed over to the Federal Electricity Commission (CFE) the facilities of the **Food Supply Center Photovoltaic Power Plant**, the largest of its kind worldwide, which consists of **21 hectares with more than 30 thousand solar panels**, representing an investment of 600 million pesos with an **installed capacity of 18 MW**.



On **February 27th, 2024**, the CFE presented the financial statements for 4Q23, a period in which it reported the **highest profit in the last 10 years** and total annual income of **644,361 million pesos**, a figure higher by 3.8% compared to the accumulated in 2022.



On **March 14th, 2024**, the Directors Board of CFE International and CFenergía highlighted the comprehensive supply strategy implemented, **improving the cost of natural gas**. Highlighting that the new model based on energy security and sovereignty managed to triple CFenergía's gross profit, and allowed **the construction of new power plants**.



On **April 24th, 2024**, the CFE held its 60th Ordinary Session of the Board of Directors, reporting that in 2023 **a net profit of more than 96 billion pesos was obtained**. In addition, they highlighted that in an unprecedented action, **36 electricity generation projects** were promoted that will provide a capacity of **9,100 MW** thanks to investments of around 9.17 billion dollars.

Source: CFE press releases.

III. Operating Results of the Transmission Sector

In the First Quarter of 2024, the number of substations increased, reaching 2,311 substations as of March 31st, 2024, which represents 27 new substations compared to the same date of the previous year.

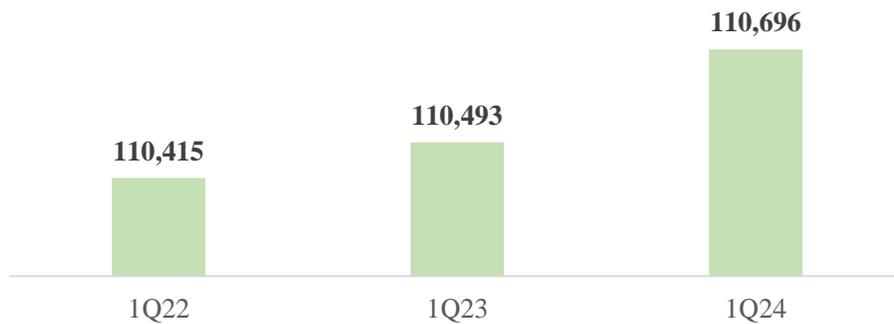
Chart 1. Number of substations
(Number)



Source: Own elaboration with data from CFE Transmission, March 31st, 2024.

In chart 2 it can be seen that the transmission lines had a growth of 203 km as of March 31st, 2024, reaching 110,696 km.

Chart 2. Transmission Lines
(Kilometers)

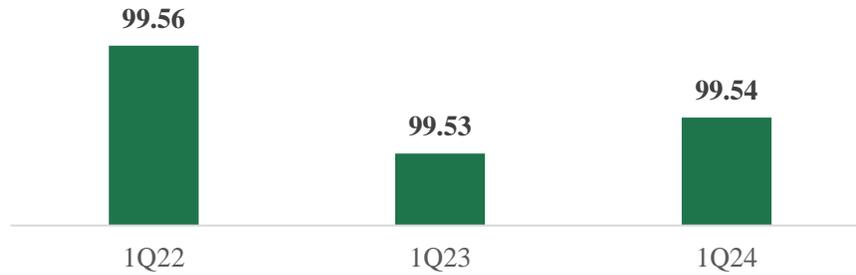


Source: Own elaboration with data from CFE Transmission, March 31st, 2024.

And finally, chart 3 shows the Availability Index of the National Transmission Network (NTN), which 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 March 31st, 2024, an availability rate of 99.54% was recorded.

