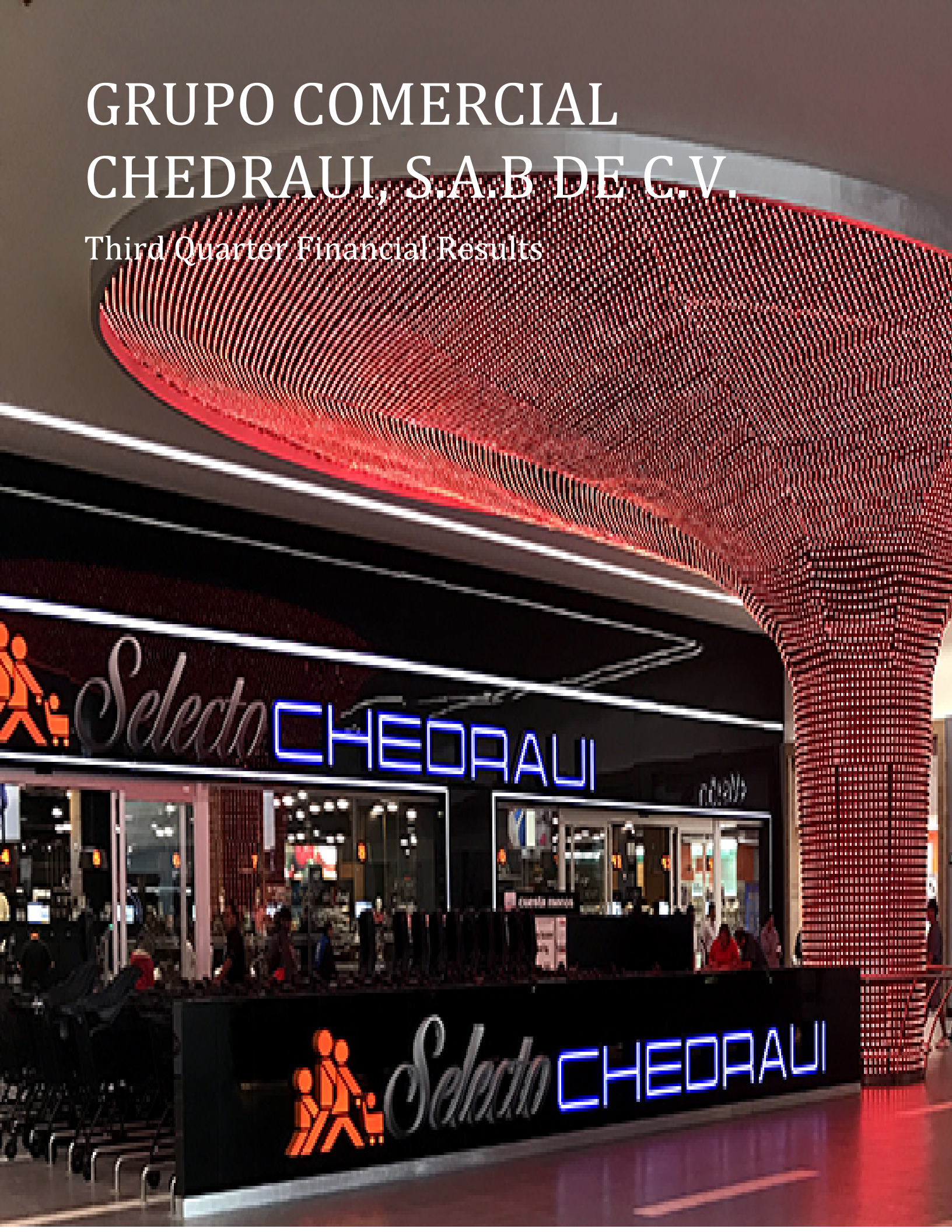
GRUPO COMERCIAL CHEDRAUI, S.A.B. DE C.V.

