grupo éxito

Corporate Presentation

2026

Pública

Statement

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The statements contained in this Presentation relating to the Company's business prospects, operational/financial results projections, the Company's growth prospects and macroeconomic and market estimates are merely forward-looking statements and are based on Management's beliefs, plans and expectations regarding the Company's future. These expectations are highly dependent on changes in the market, the overall economic performance of Colombia, Uruguay and Argentina, industry and international markets and are therefore subject to change.

This Presentation contains forward-looking statements. The words "may," "will," "would," "should," "believe," "anticipate," "desire," "expect," "estimate," "intend," "anticipate," "plan," "predict," "projects," "objectives," and similar words and expressions (or negatives thereof) are intended to identify these forward-looking statements. Forward-looking statements may include forward-looking statements that are merely estimates and not guarantees of future performance. Any forward-looking projections, forecasts, estimates or other statements in this Presentation only illustrate hypothetical performance under specific assumptions of events or conditions and are not reliable indicators of future results or performance.

The figures expressed in Colombian pesos in this presentation follow the short-scale convention. Consequently, billions refer to billions and trillions refer to billions of millions. Figures as of June 30, 2026.

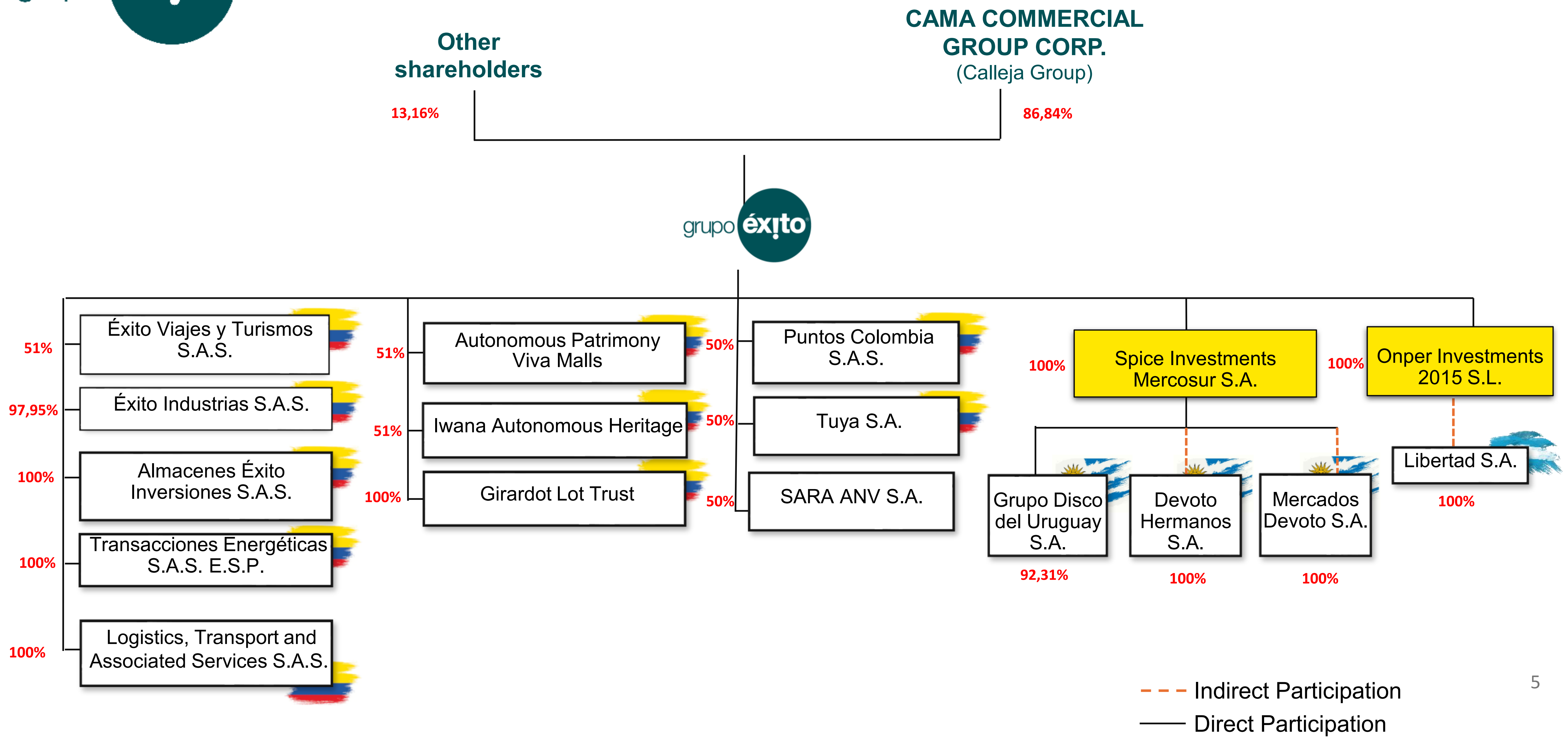
Agenda

1. Shareholder Composition
2. Strategic Overview and Operational Highlights
3. Strategic Evolution
4. Financial Evolution by Country
5. Sustainability Strategy

1. Shareholder Composition

CO | UY | AR

Ownership Structure



Note: Ownership structure as of September 2025.