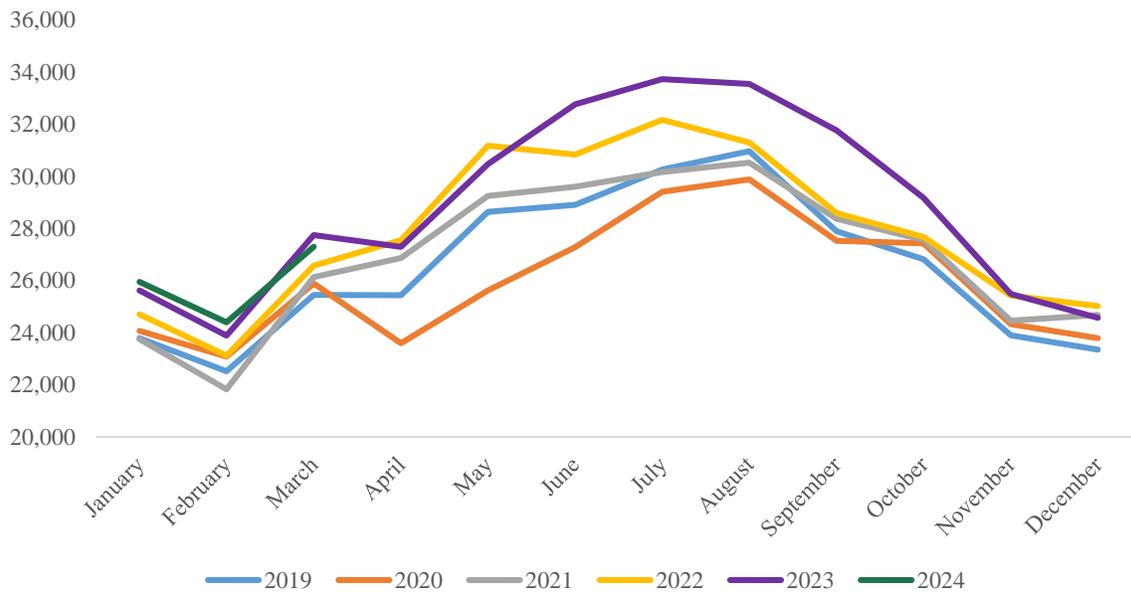
Chart 3. Availability Index of the National Transmission Network (NTN)
(Percentage)



Source: Own elaboration with data from CFE Transmission, March 31st, 2024.

Through the months of January, February and March 2024, energy volumes increased **0.53%** compared to the same period of the previous year, and if compared to the first quarter of 2022 and 2021, there were increases of **4.37%** and **8.29%** respectively.

