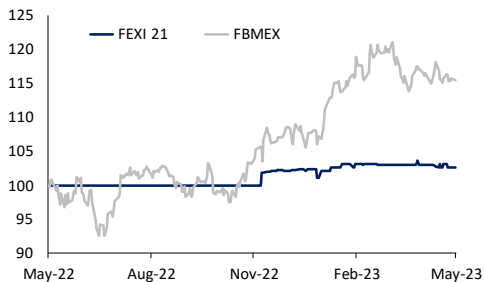


FEXI 21: 1Q23 Results

Revenues benefit from higher traffic and rates; profitability boosted by economies of scale generated by Operadora Quantum; positive

FEXI 21	BUY
Target Price (MXN\$)	\$ 24.50
Expected Dividend	\$ 0.78
Current Price (MXN\$)	\$ 19.50
Min / Max (L12M - MXN\$)	\$ 19.00 - 19.71
Total Return	29.6%
Mkt Cap (Mn of MXN)	22,742
CBFI's Outstanding (Mn)	1,166.3
Float	100.0%
ADTV (6M - MXN\$ Mn)	1.7



Opinion and recommendation

FEXI reported positive 1Q23 results that marginally exceeded our forecasts in terms of revenue and profitability. We reiterate our BUY recommendation with MXN\$24.50/CBFE target price. We still find the valuation of FEXI's certificates attractive as they currently trade at a 21% discount to NAV.

Revenues

Concession revenues reached MXN\$996 million in 1Q23 (slightly above our MXN\$984 million projection), up 10% YoY, which was mainly due to increases in MAYAB (+21%), LIPSA (+28%) and TUCA (14%), supported by higher traffic and rising rates. This was partially offset by the stability in AQSA revenues, whose construction revenues decreased, due to the completion of the Entronque Coroneo, which will begin operations in August 2023. In the case of FEXI, consolidated revenues were also MXN\$996 million, with a 10% rise.

Traffic

The average traffic of the concessions continued to improve with an excellent performance, mainly at AQSA (+18%), which benefited from the implementation of urban traffic regulations on the Mexico Querétaro federal highway, and LIPSA (+17%), due to stronger economic activity in that region. Meanwhile, traffic grew 8% at TUCA, 3% at MAYAB and 4% at ICASAL.

Rates

The rates of all concessions have increased or will increase in line with inflation. Adjustments ranged from 6.2% in AQSA and MAYAB to 7.8% in the case of LIPSA.

May 8th, 2023

Martin Lara
 +5255-6413-8563
 martin.lara@miranda-gr.com

Profitability

Most of the concessions registered higher profitability as a result of rising revenues in conjunction with the economies of scale generated by Operadora Quantum. In this respect, AQSA was the only one with a margin contraction deriving from higher operating and maintenance expenses. On a consolidated basis, FEXI's EBITDA grew 24% to MXN\$798 million (compared to our MXN\$793 million forecast), while the margin expanded to 81.3% (vs. 79.9% estimate), with a stronger-than-expected performance in all units.

Financial structure

FEXI's consolidated debt was MXN\$20.9 billion at the end of the quarter, with a slight 1% reduction annually. LTV increased marginally to 45% in 1Q23, compared to 44% a year earlier, due to the amortization of the concessions. The Fibra continued to comply with the maximum allowed leverage level of 55%.

Possible acquisitions

In its conference call, FEXI mentioned it is analyzing possible asset purchases that meet the characteristics of Fibra E, which we consider to be excellent news. We continue to believe that the Fibra has the operating experience and financial strength to execute such transaction.