Management Team

Juan Carlos Calleja

CEO Grupo Éxito

Juan Lucas Vega

General Manager
Colombia

Juan Palacios

General Manager
Uruguay

Ramón Quagliata

General Manager
Argentina

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2. Strategic Overview and Operational Highlights

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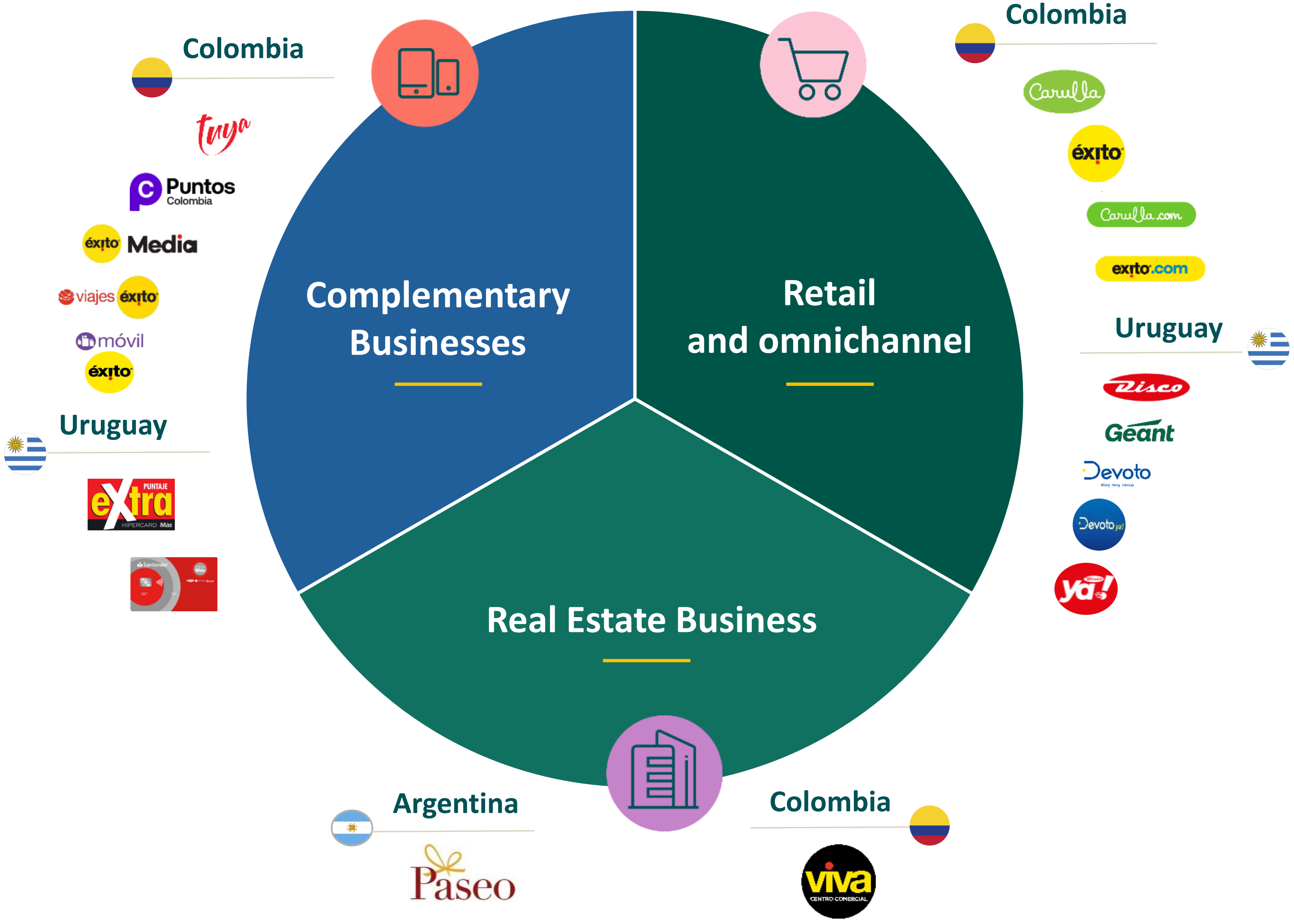
Grupo Éxito ecosystem: a platform to grow, monetize and generate value