Third Quarter Financial Results

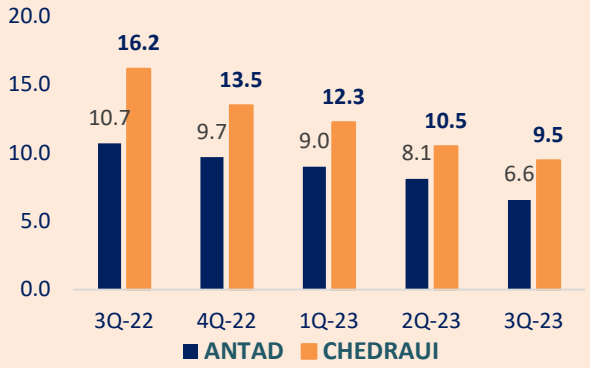


GRUPO COMERCIAL CHEDRAUI, S.A.B. DE C.V.
THIRD QUARTER 2023 RESULTS

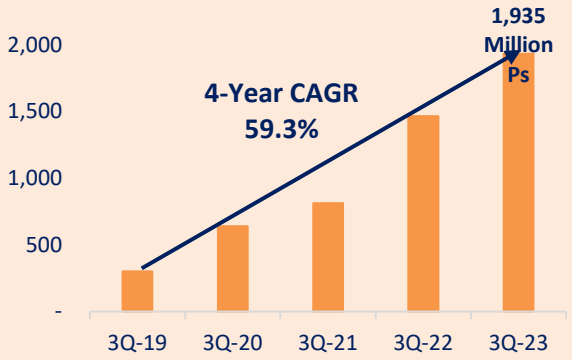
Mexico City, October 24, 2023 – Grupo Comercial Chedraui, S.A.B. de C.V. reports its 2023 third quarter results. All figures are shown in nominal terms and reported in accordance with International Financial Reporting Standards (IFRS).

Quarter Highlights:

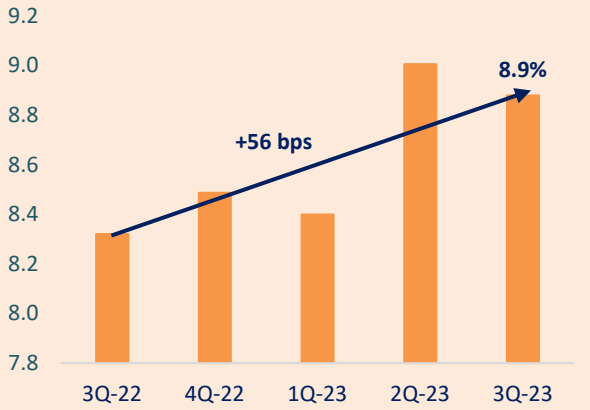
Mexico's SSS above ANTAD's: + 9.5% compared to + 6.6% annual increase



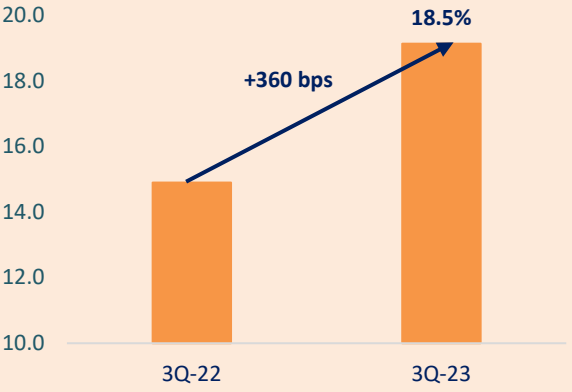
Positive long-term growth trend for Net Income



Consolidated EBITDA Margin of 8.9%



ROE up 360 bps compared to 3Q'22



ROE: Last Twelve Months Net Income/Average Stockholders' Equity

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Antonio Chedraui, Grupo Comercial Chedraui's CEO, remarked:

"Our growth strategy in Mexico and the United States continues to achieve good results, as we focus on delivering the variety of products our customers want at the best possible price. In the quarter, we maintained cost discipline and continued our organic growth strategy by opening 23 stores in Mexico and one El Super in Las Vegas, Nevada. In Mexico, same-store sales continue to grow above ANTAD levels, with an average spread of 287 basis points in 2023, indicating that we are taking market share away from our competitors. In the United States, despite an expected slowdown in economic activity, our customer base continues to grow as we offer excellent value to our customers by providing a wide range of products at attractive prices. Our margins continue to improve, and excess cash from the operations allowed us to reduce debt levels."

THIRD QUARTER FINANCIAL RESULTS

The following tables compares the Income Statement and other relevant financial data to the prior comparative quarter.

MXN in millions	3Q'22	% Net Sales	3Q'23	% Net Sales	Var %
Consolidated Sales	64,758	100.0%	64,294	100.0%	-0.7%
Gross Profit	15,168	23.4%	15,454	24.0%	1.9%
Operating Income	3,451	5.3%	3,880	6.0%	12.4%
EBITDA	5,388	8.3%	5,712	8.9%	6.0%
Net Income	1,467	2.3%	1,935	3.0%	31.9%
Net Income attributable to owners of parent	1,427	2.2%	1,880	2.9%	31.7%

Other Relevant Data	3Q'22	3Q'23	Variance
EPS (Earnings per share)	1.48	1.95	31.7%
Total Shares Outstanding	963,917,211	963,917,211	NA
ROE	14.9%	18.5%	+360 bps
Net Debt to EBITDA	0.42x	0.09x	-33 bps

