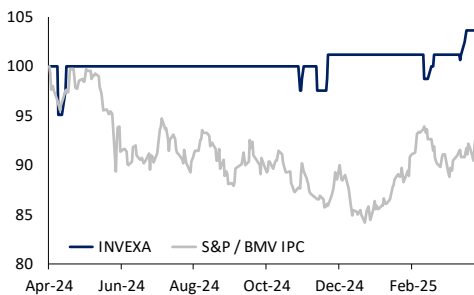


INVEX: 1Q25 Results

Excellent results with higher-than expected net profits of MXN\$1.89 billion; appoints new CEO

INVEX A	BUY
Target Price (MXN\$)	\$ 140.00
Current Price (MXN\$)	\$ 85.00
Min / Max (L12M)	\$80.00 - 85.00
Expected Dividend (MXN\$)	\$ 0.57
Expected Return	65.4%
Market Cap (MXN\$ Mn)	13,864
Outstanding Shares (Mn)	163.1
Float	66.7%
6-month ADTV (MXN\$ Mn)	\$ 1.0



Opinion and recommendation

INVEX Controladora reported excellent 1Q25 results with higher-than-expected net profits of MXN\$1.89 billion thanks to extraordinary gains it generated with the start-up of Ammper's first infrastructure project and the partial sale of GANA, in addition to a strong performance from other operations.

INVEX Controladora announced the appointment of Juan Bautista Guichard Cortina as its new CEO. He has 15 years of experience at INVEX, having served as Ammper's CEO since 2016 and CEO of INVEX Capital since 2020.

We are raising our target price to MXN\$140.00/share, from MXN\$126.00/share, after including these quarterly results into our model. We continue to believe that INVEX's outlook is favorable. Furthermore, its shares trade at low multiples (P/BV of 0.9x and estimated P/E of 4.8x), which are below those of its peers.

1Q25 Results

INVEX Controladora's net profits reached MXN\$1.88 billion with a 50% ROE in 1Q25, exceeding our projection of MXN\$1.767 billion with a 47% ROE. It continued to reduce leverage at the holding company level to 1.17x, from 1.18x.

The highlights of the quarter were:

- In the financial business, the total portfolio grew +20% YoY to MXN\$45.4 billion, driven by a significant 35% YoY increase in the consumer portfolio, which offset the slight 1% rise in the commercial portfolio. The NPL ratio increased marginally to 2.3% at the end of 1Q25, also driven by the consumer portfolio growth. Trust assets increased 8%, but assets under custody fell 2%;

- Ampper recorded an extraordinary profit of approximately MXN\$700 million due to the start of operations of its first electric infrastructure project. It has two other projects under development. In addition, energy supply increased 27% YoY to a record level of 1,026 GWhr due to new connected loads and higher demand in Mexico and Texas;
- Investment promotion reported a MXN\$1.56 billion extraordinary gain with the partial sale of GANA, receiving 77 million FMX23 CBFes. Infrastructure projects distributed MXN\$16 million in the quarter.

(Figures in MXN\$ Mn)	1Q25	1Q25E	Diff.	1Q24	Change
Financial Margin	368	1,568	-76.5%	1,181	-68.8%
Provisions	-971	-905	7.3%	-724	34.1%
Adjusted Financial Margin After Provisions	-603	663	-190.9%	457	-231.9%
Commissions Collected	1,687	1,670	1.0%	1,152	46.4%
Commissions Paid	-280	-286	-2.2%	-229	22.3%
Trading Results	1,421	201	607.0%	184	672.3%
Other Operating Gains (Expenses)	1,383	2,000	-30.9%	96	1340.6%
Administration and Promotion Expenses	-1,805	-1,661	8.7%	-1,329	35.8%
Operating Result	1,803	2,587	-30.3%	331	444.7%
Participation in Associates' Results	1,700	165	930.3%	190	794.7%
Pre-Tax Profit	3,503	2,752	27.3%	521	572.4%
Taxes	-1,065	-468	127.6%	-163	553.4%
Tax Rate	30.4%	17.0%		31.3%	
Results Before Minority Interest	2,438	2,284	6.7%	358	581.0%
Minority Interest	-550	-517	6.3%	9	-6211.1%
Net Profit	1,888	1,767	6.8%	367	414.4%

Sum-of-the-Parts Valuation

	2025E Equity	P/BV Multiple (x)		% of Invex	Estimated Market Value
Financial Services	13,139	1.2		100%	15,765
	2025E EBITDA	EV/EBITDA Multiple (x)	Total Debt	% of Invex*	Estimated Market Value
Energy	593	15.0	-	100%	8,890
Gana	1,300	14.0	1,300	15%	1,767
Itzoil	910	11.7	2,841	26%	2,063
FMX23 CBFÉ's				76%	1,616
Other					135
Sum-of-the-Parts					30,235
Corporate Debt					4,378
Estimated Market Value					25,857
Outstanding Shares					163
Estimated Price Per Share					\$ 158.53
Liquidity Discount					12%
Adjusted Price Per Share					\$ 140.00
Current Price Per Share					\$ 85.00
Premium (Discount)					-39.3%