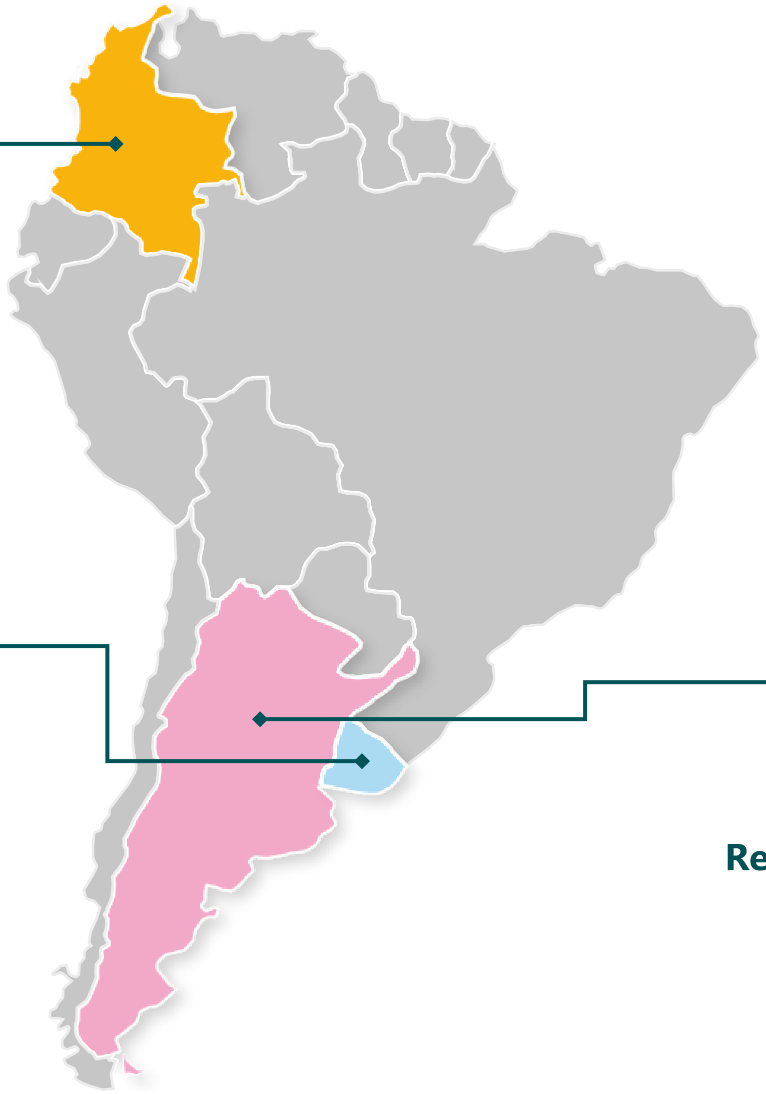
Disciplined execution in the second quarter strengthens performance in the region

Colombia

462 Stores

+7.0% Revenue growth | **+7.7%** SSS

+12.3% Recurring EBITDA | **9,2%** +44 bp EBITDA margin



551 Stores

+9 LTM stores openings, conversions and remodeling

47 Real Estate Assets

Uruguay

89 Stores

+3.8% Revenue Growth[1] | **+3.4%** SSS[1]

+16.1% Recurring EBITDA [1] | **13,1%** +125 bp EBITDA margin

Argentina[2]

-14% Revenue Growth[1] | **-8,9%** -280 bp EBITDA margin

Notes: VMM refers to sales levels in the same store, including the effect of in-store conversions and including the calendar effect impact. (1) Excluding exchange effect. (2) As of June 1, La Anónima operates 12 stores and 1 distribution center + 1 store another strategic partner.

3. Strategic Evolution

CO | UY | AR

Retail and omnichannel: the engine that activates the ecosystem

Retail (Colombia)

Non-Food Sales Growth (World Cup 2026)	+22.5%
Renovation / Conversion[1]	5,680 m²
Investment	COP $9,4 B

SSS by banner

éxito	Carulla	Other[2]
+9.7%	+9.5%	-9.1%

$574 B	14.2%	6.3 M
Omnichannel sales	Participation in sales	Orders (-0.5% vs 2Q25)

Retail (Uruguay)

Sales Growth[3]	4.1%
2 Fresh Market Renovations	2,180 m²
Non-Food Growth [3] (World Cup 2026)	6.6%

SSS by banner[3]

Disco	Devoto	Geant	Others
+2.5%	+4.1%	+5.1%	+2.5%

$33 B	3.0%	64 M
Omnichannel sales	Participation in sales	Express model orders

Note: (1) Interventions carried out 2Q26 (2) The segment includes Retail Sales of the Surtimax, Super Inter and Surtimayorista banners, partners, institutional and third-party sellers, and the sale of real estate development projects (inventory). (3) Excluding exchange effect.

Real estate business as a strategic asset and value generator

Real Estate

33 Assets

97.8% Occupancy rate[1]

+809,000 m^2 Gross leasable area

Project Pipeline

$700 B - 250,000 m^2 Pipeline: commercial + residential projects
- Viva Suba
- Puerta del norte

COP $4,5 B – Viva Villavicencio Entertainment Area Expansion

Real Estate

Project under exploration

+80,000 m^2 Mixed-use project (commercial, residential and offices)

USD +$180 M – Potential Investment

Real Estate

14 Shopping Centers

90.6% Occupancy rate

51.4% Revenue Growth[2]

Where are we going?