Chart 4. Electrical Energy Volumes in the NTN
(TWh)¹

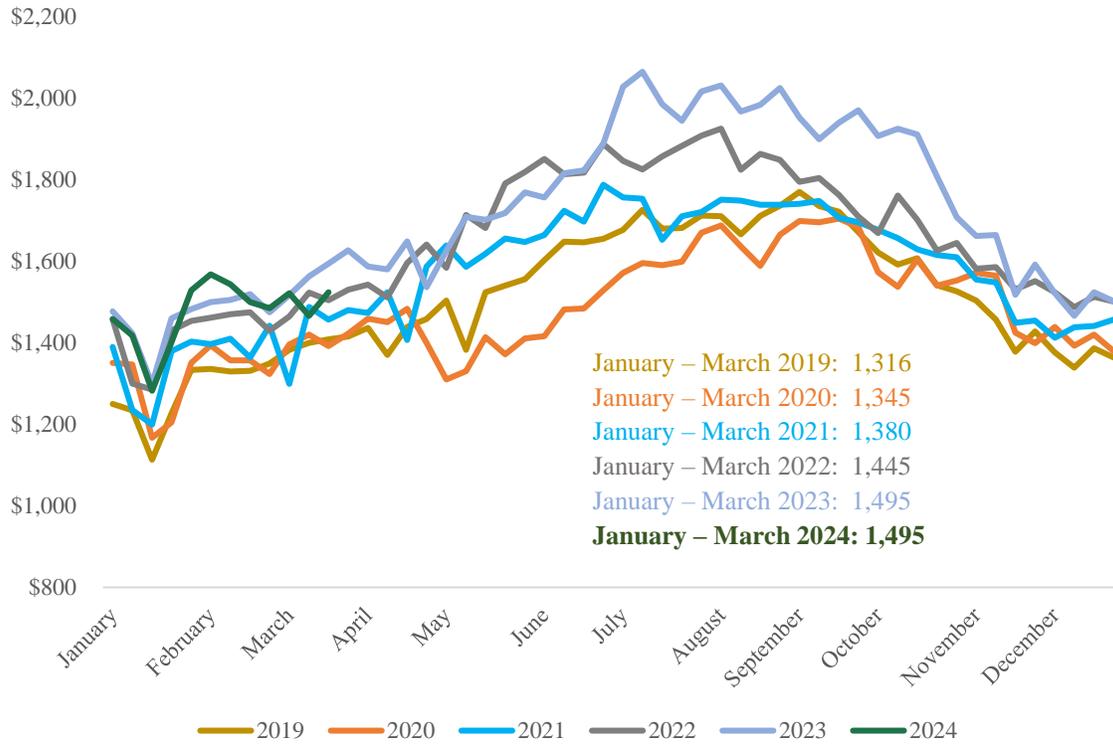


Note: ¹Terawatt hour.

Source: CFE Transmission with information as of March 31st, 2024.

Chart 5 shows the performance of collection rights from January to March 2024 and previous periods. The weekly average of collection rights increased by **0.03%** compared to the same period in 2023 and **3.46%** compared to 2022.

Chart 5. National Center for Energy Control (CENACE)¹ Revenues
(Weekly Average / Million pesos)
January – March 2019 – 2024



Note: The figures shown correspond to the quarterly average of weekly distributions from January 1st, to March 31st, 2024, applicable for each year shown. Income in the graph includes VAT. Rounded figures in millions of pesos.¹ National Energy Control Center.

Source: CFE Transmission with information as of March 31st, 2024.



IV. Quarterly Financial Statements

IV.1 Promoted Trust

The First Quarter began with a balance of \$2,179,034,839 pesos, to which \$19,434,187,744 pesos were added for the collection rights for the period received from CENACE, withdrawals for the period amounted to \$9,676,000,624 pesos. In January,⁸ the distribution of the Promoted Trust corresponding to the collection rights for the month of December for \$1,926,087,540 pesos was carried out, in February⁹ the distribution corresponding to the collection rights for the month of January for \$3,439,087,700 pesos, and in March¹⁰ the distribution corresponding to collection rights for the month of February for \$2,265,616,278 pesos, which results in a total distribution for 1Q24 of \$7,630,791,519 pesos. Through the period, interest was generated for \$88,752,453 pesos, which ISR amounted to \$3,892,771 pesos.

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

	January	February	March	1Q24
Initial Balance	2,179,034,839	3,692,302,217	2,516,057,236	
+ Collection Rights	7,087,996,279	6,096,964,803	6,249,226,662	19,434,187,744
- Withdrawals	3,675,326,885	3,870,129,169	2,130,544,570	9,676,000,624
- Distribution	1,926,087,540	3,439,087,700	2,265,616,278	7,630,791,519
Gross Balance	3,665,616,693	2,480,050,151	4,369,123,050	
+ Interest	29,338,986	37,657,797	21,755,669	88,752,453⁽¹⁾
- Interest tax	1,285,162	1,650,712	956,897	3,892,771
Final Balance	3,693,670,517	2,516,057,236	4,389,921,822	
Accrued Interest	-1,368,300	0	5,385,520	
Portfolio Value	3,692,302,217	2,516,057,236	4,395,307,342	

Note: ¹This amount represents the interest for January, February and March and does not take into account the interest accrued for January and March. Figures rounded in MXN and include VAT. The table shows the months that comprise the First 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 13% of the total budget was spent in the First Quarter with the highest disbursements in the areas of Major Maintenance and Modernization, and Operation and Minor Maintenance.