EPS: Quarterly Net Income attributable to owners of parent/Shares Outstanding
ROE: Last twelve months net income/Average Stockholders' Equity
NET DEBT TO EBITDA: Debt minus cash or equivalent/EBITDA

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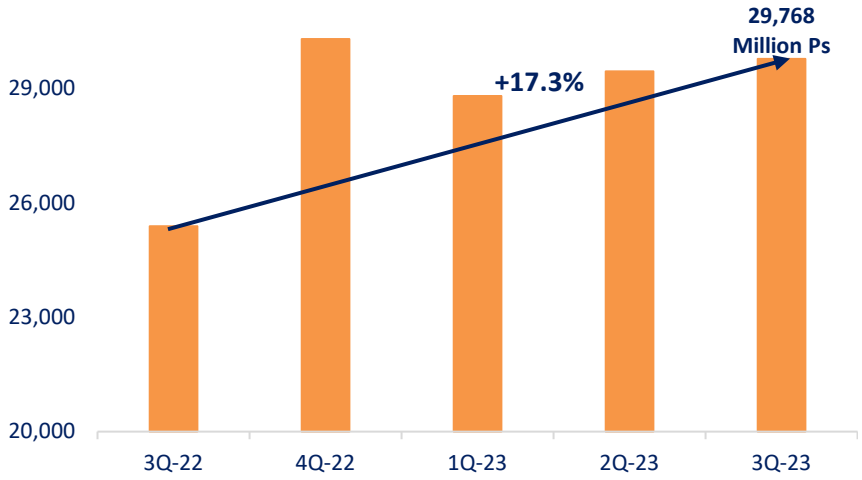
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Consolidated Net Sales

During the 3Q'23 consolidated net sales declined 0.7% to $64,294 million pesos. This decrease is explained by the impact on Chedraui USA of the appreciation of the Mexican peso against the U.S. dollar.

Retail Mexico: Same-store sales in Mexico grew in the quarter 9.5% which is above ANTAD's 6.6%. On a fiscal year-to-date basis same store sale grew on average 10.7% compared to ANTAD's 7.9%. Total store sales amounted to $29,768 million pesos and represent a 17.3% increase compared to 3Q'22. This result is due to better-than-expected private consumption trends in Mexico, the opening of 23 stores during the quarter and 88 stores in the last 12 months (including the Arteli acquisition). As a result, total sales floor area expanded by 5.0% compared to the 3Q'22.



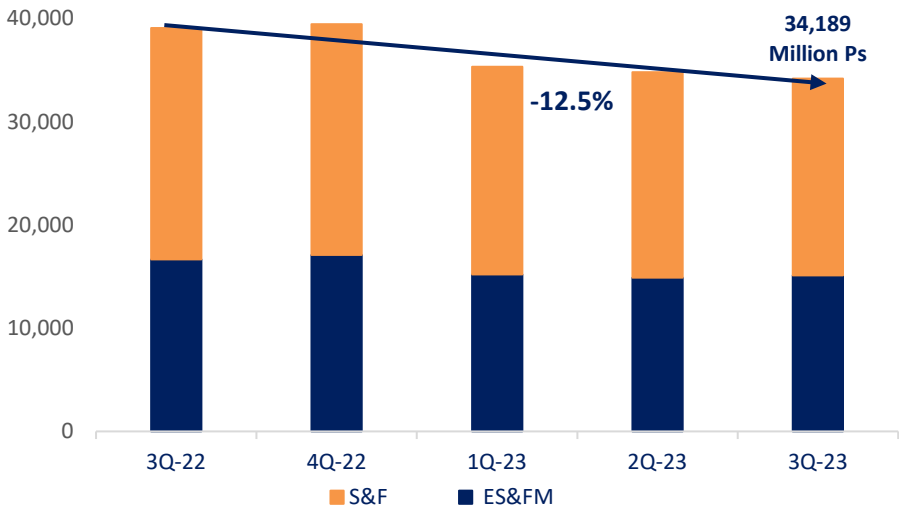
Retail US: Despite an expected slowdown in economic activity, the U.S. operation experienced a 3.7% sales increase (in dollar terms) due to favorable sales trends, especially at the El Super and Fiesta Mart (ES & FM) banners. Our customer base at all three banners continues to grow as customers seek an attractive value proposition during these times of inflationary pressures. The Mexican peso's appreciation against the U.S. dollar impacted sales by 15.6%, translating into a 12.5% sales decline to $34,189 million pesos. Also, we opened an El Super store in Las Vegas, Nevada in the quarter, which brings the El Super store count to 65.