1Q26		2Q26
178,861 m^2	→	320,000 m^2
		Commercial + Stores + Distribution Center

USD $30 M – Potential investment to dignify commercial spaces (2 years)

Note: (1) Excluding gross area of commercial concessions. (2) In local currency.

Ecosystem of services, loyalty, data, and business

Complementary Businesses

Puntos Colombia	1 out of every 3	Households
éxito Media	COP $3,4 B	Income
móvil éxito	+600,400	Active lines
tuya	+15%	Sales with card **vs 1H25**
↓ credi éxito	COP $39 B	**+94%** vs 1H25

Complementary Businesses

Santander Más card	65,100	Active cards
Puntaje eXtra Hipercard Más	78.2%	Sales from loyal customers
	5.6%	Sales growth per loyal customer vs 2Q25

4. Financial Evolution by Country

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Operational productivity drives consistent profitability improvement

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2Q26

$4 T — Net sales **+6.6%**

+22.5% Non-Food

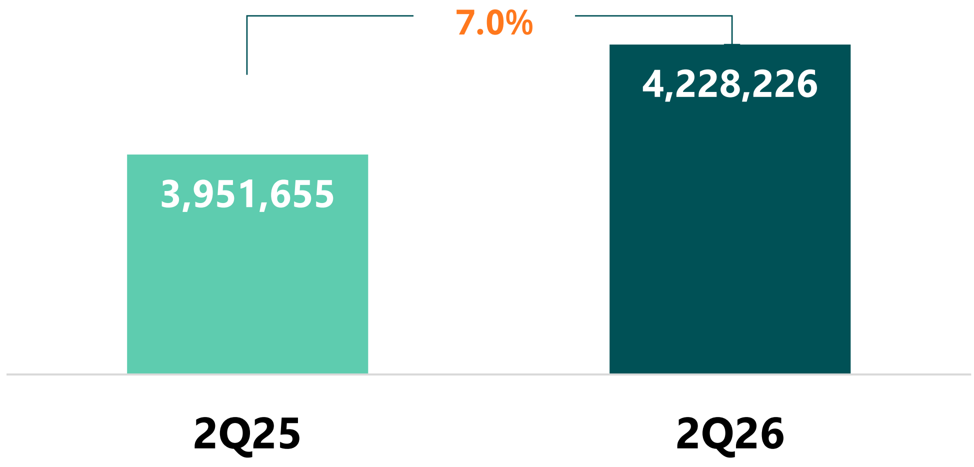
+32% Entertainment

M COP	2Q26	2Q25	% Var	YTD26	YTD25	% Var
Net Revenue	4,228,226	3,951,655	7.0%	8,384,482	7,975,962	5.1%
Gross profit	977,090	893,438	9.4%	1,921,574	1,769,778	8.6%
Margin (%)	*23.1%*	*22.6%*	*50 bps*	*22.9%*	*22.2%*	*73 bps*
Total Expenses	-702,875	-683,188	2.9%	-1,516,186	-1,474,938	2.8%
Margin (%)	*16.6%*	*17.3%*	*-67 bps*	*18.1%*	*18.5%*	*-41 bps*
Recurring Operating Income	274,215	210,250	30.4%	405,388	294,840	37.5%
Margin (%)	*6.5%*	*5.3%*	*116 bps*	*4.8%*	*3.7%*	*114 bps*
Recurring EBITDA	390,685	347,917	12.3%	652,203	575,295	13.4%
Margin (%)	*9.2%*	*8.8%*	*44 bps*	*7.8%*	*7.2%*	*57 bps*

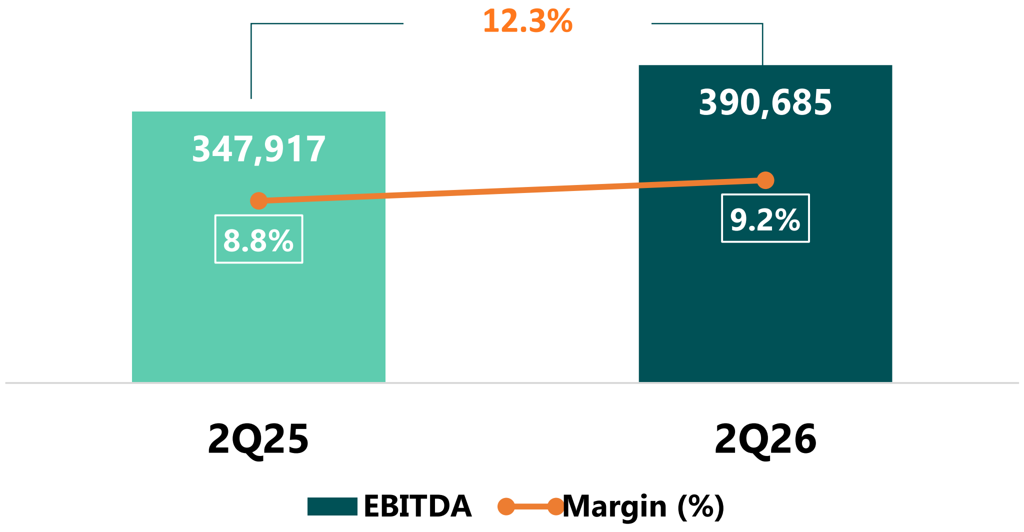
Main drivers

- **Gross margin:** +50 bps driven by the contribution of complementary businesses and better sales dynamics leveraged by the Gross Margin.
- **Expenses:** Grew by +2.9%, below revenue growth
- **EBITDA:** +44 bps due to an expansion of commercial margin and disciplined execution in spending, mitigating macroeconomic impacts