⁸ Distribution approved by the Technical Committee of the Promoted Trust in the 10th Extraordinary Session on January 24th, 2024.

⁹ Distribution approved by the Technical Committee of the Promoted Trust in the 11th Extraordinary Session on February 20th, 2024.

¹⁰ Distribution approved by the Technical Committee of the Promoted Trust in the 25th Ordinary Session on March 6th, 2024.

Table 2. Approved Budget VS. Exercised as of March 31st, 2024
(MXN)

Category	Budget 2024	Exercised 1Q24	%
Intercompany expenses	14,680,475,611	374,016,420	3%
Operation and minor maintenance	10,734,237,896	1,925,990,456	18%
Obligation expenses	4,677,159,423	991,308,775	21%
Major maintenance	11,473,572,398	2,114,200,734	18%
Trust expenses	21,328,607	2,046,897	10%
Financing costs	-	-	0%
Total	41,586,773,935	5,408,644,959	13%

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

Source: CFE Transmission.

IV.2 Issuer Trust

The Issuing Trust, 1Q24 began with a balance of \$50.9 million pesos, to which \$517 million pesos were added corresponding to the distributions of collection rights for the months of December, January and February of the Promoted Trust, the same which were received on January 30th, February 26th and March 13th, 2024, respectively.

As of March 31st, disbursements amounted to \$31.1 million pesos, which correspond to expenses of the Issuing Trust, with a final balance in the quarter of \$47.7 million pesos. Additionally, through the First Quarter, interest of \$5.4 million pesos was generated.

The amount distributed corresponding to 1Q24 was \$494,515,778 pesos on March 31st, 2024.

Table 3. Account Statement of the Issuing Trust as of March 31st, 2024
(MXN)

	January	February	March	1Q24
Initial Balance	50,905,176	152,542,619	385,995,285	
+ Deposits	130,513,675	233,036,125	153,520,493	517,070,293
- Withdrawals	29,204,150	1,052,810	874,465	31,131,425
Distribution to Holders	0	0	494,515,778	494,515,778
Gross Balance	152,214,701	384,525,934	44,125,535	
Interest charged	327,918	1,469,351	3,636,842	5,434,111
Final Balance	152,542,619	385,995,285	47,762,377	

Note: Rounded figures in MXN. The table shows the months that comprise the First Calendar Quarter.

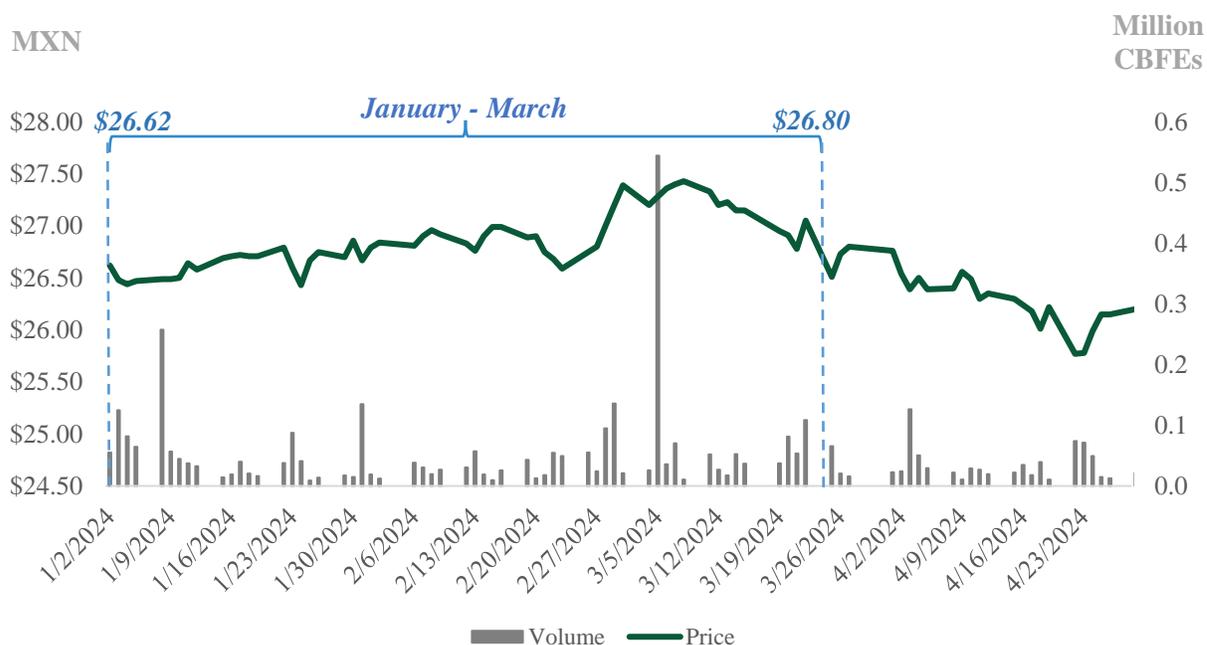
Source: CFE Capital with information from the Account Statements of the Issuing Trust as of March 31st, 2024.