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Real Estate: Revenues grew 13.4% in the third quarter of 2023 compared to the same period of last year, reaching $337 million pesos, a continued recovery of this segment throughout 2023. Over the past twelve months, 9,727 m² of leasable area were incorporated, a 2.3% annual growth.

Consolidated Sales *MXN in millions*	Quarter		
	3Q'22	3Q'23	Var %
Retail Mexico	25,384	29,768	17.3%
Retail US	39,077	34,189	-12.5%
Real Estate	297	337	13.4%
CONSOLIDATED	64,758	64,294	-0.7%

Gross Profit

Consolidated gross profit represented 24.0% of consolidated sales, growing 1.9% for a total of $15,454 million pesos. Gross margin expanded by 61 bps due to favorable product mix, effective

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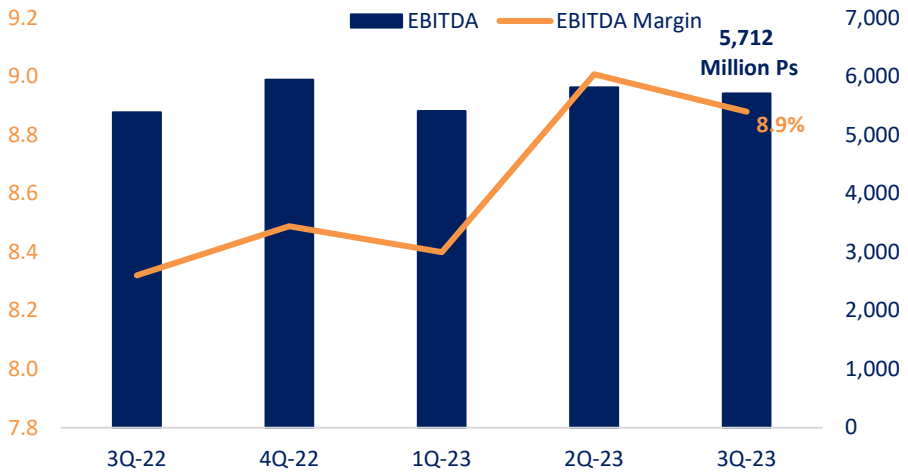
promotion strategies and efficient inventory management. These drivers allowed us to maintain our strategy of providing our customers with the lowest possible prices.

Operating Expenses

Operating expenses (excluding depreciation and amortization) during the third quarter of 2023 reached $9,742 million pesos, representing 15.2% of our consolidated sales. The small increase of 5 bps compared to the 3Q'22 is mainly explained by higher labor costs in Mexico and the U.S.

EBITDA

In the third quarter of 2023, consolidated EBITDA grew 6.0% to $5,712 million pesos. This resulted in an EBITDA margin expansion of 56 basis points to 8.9% of sales.



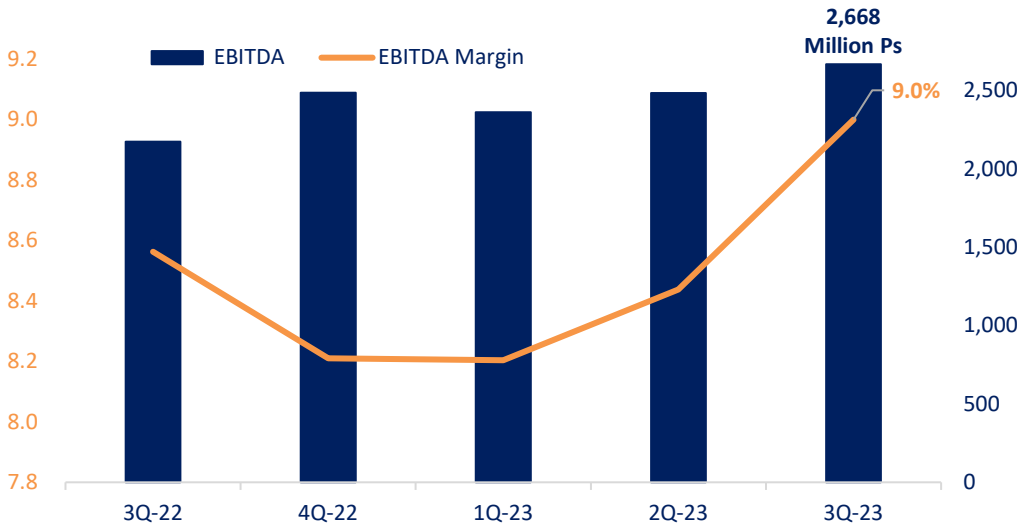
Retail Mexico: This segment posted EBITDA of $2,668 million pesos for the period with a margin on sales of 9.0%, which is an all-time high for the company. The result represents 22.7% growth and a 40-basis point margin expansion due to improved promotion management and operational leverage from fixed expenses.