Net Revenue[1]



Recurring EBITDA[1]



Notes: (1) Figures in millions of COP

Monetization of the assets that strengthen the ecosystem

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Real Estate

+6,9% **Rental Income and Administrative Fees**

+13,6% **Tenant Sales[1]**

Viva Malls[2] :

M COP	2Q26	2Q25	% Var
Net Revenue	131.279	116.598	12,6%
Recurring EBITDA	**102.908**	**91.650**	**12,3%**
Margin (%)	78,4%	78,6%	*-21 bps*

Complementary Business

tuya

Portfolio diversification

Enhanced NPL30 190 bps vs 2025

Associate income:
COP **$6,7 B 2Q26**

Puntos Colombia

9 M
Clients with habeas data
(+9.45% vs. Jun-25)

$ 2,9 B
Associate Income

Note: (1) Excluding sales of Éxito businesses (2) Viva Malls is a joint venture with Fondo Inmobiliario Colombia (FIC) in which Grupo Éxito has a 51% stake and consolidates the business. A lower margin when compared to the calculation of other real estate participants, as our net income includes the adjustment of costs and expenses according to IFRS15.

Uruguay strengthens its profitability with discipline and efficiency, expanding its EBITDA margin by 125 bps

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2Q26

$921 B

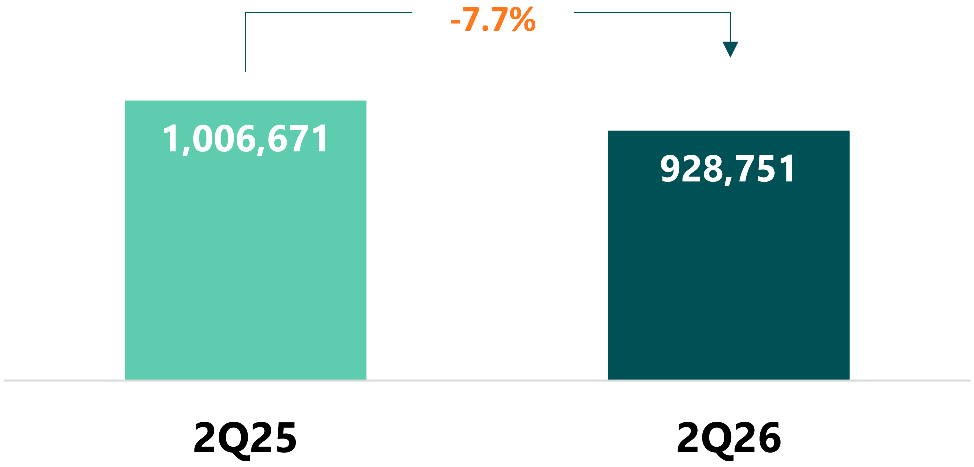
Net sales	Growth Sales Fresh Market	Food
+4.1%[1]	+4.0%	+3.9%

M COP	2Q26	2Q25	% Var	Δ vs 25 Exc. Fx	YTD26	YTD25	% Var	Δ vs 25 Exc. Fx
Net Revenue	928,751	1,006,671	-7.7%	3.8%	2,013,419	2,070,184	-2.7%	4.3%
Gross profit	343,424	366,625	-6.3%	5.5%	759,167	772,459	-1.7%	5.4%
Margin (%)	*37.0%*	*36.4%*	*56 bps*		*37.7%*	*37.3%*	*39 bps*	
Total Expenses	-244,214	-272,727	-10.5%	0.4%	-504,387	-550,939	-8.4%	-1.8%
Margin (%)	*26.3%*	*27.1%*	*-80 bps*		*25.1%*	*26.6%*	*-156 bps*	
Recurring Operating Income	99,210	93,898	5.7%	20.7%	254,780	221,520	15.0%	23.4%
Margin (%)	*10.7%*	*9.3%*	*135 bps*		*12.7%*	*10.7%*	*195 bps*	
Recurring EBITDA	121,939	119,573	2.0%	16.1%	301,302	271,767	10.9%	19.0%
Margin (%)	*13.1%*	*11.9%*	*125 bps*		*15.0%*	*13.1%*	*184 bps*	