V. CFE FIBRA E Performance

The price of the Energy and Infrastructure Investment Trust Certificates (CBFEs¹¹), during the First Quarter of 2024, ranged between \$26.43 and \$27.43 pesos, observing a weighted average price of \$26.87 per CBFE and the average daily volume was 54,489 certificates.

Chart 6. Price and Volume of CFE Fibra E (FCFE18)

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



--. Indicates the period that includes the First Calendar Quarter.

Source: Own elaboration with data from Bloomberg as of April 29th, 2024.

Notes: ¹The First Calendar Quarter runs from January 1st to April 29th, 2024.

Maximum Price ¹ 03/08/2024	\$27.43
Minimum Price ¹ 01/24/2024	\$26.43
Weighted Average Price 1Q24 ¹	\$26.87
Average Daily Volume 1Q24 ¹	54,489
Closing Price 04/29/2024	\$26.20

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 March 31st, 2024 was 11.12%; above the performance of comparable instruments.

¹¹ CBFEs by its initials in Spanish.

Table 4. Indicative *Dividend yield*² of CFE FIBRA E vs. others REITS³
(January 1st, to March 31st, 2024 | %)

Instrument	January	February	March
FCFE18 MM Equity	11.34	11.20	11.12
FUNO11 MM Equity	8.28	0.32	0.35
DANHOS13 MM Equity	8.63	8.78	8.88
FNOVA17 MM Equity	7.88	7.34	7.39
FIBRAMQ MM Equity	6.36	6.26	2.01
FIBRAPL MM Equity	3.39	0.14	0.15
FSHOP13 MM Equity	1.80	1.99	2.02
FBMEX INDEX	6.04	6.84	7.22

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 Fibras index, the indicative dividend yield on the last day of the period is taken and does not consider extraordinary distributions.

Source: CFECapital with information extracted from Bloomberg as of March 31st, 2024.

CFE FIBRA E receives coverage from analysts from different banking institutions, which have determined an average target price of **\$31.21**¹² pesos per CBFE, reflecting a potential price growth per CBFE of **19.12%** concerning the price on April 29th, 2024 which was \$26.22.