FEXI21 - Main Operating Indicators

(January 1st to March 31st figures of each year)	FEXI 21					
	Consolidated	AQSA	MAYAB	ICASAL	LIPSA	TUCA
2023 Traffic	Not available	13,831	3,748	3,321	7,865	6,993
2022 Traffic	Not available	11,755	3,628	3,209	6,712	6,487
Change	Not available	17.7%	3.3%	3.5%	17.2%	7.8%
2023 Rate	Not available	306.55	1,593.97	387.93	129.48	283.91
2022 Rate	Not available	288.45	1,501.21	352.76	103.28	245.40
Change	Not available	6.2%	6.2%	7.8%	7.8%	2.0%
2023 Revenues	996	287	382	191	76	59
2022 Revenues	902	288	316	186	60	52
Change	10%	0%	21%	3%	28%	14%
2023 EBITDA **	798	228	337	165	61	46
2022 EBITDA **	645	189	263	156	46	38
Change	24%	21%	28%	5%	33%	23%
2023 EBITDA Margin	81.3%	83%	88%	86%	80%	78%
2022 EBITDA Margin	77.5%	87%	83%	84%	77%	73%
2023 Total Debt *	20,889*	8,610	3,363	3,995	1,700	664
2022 Total Debt *	21,127*	8,118	3,762	4,033	1,643	741
Change	-1.1%	6.1%	-10.6%	-0.9%	3.5%	-10.4%

Source: FEXI21; * Includes Fair Value; ** Does not include construction revenues or costs

(Figures in Millions of MXN\$)	1Q23	1Q23E	Diff.	1Q22	Change
Revenues	996	984	1.2%	902	10.4%
Operating Profit	364	360	1.2%	250	45.9%
<i>Operating Margin</i>	<i>36.6%</i>	<i>36.6%</i>		<i>27.7%</i>	
EBITDA	798	786	1.5%	645	23.7%
<i>EBITDA Margin</i>	<i>81.3%</i>	<i>79.9%</i>		<i>77.5%</i>	
Financial Gains	158	-138	-214.4%	117	35.3%
Financial Cost	-599	-613	-2.3%	-610	-1.8%
Net Profit	-77	-391	-80.4%	-243	-68.5%

DISCLAIMER

The current report was prepared by Miranda Global Research ("Miranda GR") for Vector Casa de Bolsa, S.A. de C.V. The information is presented in summarized form and is not meant to be complete. There are no declarations or guarantees, expressed or implicit, in respect to the accuracy, impartiality or integrity of the information.

Miranda GR, in accordance to applicable legislation, has made sure that the presented personalized recommendation is reasonable to the client, as it has verified congruency between the client's profile and the profile of the financial product. Under no circumstance should it be understood that the fulfillment of the previously mentioned recommendation, guarantees the result or the success of the proposed strategies in the presented document.

The information included in this presentation was obtained from public and/or private sources. Projections or previsions included in this presentation, are a generalized recommendation and are based on subjective assumptions and estimations about events and circumstances that have not yet happened and are subjected to significant variations. Therefore, it is not possible to guarantee that any of the results included in the current report will happen in the future, in other words, it does not guarantee the result or the success of the posed strategies.

This report has been prepared solely with informational purposes. No declarations are made in respects to precision, sufficiency, veracity or accuracy of the information and opinions hereby included. Miranda GR will not answer (either because of negligence or for any other reason) for any damage or detriment derived or related to the use of this report or its content, or any connection to the report. Miranda GR is not responsible for the use or association with this report, including but not limited to, any declaration, expressed or implicit or guarantees or omissions included in this information.

This report is based on facts and/or events that have happened up to this date, consequently any future facts and/or events can impair the conclusions hereby expressed. Miranda GR does not assume any responsibility to update, review, rectify or invalidate this report based on any future occurrence.

The opinions related to this report eventually expressed by Miranda GR, should be considered only as suggestions/recommendations to better operate various topics related to the presentation.

This report and its contents are property of Miranda GR and cannot be reproduced or broadcast in part or in its entirety without the previous written consent of Miranda GR.

Miranda Global Research receives fees from Fibra Exi (FEXI) for independent analyst services. Companies or Fibras under coverage will have no right or opportunity to exert any influence on opinions, projections, recommendations, and/or target prices expressed hereby by Miranda GR.