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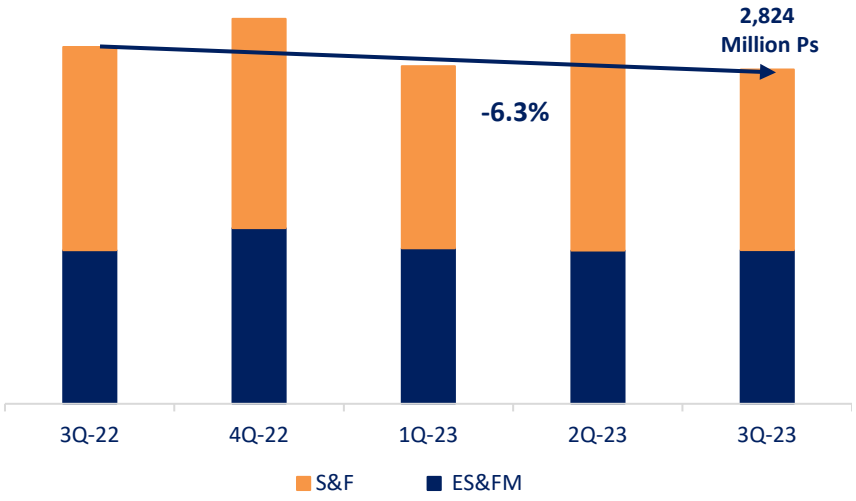
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Retail US: EBITDA declined 6.3% in the quarter to $2,824 million pesos, and was caused by the negative foreign exchange rate impact. However, in U.S. dollar terms, EBITDA increased 55 basis points to 8.3% in the quarter due largely to increases in gross margin and strong operating expense leverage.



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EBITDA at El Super and Fiesta Mart (ES & FM), at 8.6% of sales, grew 0.2% and 82 basis points expansion compared to the prior comparative quarter despite the impact of the foreign exchange rate change. If the foreign exchange impact were excluded, EBITDA would have grown by 18.7% versus prior year.

Smart & Final (S&F) posted EBITDA of $1,525 million pesos in the quarter representing an EBITDA margin of 8.0%, a 33-basis point expansion and an 11.2% decline in pesos compared to the prior comparative quarter. Excluding the foreign exchange impact, EBITDA grew 5.3% during the period in dollar terms.

Real Estate: EBITDA grew by 9.5% in the 3Q'23 increasing from $201 million pesos in 2023 to $220 million pesos in this quarter of 2023, with a margin on sales of 65.3%.

EBITDA *MXN in millions*	Quarter				
	3Q'22	% Net Sales	3Q'23	% Net Sales	Var %
Retail Mexico	**2,174**	**8.6%**	**2,668**	**9.0%**	**22.7%**
Retail US	**3,014**	**7.7%**	**2,824**	**8.3%**	**-6.3%**
Smart & Final	*1,717*	7.7%	1,525	8.0%	-11.2%
El Super & Fiesta Mart (ES&FM)	*1,297*	7.8%	1,299	8.6%	0.2%
Real Estate	**201**	**67.6%**	**220**	**65.3%**	**9.5%**
CONSOLIDATED	**5,388**	**8.3%**	**5,712**	**8.9%**	**6.0%**

Financial Expenses

In the third quarter of 2023, financial costs decreased 13% from $1,286 million pesos in 2022 to $1,118 million pesos in 2023. This can be explained by lower debt levels during the period, appreciation of the Mexican peso and higher interest earned from a favorable cash position in Mexico.

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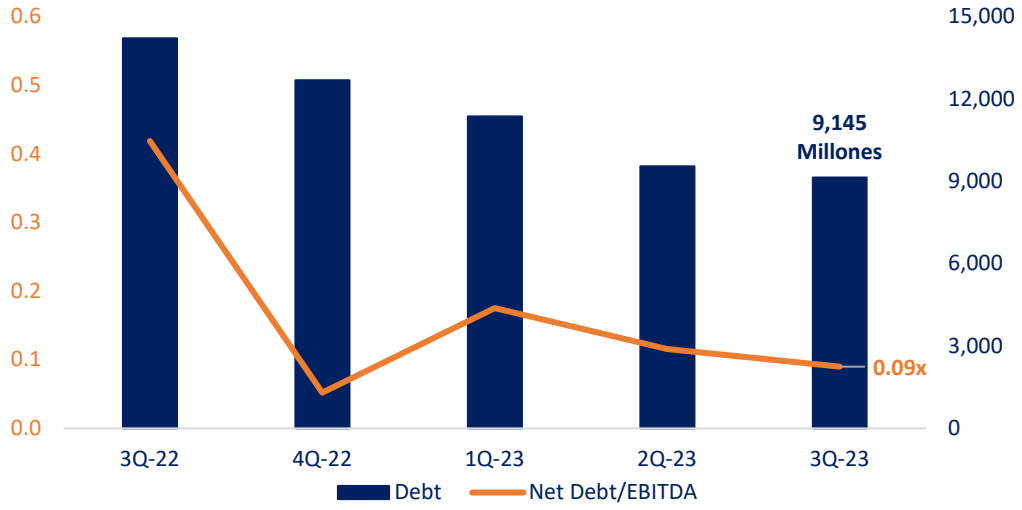
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Net Income