Table 5. Analyst Coverage of CFE FIBRA E

Bank	Target Price Estimated by Analysts in MXN	Rating	Last Update
 BBVA	\$34.00	Overreturned	12/01/2023
 BANORTE	\$32.50	Buy	03/22/2024
 BARCLAYS	\$27.00	Underweighted	03/01/2024
Morgan Stanley	\$29.00	Hold	03/27/2024
 Santander	\$31.00	Overreturned	04/30/2024
 btgpactual	\$33.00	Buy	04/29/2024
 MONEX	\$32.00	Buy	09/20/2023

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

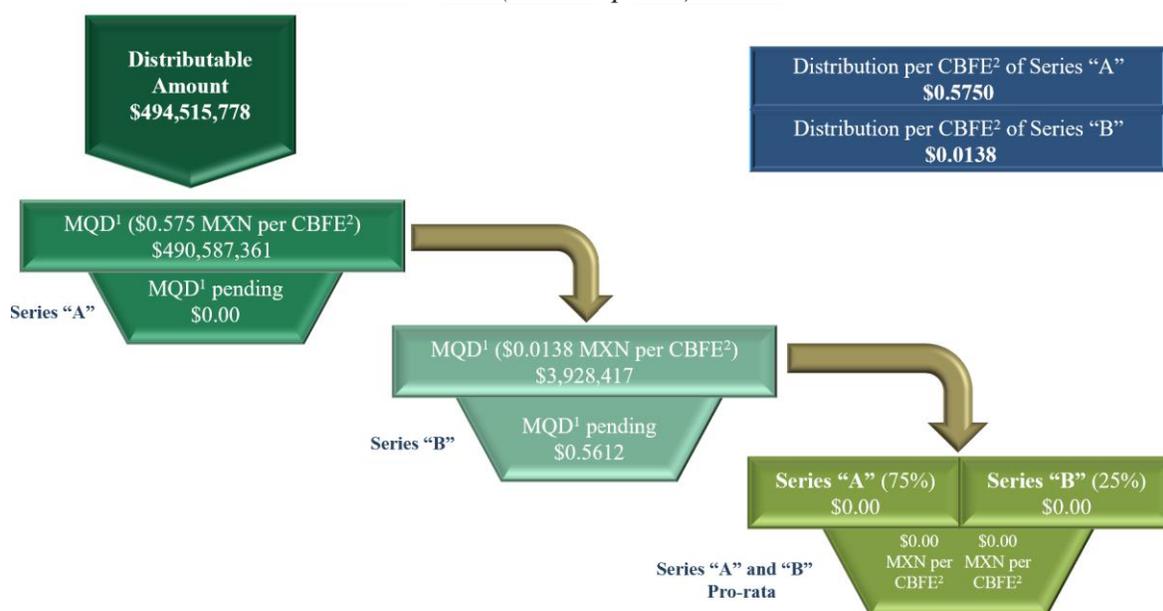
¹² The target prices estimated by the analysts are defined by themselves for the banking institutions they represent.

VI. CFE FIBRA E Distributions on 1Q24

The distribution period for the First Quarter of 2024 includes 13 weeks of income from collection rights and 13 weeks of reimbursements corresponding to the months of December 2023, January, and February 2024. According to its holding factor of 6.78%, CFE FIBRA E received \$517,070,293 pesos, of which the expense reserve fund was restored for \$31,274,905 pesos and interest was generated for \$8,720,390 pesos, therefore, the amount to be distributed to Holders for the First Quarter of 2024 was \$494,515,778 pesos.

In accordance with the Distribution Policy, \$490.59 million for Series “A” certificates and \$3.93 million for Series “B” certificates were distributed to the investing public, covering the Minimum Quarterly Distribution (MQD) for Series “A”, \$159.60 million remains pending as part of the MQD of Series “B”.