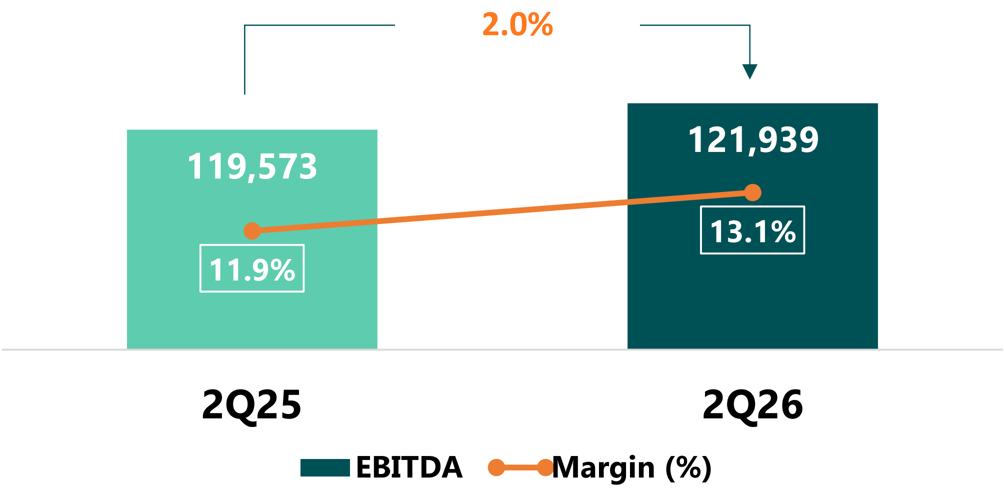
Main drivers

- **Gross margin:** +56 bps driven by logistics efficiencies and shrinkage and damage
- **Expenses:** +80 bp due to optimization plans implemented in the quarter
- **EBITDA:** The growth in gross margin and the dilution of expenses allowed an improvement in the EBITDA margin, which stands at 13.1%.

Net Revenue[2]



Recurring EBITDA[2]



Notes: (1) Excluding exchange effect. (2) Figures in millions of COP.

Retail restructuring allows the Group to start a new phase in capturing real estate value