Consolidated Net Income for the quarter grew 31.9% to $1,935 million pesos and represented 3.0% of sales compared to 2.3% in the 3Q'22.

Financing

As of September 2023, the Company reported net debt of $1,970 million pesos, consisting of $9,145 million pesos in long-term debt and $7,175 million pesos in cash and temporary investments. There is no debt currently held by the Mexican operations.



The accumulated CAPEX invested from January to September 2023 amounted to $5,297 million pesos compared to $3,589 million pesos invested in the same period of 2022.

With these figures, the net debt to EBITDA ratio for the last twelve months closed at 0.09x.

All debt incurred by the U.S. operation is in Dollars, and since all revenue and obligations are in U.S. dollars, no hedging instruments are used.

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Infrastructure information by Business Unit

Infrastructure (M² sales floor)	Q3'22	Net variation last 12 months	Q3'23	Var %
Retail Mexico	1,504,696	75,987	1,580,683	5.0%
Retail US	829,517	5,573	835,090	0.7%
CONSOLIDATED	2,334,213	81,560	2,415,773	3.5%

Additional Information:

Other Relevant Information

- On September 18th, 2023 Grupo Comercial Chedraui, S.A.B. de C.V. (Chedraui B) was included as part of the sample of the S&P/BMV IPC Index. The S&P / BMV IPC is a local index that seeks to replicate the performance of the largest and most liquid stocks listed on the Mexican Stock Exchange. Its objective is to provide a broad, representative, and at the same time easily replicable index that covers the Mexican stock market.

- In Mexico we continue to execute our organic growth strategy as expected, for the first nine months of 2023 we have opened a total of 35 new stores, of which 1 is Chedraui Store, 1 Super Chedraui, 1 Supercito Selecto and 32 Supercito. In the U.S. we opened in 2023 one El Super store, in Las Vegas Nevada.

ESG Information

- In the third quarter of 2023, Fundación Chedraui and state entities completed a reforest campaign using drones. This Program included the reforest of 100 hectares in Perote, Veracruz. It's estimated a total of 3,165,000 tree seeds were planted in this area.

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About Grupo Comercial Chedraui

Grupo Comercial Chedraui S.A.B. de C.V. trades on the Mexican Stock Exchange under the ticker symbol “CHDRAUIB”; the Company as of September 30, 2023 operated the following stores:

	Stores	Store Format	
Mexico	205	Tiendas Chedraui	(28 Selecto)
	76	Súper Chedraui	(14 Selecto)
	8	Súper Che	
	113	Supercito	(5 Selecto)
	36	Tiendas Arteli	
United States	65	El Super	
	59	Fiesta	
	253	Smart & Final	
Total	815		
Stores through Joint Ventures	17	Smart & Final de México	

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Conference Call Information

Date

Wednesday, October 25th 2023
11:00 am (EST)
9:00 am (Mexico City)

Dial-in

Dial-in US (toll-free): +1 877 407 3982
Dial-in Mexico: 01 800 522 0034
Dial-in International: +1 201 493 6780
https://callme.viavid.com/viavid/?callme=true&passcode=13731734&h=true&info=company&r=true&B=6

Webcast

https://viavid.webcasts.com/starthere.jsp?ei=1638048&tp_key=bd5c6cff89

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Grupo Comercial Chedraui, S.A.B. de C.V.

Consolidated Quarter Income Statements

(Figures in millions of Mexican Pesos)

	Q3-2022	% Sales	Q3-2023	% Sales	Growth %
Sales	**64,758**	***100.0%***	**64,294**	***100.0%***	**-0.7%**
Cost of Sales	49,590	*76.6%*	48,840	*76.0%*	-1.5%
Gross Profit	**15,168**	***23.4%***	**15,454**	***24.0%***	**1.9%**
Operating expenses	9,780	*15.1%*	9,742	*15.2%*	-0.4%
Depreciation and Amortization	1,937	*3.0%*	1,832	*2.8%*	-5.4%
Operating Income	**3,451**	***5.3%***	**3,880**	***6.0%***	**12.4%**
Ebitda	**5,388**	***8.3%***	**5,712**	***8.9%***	**6.0%**
Financial cost	1,286	*2.0%*	1,118	*1.7%*	-13.0%
Income from associates and JV	18	*0.0%*	31	*0.0%*	69.0%
Income Before Taxes	**2,184**	***3.4%***	**2,792**	***4.3%***	**27.9%**
Income Taxes	717	*1.1%*	857	*1.3%*	19.6%
Consolidated Net Income	**1,467**	***2.3%***	**1,935**	***3.0%***	**31.9%**

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Grupo Comercial Chedraui, S.A.B. de C.V.