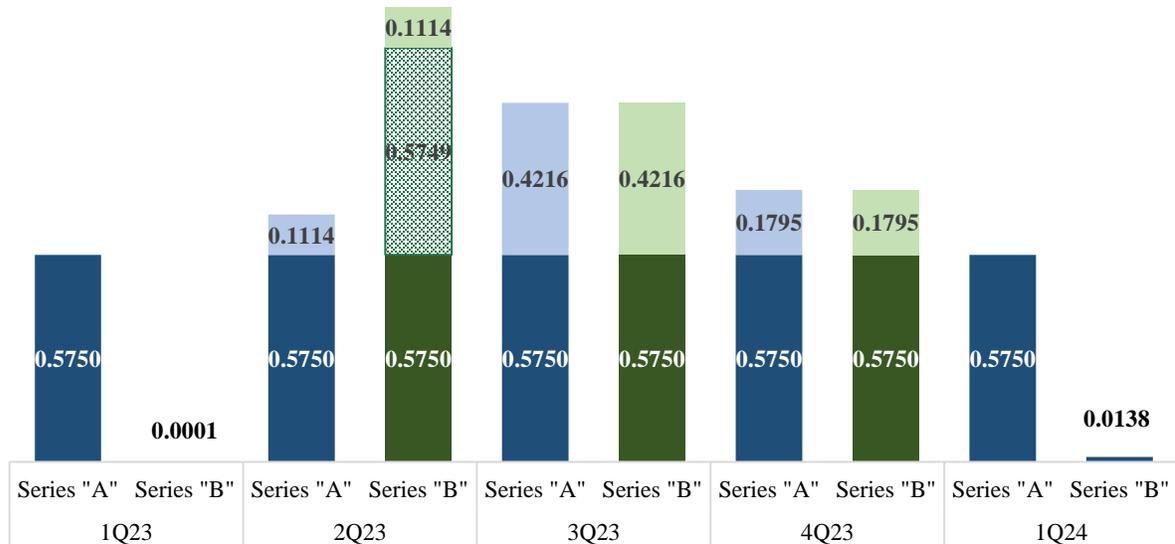
Diagram 1. Distributed amount 1Q24
(Million pesos)



Notes: ¹ Minimum Quarterly Distribution. ² Trust Stock Certificate in Energy and Infrastructure,
Source: Technical Committee of the Issuing Trust (March 2024).

The result of the 1Q24 distribution was \$0.5750 pesos per certificate for Series “A” (FCFE18) and \$0.0138 pesos per certificate for Series “B” (FCFE18-2). On March 31st, 2024, it was successfully distributed to certificate Holders.

Chart 7. Income composition of CFE FIBRA E distributions for both Series
(MXN per CBFE¹³)



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

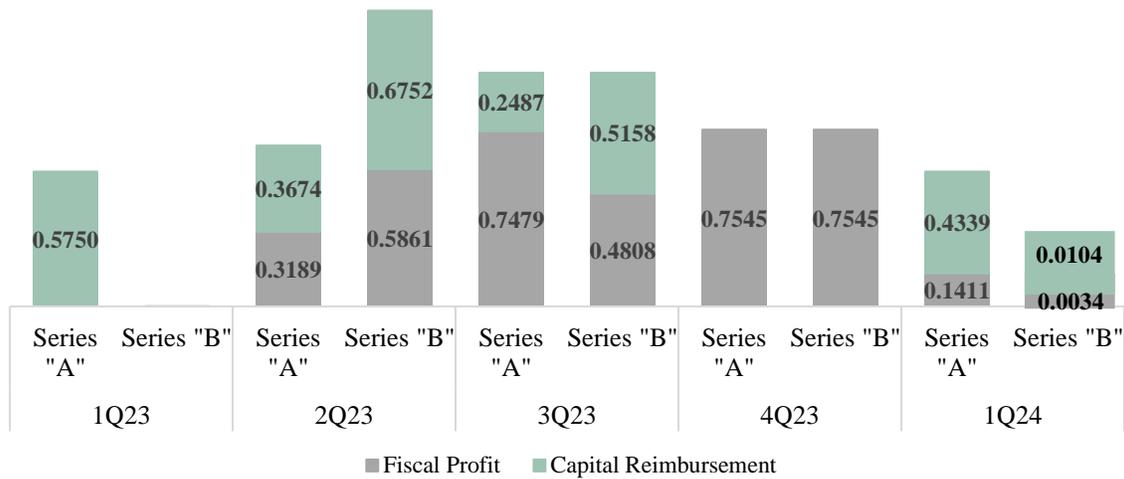
Note: CFECapital gives the distribution instruction to the trustee, who makes the deposit to the Institute for the Deposit of Securities (INDEVAL), the central depository of the Securities Market in Mexico. The custodian acts as the agent who withholds the taxes. Rounded figures.

