PLANI GRUPO

Creando valor

SECOND QUARTER RESULTS 2020

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Stock Quote Code: PLANI

Second Quarter Results 2020

PLANIGRUPO Consolidated Results for the Second Quarter of 2020

Mexico City, July 23th, 2020 – Planigrupo Latam, S.A.B. de C.V. and subsidiaries (hereinafter "PLANIGRUPO" or the "Company") (Quote Code on the Mexican Stock Exchange: **PLANI**), is a fully integrated developer, operator and owner of shopping centers, with 45 years of experience in the development, design, construction, commercialization and administration of shopping centers in Mexico. Today, PLANIGRUPO published the results for the second quarter of 2020 (hereinafter "2Q20") and for the six-month period ended June 30, 2020 (hereinafter "6M20").

The figures have been prepared in accordance with IFRS (International Financial Reporting Standards), and are expressed in thousands of Mexican pesos.

The financial results of PLANIGRUPO described in this report have not been audited thus the figures mentioned throughout this report could present adjustments in the future.

This document contains financial and operational measurements, which are not calculated in accordance with IFRS or recognized by them, are expressed in millions of Mexican pesos ("Ps" and / or "$") and are defined below:

- **GLA**, means Gross Leasable Area which corresponds to the area that can be leased within a property.

- **EBITDA**, means Earnings Before Interest, Taxes, Depreciation, and Amortization which is defined as the result of the operating income, *minus* other income (expenses), plus depreciation and amortization.

- **FFO**, means Funds from Operations, which we define as: the result of the net income, *plus* depreciation and amortization, *minus* the change in the value of our investment properties, *minus* participation in the results of companies and associated trusts and other permanent investments, plus expenses related to the purchase of assets, plus (*minus*) the valuation effect of financial instruments and plus (*minus*) deferred income taxes. The "FFO" should not be considered as a substitute for the cash from operating activities.

- **Adjusted FFO,** we define it as FFO minus the recurring capital expenditures for maintenance of our investment properties (capital maintenance expenditure).

- **LTV**, means Loan To Value, a financial term used by financial institutions to express the ratio of a loan in relation to the value of an asset acquired. The term is commonly used by banks and mortgage companies to represent the value owned of a property and what is borrowed. This ratio is obtained by dividing the amount of Net Debt by the value of total assets.

- **Net Debt**, refers to the total balance of the debt *minus* cash and cash equivalents.

- **NOI**, means Net Operating Income that we define as revenue from leases, and property management and leasing commission fees, *net* of the allowances for doubtful accounts, *minus* administration maintenance and security expense, as well as salaries and benefits in addition to the operating personal salaries. The "NOI" should not be considered as a substitute for the operating income line shown in the financial statements. The term "NOI Margin" refers to the result expressed as a resulting percentage, of dividing the NOI by the total revenues, net from the allowance for doubtful accounts.

NOI, NOI margin, EBITDA, EBITDA margin, FFO, Adjusted FFO and LTV are financial measures that are not defined under IFRS. A financial measure not defined under IFRS is generally defined as one that seeks to measure historical or future financial performance, financial position or cash flows, but excludes or includes amounts that would not be adjusted to the most comparable measure of IFRS. NOI, EBITDA, FFO, Adjusted FFO and LTV have limitations as analysis tools and such measures should not be considered, either in isolation or as a substitute for other methods of analyzing our reported results in accordance with IFRS. Because not all companies use identical calculations, the presentation of the NOI, EBITDA, FFO, Adjusted FFO and LTV may not be comparable to other similar measures used by other companies.

OPERATION HIGHLIGHTS

- Following the health emergency declared by the "Secretaria de Salud" (Secretary of Health) on March 31, 2020, which led to the immediate suspension of non-essential activities in the public, private and social sectors, as a strategy to combat the epidemic outbreak caused by the COVID-19 virus, PLANIGRUPO maintains continuous monitoring of the decrees, publications and new regulations at the municipal, state and federal levels, in order to be in compliance in each of our shopping centers, as well as in our corporate buildings.