Consolidated Income Statements

(Figures in millions of Mexican Pesos)

	9M 2022	*% Sales*	9M 2023	*% Sales*	Growth %
Sales	189,303	100.0%	193,298	100.0%	2.1%
Cost of Sales	145,826	77.0%	147,888	76.5%	1.4%
Gross Profit	43,477	23.0%	45,409	23.5%	4.4%
Operating expenses	27,994	14.8%	28,469	14.7%	1.7%
Depreciation and Amortization	5,737	3.0%	5,710	3.0%	-0.5%
Operating Income	9,746	5.1%	11,230	5.8%	15.2%
Ebitda	15,483	8.2%	16,940	8.8%	9.4%
Financial cost	3,797	2.0%	3,492	1.8%	-8.1%
Income from associates and JV	56	0.0%	54	0.0%	-3.6%
Income Before Taxes	6,004	3.2%	7,792	4.0%	29.8%
Income Taxes	1,932	1.0%	2,393	1.2%	23.8%
Consolidated Net Income	4,072	2.2%	5,399	2.8%	32.6%

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GRUPO COMERCIAL CHEDRAUI, S. A. B. DE C. V. Y SUBSIDIARIAS

CONSOLIDATED BALANCE SHEETS AS OF SEPTEMBER 30, 2023, 2022

(Figures in thousands of mexican pesos)

	September 2022	%	September 2023	%	Differences $	Differences %
Assets						
Current assets						
Cash and cash equivalents	5,791,588		7,174,894		1,383,306	23.9
Trade accounts receivables	94,241		132,723		38,481	40.8
Other currents receivable	2,370,948		1,116,741		-1,254,207	-52.9
Current tax assets, current	3,150,487		4,030,673		880,186	27.9
Current inventories	19,940,876		20,556,295		615,419	3.1
Other current non-financial assets	1,075,297		1,011,404		-63,892	-5.9
Current assets other than non-current assets or disposal group	32,423,437		34,022,730		1,599,294	4.9
Non-current assets or disposal groups classified as held for sale or as held for distribution to owners	95,296		-		-95,296	-100.0
Total current assets	**32,518,733**	**23.4%**	**34,022,730**	**25.1%**	**1,503,997**	**4.6**
Non-current assets						
Other non-current financial assets	388,554		464,272		75,719	19.5
Investments in subsidiaries, joint ventures and associates	991,261		975,240		-16,022	-1.6
Property, plant and equipment	42,492,683		43,479,666		986,984	2.3
Investment property	10,995,934		11,294,064		298,130	2.7
Right-of-use assets that do not meet definition of investment property	39,991,733		34,332,158		-5,659,575	-14.2
Goodwill	5,381,715		5,389,339		7,624	0.1
Intangible assets other than goodwill	4,872,336		4,074,001		-798,334	-16.4
Deferred tax assets	248,656		254,654		5,998	2.4
Other non-current non-financial assets	863,599		903,308		39,709	4.6
Financial derivative instrument	294,898		217,979		-76,919	-26.1
Total non-current assets	**106,521,368**	**76.6%**	**101,384,682**	**74.9%**	**-5,136,685**	**-4.8**
Total assets	**139,040,101**	**100.0%**	**135,407,413**	**100.0%**	**-3,632,688**	**-2.6**
Equity and liabilities						
Liabilities						
Current liabilities						
Trade accounts payable	24,719,801		25,937,244		1,217,442	4.9
Other short-term accounts payable	5,243,395		5,810,927		567,532	10.8
Current tax liabilities, current	425,074		714,873		289,799	68.2
Other current financial liabilities	22,743		25,305		2,562	11.3
Current lease liabilities	2,585,034		1,977,049		-607,986	-23.5
Other current non-financial liabilities	126,506		102,882		-23,624	-18.7
Current provisions						
Current provisions for employee benefits	2,356,505		2,036,527		-319,978	-13.6
Other current provisions	384,379		311,272		-73,107	-19.0
Total current provisions	2,740,885		2,347,799		-393,085	-14.3
Total current liabilities	**35,863,438**	**25.8%**	**36,916,079**	**27.3%**	**1,052,640**	**2.9**
Non-current liabilities						
Long Term Bank debt	14,214,060		9,144,521		-5,069,539	-35.7
Other non-current financial liabilities	2,558,439		1,811,171		-747,268	-29.2
Non-current lease liabilities	43,020,448		38,084,297		-4,936,151	-11.5
Other non-current non-financial liabilities	256,808		125,963		-130,845	-51.0
Non-current provisions						
Non-current provisions for employee benefits	2,656,837		2,197,375		-459,462	-17.3
Deferred tax liabilities	3,635,333		3,407,005		-228,328	-6.3
Total non-current liabilities	**66,341,925**	**47.7%**	**54,770,331**	**40.4%**	**-11,571,594**	**-17.4**
Total liabilities	**102,205,364**	**73.5%**	**91,686,410**	**67.7%**	**-10,518,954**	**-10.3**
Equity						
Issued capital	252,119		252,119		0	0.0
Share premium	3,742,289		3,939,267		196,978	5.3
Treasury shares	408,825		469,510		60,685	14.8
Retained earnings	32,250,167		38,699,668		6,449,502	20.0
Other reserves	759,118		868,066		108,948	14.4
Total equity attributable to owners of parent	**36,594,868**	**26.3%**	**43,289,611**	**32.0%**	**6,694,742**	**18.3**
Non-controlling interests	**239,868**	**0.2%**	**431,392**	**0.3%**	**191,523**	**79.8**
Total equity	**36,834,737**	**26.5%**	**43,721,002**	**32.3%**	**6,886,265**	**18.7**
Total equity and liabilities	**139,040,101**	**100.0%**	**135,407,413**	**100.0%**	**-3,632,688**	**-2.6**