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

Chart 8 shows the tax composition of the distributions for 1Q24, the amount corresponding to the tax profit was \$0.1411 cents per certificate for Series "A" and \$0.0034 cents per certificate for Series "B". The amount corresponding to capital reimbursement was \$0.4339 cents per certificate for Series "A" and \$0.0104 cents per certificate for Series "B". The purpose of the 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.

¹³ Trust Stock Certificate for Investment in Energy and Infrastructure.

Chart 8. 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 First Quarter of 2024, maintenance expenses amounted to \$31.1 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 and Maintenance Expenses of the registration and listings of CBFEs.

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

	January	February	March	1Q24
Administration Fee ⁽¹⁾	27,153,027	0	0	27,153,027
Fiduciary and Common Representation Fees	282,836	702,982	0	985,818
Compensation to Independent Members of the Technical Committee	121,334	121,334	251,854	494,522
Fees External Auditor, accountants, tax, financial, legal advisors, and advisors of the Common Representative and Trustee	392,312	163,160	13,340	568,812
Income tax withholding on fees assimilated to independent	135,614	65,334	65,334	266,282
Expenses for maintaining the registry and listing of CBFEs	1,119,028	0	543,937	1,662,965
Total	29,204,150	1,052,810	874,465	31,131,426

Notes: ⁽¹⁾ It includes the payment of advances to CFE Capital and the 7% administration commission. The amount of administration commission corresponded to \$1,776,366 pesos. Rounded figures in MXN. The table shows the months that comprise the First Calendar Quarter.

Source: Finance and Administration Management of CFE Capital.



VIII. Corporate Governance Activities

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

(Issuer Trust)

On March 13th, 2024, the Nineteenth Session of the Audit Committee of the Issuing Trust was held, in which the following **were reviewed**:

- The Audited Financial Statements of the Trust for fiscal year 2023, **recommending its approval** to the Technical Committee, in terms of the provisions of paragraph (v) of Section 12.01 of the Trust Contract.

VIII.2 Conflict Committee of the Irrevocable Trust CIB/2919

(Issuing Trust)

On March 13th, 2024, the Thirtieth 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.
- Financial Statements of the **Issuing Trust**, upon recommendation of the Audit Committee, for presentation to the Assembly of Holders, in terms of the provisions of paragraph (xvi) of Section 10.09 of the Trust Agreement.
- **Renewal of the contract of the liability insurance policy** for the members of any Committee of the Issuing Trust, the Promoted Trust, and the main officials of the Administrator, in accordance with what is indicated in paragraph (xiii) of Section 10.09 of the Trust Contract.

In the same Thirtieth Session, 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 **Fourth Quarter of 2023**, without observations regarding its content.

VIII. 3 Holders Assembly

On April 16th, 2024, the Holders' Assembly was held in which the following topics were discussed and approved:

- **Annual report of the Administrator and annual reports of the Technical Committee, the Audit Committee, and the Nominations Committee**, with respect to the fiscal year ended December 31st, 2023.
- Presentation of the audited **Financial Statements** of the Trust, corresponding to the fiscal year 2023, with prior validation by the Audit Committee and the Technical Committee.

On April 30th, 2024, the Second Meeting of the General Assembly of Holders was held, in which the following topics were **discussed and approved**:

- Discussion and, where appropriate, **qualification of the independence and performance of the Independent Members**, as well as, where appropriate, ratification of the appointment of the proprietary members and their respective alternates.