RESULTS BY BUSINESS UNIT							
(Figures in MXN\$ Mn)	2024	2025E	2026E	2027E	2028E	2029E	2030E
Operating Revenues	21,971	26,383	30,009	33,166	36,200	39,515	43,135
Financial Services	11,321	12,475	14,711	16,337	17,689	19,152	20,736
Energy	10,650	13,908	15,298	16,828	18,511	20,362	22,398
Pre-Tax Profit	3,436	6,364	4,285	4,797	5,272	5,796	6,372
Financial Services	2,696	2,640	3,114	3,458	3,745	4,054	4,390
Energy	531	1,943	849	984	1,138	1,313	1,511
Investments: Infrastructure and Equity	209	1,782	322	354	390	428	471
INCOME STATEMENT							
(Figures in MXN\$ Mn)	2024	2025E	2026E	2027E	2028E	2029E	2030E
Interest Gains	21,539	24,940	28,341	30,046	31,851	34,042	36,694
Interest Expenses	- 17,306 -	- 19,849 -	- 20,216 -	- 20,864 -	- 21,950 -	- 23,368 -	- 25,188
Financial Margin	4,233	5,091	8,126	9,182	9,901	10,675	11,506
Provisions	- 3,330 -	- 4,102 -	- 4,440 -	- 4,795 -	- 5,179 -	- 5,593 -	- 6,041
Adjusted Financial Margin After Provisions	903	989	3,686	4,387	4,722	5,082	5,465
Commissions Collected	5,686	6,708	7,345	8,080	8,888	9,777	10,754
Commissions Paid	- 1,074 -	- 1,336 -	- 1,550 -	- 1,747 -	- 1,957 -	- 2,192 -	- 2,455
Trading Results	2,190	1,842	590	623	657	693	731
Other Operating Gains (Expenses)	686	2,253	1,286	1,430	1,574	1,718	1,862
Administration and Promotion Expenses	- 6,292 -	- 7,392 -	- 8,132 -	- 8,945 -	- 9,839 -	- 10,823 -	- 11,906
Operating Result	2,099	3,064	3,225	3,827	4,044	4,254	4,452
Participation in Associates' Results	755	2,293	788	827	869	912	958
Pre-Tax Profit	2,854	5,357	4,013	4,655	4,913	5,166	5,410
Taxes	- 858 -	- 1,621 -	- 1,204 -	- 1,396 -	- 1,474 -	- 1,550 -	- 1,623
Results Before Minority Interest	1,996	3,736	2,809	3,258	3,439	3,616	3,787
Minority Interest	- 73 -	- 843 -	- 634 -	- 735 -	- 776 -	- 816 -	- 854
Net Profit	1,923	2,893	2,175	2,523	2,663	2,800	2,933
BALANCE SHEET							
(Figures in MXN\$ Mn)	2024	2025E	2026E	2027E	2028E	2029E	2030E
TOTAL ASSETS	192,334	238,671	257,182	277,139	298,677	321,945	347,108
Loan Portfolio	45,040	53,833	60,294	67,530	75,634	84,712	94,878
Stage 1 Loan Portfolio	42,651	51,181	57,323	64,202	71,906	80,535	90,199
Stage 2 Loan Portfolio	1,395	1,507	1,687	1,890	2,117	2,371	2,655
Stage 3 Loan Portfolio	1,032	1,187	1,329	1,489	1,667	1,867	2,092
Deferred Items	- 38 -	- 42 -	- 46 -	- 51 -	- 56 -	- 61 -	- 67
Provisions	- 2,505 -	- 3,084 -	- 3,454 -	- 3,869 -	- 4,333 -	- 4,853 -	- 5,435
Loan Portfolio (Net)	42,535	50,749	56,839	63,661	71,301	79,859	89,443
TOTAL LIABILITIES	177,000	225,715	242,151	261,093	281,485	303,479	327,246
Traditional Deposits	53,527	61,858	67,806	74,346	81,536	89,443	98,141
ST Deposits	7,091	8,835	9,377	9,952	10,563	11,211	11,899
LT Deposits	42,892	49,326	54,505	60,228	66,552	73,540	81,262
Credit Instruments Issued	3,543	3,696	3,923	4,164	4,420	4,691	4,979
Global Deposit Account w/ no Movement	1						
Bank Loans and Other Organisms	7,154	9,000	9,552	10,139	10,761	11,421	12,122
Repo Creditors	100,582	135,936	147,142	159,271	172,400	186,612	201,994
Other Accounts Payable	9,913	12,572	11,277	10,939	10,362	9,549	8,503
Taxes Payable	602	3,459	3,459	3,459	3,459	3,459	3,459
Employee Benefits	496	1,114	1,114	1,114	1,114	1,114	1,114
Deferred Credits and Deposits	150	1,052	1,052	1,052	1,052	1,052	1,052
TOTAL CAPITAL	15,334	18,581	20,656	21,671	22,817	24,091	25,487
Minority Interest	1,230	1,836	2,041	2,141	2,255	2,381	2,519
Shareholder's Equity	14,104	16,745	18,615	19,529	20,562	21,710	22,968

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