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GRUPO COMERCIAL CHEDRAUI, S. A. B. DE C. V. Y SUBSIDIARIAS

CONSOLIDATED STATEMENTS OF CASH FLOWS FOR THE PERIODS ENDED SEPTEMBER 30, 2023 AND 2022

FIGURES IN THOUSANDS OF PESOS

	September 2022	September 2023
Cash flows from (used in) operating activities		
Profit (loss)	4,072,021	5,399,444
Adjustments to reconcile profit (loss)		
+ Adjustments for income tax expense	1,932,325	2,392,889
+ (-) Adjustments for finance costs	2,355,817	1,971,305
+ Adjustments for depreciation and amortisation expense	5,731,764	5,710,108
+ (-) Adjustments for losses (gains) on disposal of non-current assets	13,324	2,454
+ (-) Participation in associates and joint ventures	-55,535	-53,548
+ (-) Adjustments for decrease (increase) in inventories	-2,136,815	-279,948
+ (-) Adjustments for decrease (increase) in trade accounts receivable	1,820,900	326,697
+ (-) Adjustments for decrease (increase) in other operating receivables	-2,994,330	-1,976,475
+ (-) Adjustments for increase (decrease) in trade accounts payable	-2,594,465	-4,054,333
+ (-) Adjustments for increase (decrease) in other operating payables	-1,095,985	-2,232,144
+ Other adjustments for non-cash items	875,662	523,404
Total adjustments to reconcile profit (loss)	**3,852,662**	**2,330,409**
Net cash flows from (used in) operations	**7,924,683**	**7,729,853**
Net cash flows from (used in) operating activities	7,924,683	7,729,853
Cash flows from (used in) investing activities		
+ Proceeds from sales of property, plant and equipment	22,154	114,385
- Purchase of property, plant and equipment	-3,421,967	-5,197,199
- Purchase of intangible assets	-167,404	-99,580
+ Interest received	159,501	395,600
Net cash flows from (used in) investing activities	-3,407,716	-4,786,794
Cash flows from (used in) financing activities		
- Payments to acquire or redeem entity's shares	98,907	-65,724
- Payments of other equity instruments	14,394	42,760
- Repayments of borrowings	-3,125,764	-2,396,252
- Payments of lease liabilities	-1,584,260	-1,542,110
- Dividends paid	-503,644	-899,600
- Interest paid	-2,515,318	-2,366,905
Net cash flows from (used in) financing activities	-7,615,685	-7,227,831
Net increase (decrease) in cash and cash equivalents before effect of exchange rate changes	-3,098,718	-4,284,772
Effect of exchange rate changes on cash and cash equivalents		
Effect of exchange rate changes on cash and cash equivalents	-210,895	-105,835
Net increase (decrease) in cash and cash equivalents	-3,309,613	-4,390,607
Cash and cash equivalents at beginning of period	9,101,201	11,565,501
Cash and cash equivalents at end of period	**5,791,588**	**7,174,894**

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