2Q26

$16,8 B — **Real Estate Income**

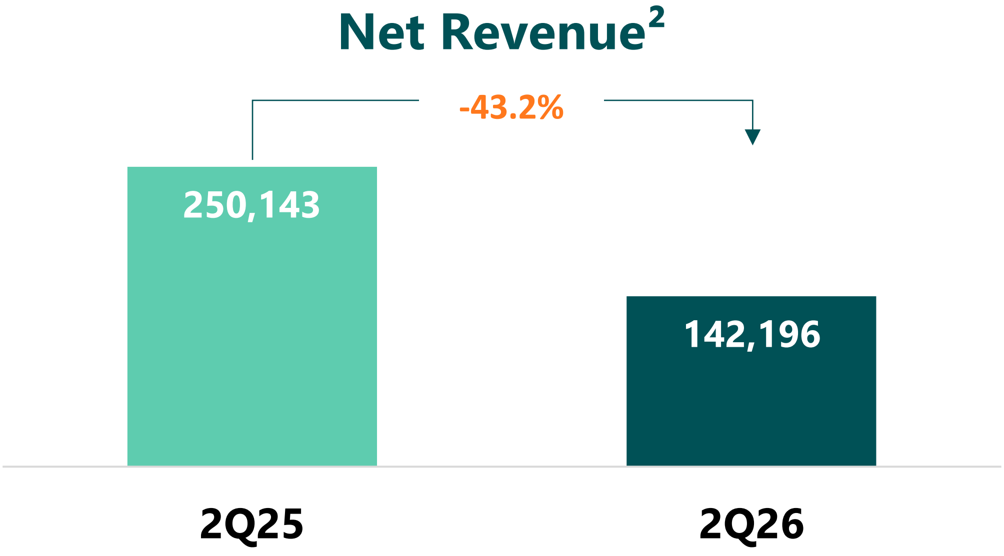
▲ +51.4%[1] vs. 2Q25

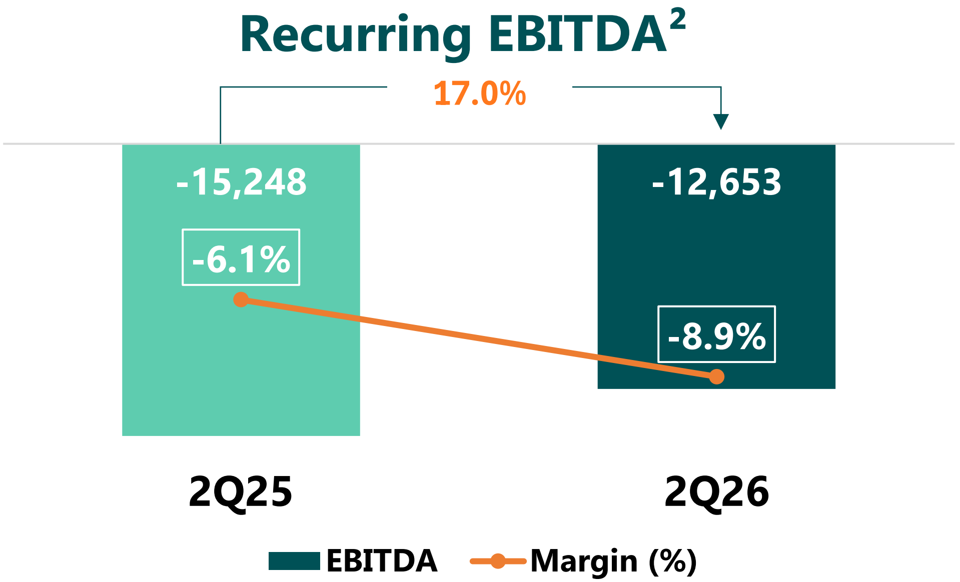
M COP	2Q26	2Q25	% Var	Δ vs 25 Exc. Fx	YTD26	YTD25	% Var	Δ vs 25 Exc. Fx
Net Revenue	142,196	250,143	-43.2%	-14.1%	359,569	566,965	-36.6%	-6.7%
Gross profit	35,865	75,720	-52.6%	-26.9%	100,139	176,319	-43.2%	-16.5%
Margin (%)	*25.2%*	*30.3%*	*-505 bps*		*27.8%*	*31.1%*	*-325 bps*	
Total Expenses	-49,935	-99,194	-49.7%	-22.1%	-133,668	-218,820	-38.9%	-10.1%
Margin (%)	*35.1%*	*39.7%*	*-454 bps*		*37.2%*	*38.6%*	*-142 bps*	
Recurring Operating Income	-14,070	-23,474	40.1%	-5.4%	-33,529	-42,501	21.1%	16.6%
Margin (%)	*-9.9%*	*-9.4%*	*-51 bps*		*-9.3%*	*-7.5%*	*-183 bps*	
Recurring EBITDA	-12,653	-15,248	17.0%	27.1%	-22,754	-23,672	3.9%	42.8%
Margin (%)	*-8.9%*	*-6.1%*	*-280 bps*		*-6.3%*	*-4.2%*	*-215 bps*	

Main drivers

- **Revenues:** The growth in revenues from the real estate business partially mitigates the lower trend in retail and exchange rates.
- **Expenses:** Reduction of expenses during the transition of the operating model.

Notes: Retail in Argentina operated until June 1, 2026. (1) Excluding exchange effect. (2) Figures in millions of COP





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Consolidated Financial Results

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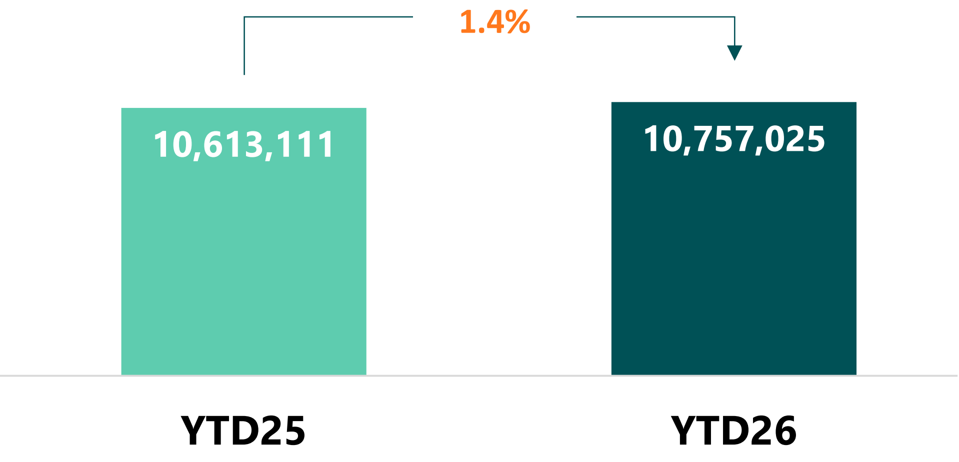
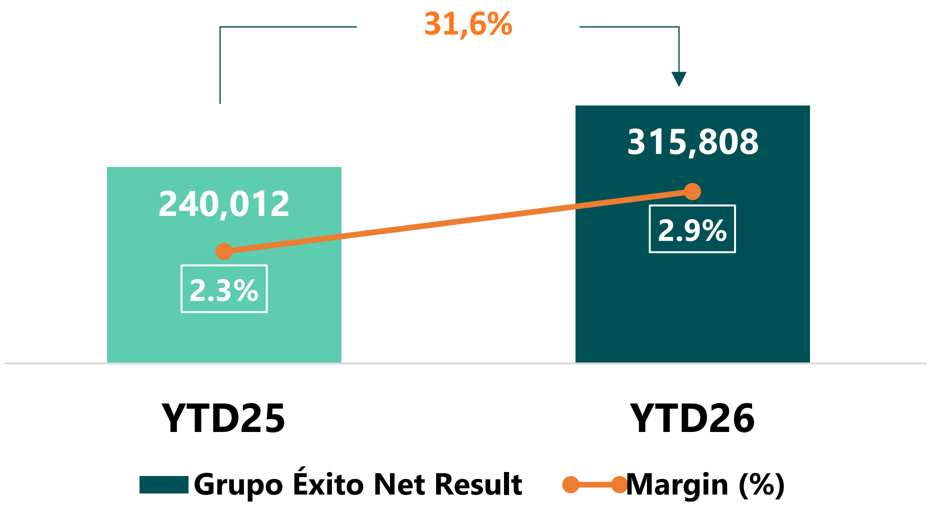
The Group maintains profitability expansion, despite the transitory impact of the closing of the Retail operation in Argentina

M COP	2Q26	2Q25	% Var	Δ vs 25 Exc. Fx	YTD26	YTD25	% Var	Δ vs 25 Exc. Fx
Net Revenue	5,299,168	5,208,469	1.7%	5.7%	10,757,025	10,613,111	1.4%	4.5%
Gross profit	1,356,402	1,335,783	1.5%	6.8%	2,780,720	2,718,556	2.3%	6.5%
Margin (%)	*25.6%*	*25.6%*	*-5 bps*		*25.9%*	*25.6%*	*24 bps*	
Total Expenses	-997,047	-1,055,109	-5.5%	0.6%	-2,154,081	-2,244,698	-4.0%	0.8%
Margin (%)	*18.8%*	*20.3%*	*-144 bps*		*20.0%*	*21.2%*	*-113 bps*	
Recurring Operating Income	359,355	280,674	28.0%	29.2%	626,639	473,858	32.2%	32.6%
Margin (%)	*6.8%*	*5.4%*	*139 bps*		*5.8%*	*4.5%*	*136 bps*	
Recurring EBITDA	499,971	452,242	10.6%	12.6%	930,751	823,389	13.0%	14.5%
Margin (%)	*9.4%*	*8.7%*	*75 bps*		*8.7%*	*7.8%*	*89 bps*	
Grupo Éxito Net Result	156,186	146,865	6.3%	7.6%	315,808	240,012	31.6%	30.7%
Margin (%)	*2.9%*	*2.8%*	*13 bps*		*2.9%*	*2.3%*	*67 bps*	

Net Revenue[1]



Net Result[1]



Main drivers

- **Recurring EBITDA:** grew 14.5% excluding FX, reaching $931 billion, with a margin expansion of 89 bp to 8.7%
- **Net Profit:** growth of 31.6% and margin expansion of 67 bp to 2.9%.
- We closed a positive quarter for the Group, building on solid foundations that will allow us to face the challenges ahead.

Notes: (1) Figures in millions of COP.

5. Sustainability Strategy

Environmental, Social and Governance (ESG) Strategy

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E

We contribute to the protection and care of the planet, its biodiversity, and its natural resources.

- We promote the **circular economy**
- We take action against **climate change**
- We promote **good practices** in sustainable production and trade
- **We educate and mobilize** toward the protection of the environment

S

We work for the nutrition of Colombian children and **promote social development** and collective well-being.

- We work toward the **eradication of chronic child malnutrition** and the mental health of mothers and caregivers
- We care for, recognize, and **promote our people**
- **We cultivate opportunities** hand in hand with our suppliers
- We produce and market **conscious fashion**

G

We strengthen organizational **trust and resilience.** We work to continue being a good neighbor to Colombians.

- We are guided by **good corporate governance practices**
- We act in an **ethical, transpa-rent, and honest** manner
- **We manage risks** and oppor-tunities
- **We generate trust** and value

ESG initiatives to generate value: economic growth, social development and environmental protection

We work for development Integral human

- **36,546 children benefited** in nutrition
- Through our mental health program **Vivir Plenamente,** we provided **1,091 care** to **276 patients.**
- We are present in **24 departments** and **154 municipalities.**
- Grupo Éxito received **international recognition at the Ibero-American Retail Awards, in Spain, for the work in child nutrition led by the Éxito Foundation.**

We care, recognize and promote To our people

- We have a **total of 32,681 employees**
- **14,985 employees** were trained in various skills.
- **319 health promotion activities** for our employees, focused on physical, mental and occupational health, with one with an active participation **reflected in 8,854 attendances.**

We cultivate opportunities and We weave dreams

Through the *Cultivating Opportunities program,* we acquire locally:

- **91.2%** of fruits and vegetables, of which **85% were purchased directly.**
- **98.5%** of meat.
- **92.3%** of seafood and fish.
- **100%** of the eggs.
- **We work hand in hand with 473 national suppliers** from whom we buy

Similarly, through the ***Weaving Dreams*** **program, 95.6% of our textile garments** were purchased locally.

We contribute to protection and care of the planet

4,559 tons of recyclable material collected in the operation. 100% of the resources obtained are allocated to child nutrition projects in Colombia.

CONTACT INFORMATION

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