- We have seen the first operational impacts of this health crisis due to the forced limitation on the movement of people, as well as the mandatory closure of the premises of some of our tenants.

- PLANIGRUPO has implemented measures in all our shopping centers, such as division of entrances and exits, temperature measurement for visitors, placement of rules and recommendations in common areas, among others, to guarantee safe operation within our shopping centers and a healthy environment for our customers.

- PLANIGRUPO reported a total of 814,000 square meters (m²) of Gross Leasable Area (GLA) composed by 36 properties at the end of 2Q20[1], of which 806,000 m² of GLA are in operation and stabilized.

- At the end of 2Q20, the occupancy rate was 93.0%, which considers the stabilized properties[2] and excludes the 15,000 m2 in remodeling of the Urban Village Ciudadela property (formerly known as Urban Village Patria). Without considering the property mentioned above, the occupancy rate at the end of 2Q20 was 93.9%, compared to 2Q19, which was 94.9%.

- The average contractual rental price per square meter at the end of 2Q20 was Ps 160.7.

- As of June 30, 2020, PLANIGRUPO registered approximately 47 million visitors in managed shopping malls, a decrease of approximately 26% compared to the same period of the previous year, which registered approximately 63 million visitors.

- For the last 12 months ended June 30, 2020, PLANIGRUPO registered a cumulative total of 114 million visitors in the shopping malls we manage, a decrease of approximately 5% compared to the same period of the previous year, which registered approximately 120 million visitors.

[1] Regarding the GLA, it includes 15,000 m^2 in restructuration of the Urban Village Ciudadela, it also includes the square meters (m^2) of Paseo Hipódromo, which are in stabilization process.
[2] Does not include the mall in stabilization process Paseo Hipodromo

FINANCIAL HIGHLIGHTS

- Due to the declaration of a health emergency caused by the epidemic outbreak COVID-19, the local authorities of the Municipalities and States where our shopping centers are located, have issued various decrees ordering the temporary closure and suspension of non-essential activities in the public, private and social sectors.

- The first economic impacts of this health crisis have begun to be observed due to the forced limitation on the circulation of people. Some of our tenants have been forced to close their facilities or to partially operate. However, the services provided by some of our tenants have been classified as essential, which has allowed us to continue operating partially in all of our shopping centers.

- Negotiations were carried out with our main financial creditors and a rescheduling of debt service payments was achieved, which allows us to face the temporary economic impact derived from the decrease in rental income that has occurred due to the current market situation.

- The consolidated revenues corresponding to 2Q20 of PLANIGRUPO, including the properties in which we have a non-controlling interest which we manage and operate, reached Ps. 262.1 million, which represents a decrease of 34.2% compared to 2Q19.

- The accumulated consolidated revenues for the 6M20 period, including the positions in which we have a non-controlling interest, which we manage and operate, reached Ps. 678.1 million, which represents a decrease of 14.2% compared to the 6M19 period.

- The consolidated NOI for 2Q20, including the properties in which we have a non-controlling interest, reached Ps. 198.7 million, which represents a decrease of 38.1% compared to 2Q19.

- The cumulated consolidated NOI with respect to the 6M20 period, including the positions in which we have a non-controlling interest, reached Ps. 539.6 million, which represents a decrease of 14.5% compared to the 6M19 period.

- The consolidated EBITDA for 2Q20, including the properties in which we have a non-controlling interest, reached Ps. 147.8 million, which represents a decrease of 43.5% compared to 2Q19.

- Cumulated consolidated EBITDA compared to the 6M20 period, including the positions in which we have a non-controlling interest, reached Ps. 421.7 million, which represents a decrease of 17.3% compared to 6M19.

- The consolidated financial debt as of June 30, 2020 was Ps. 6,409.2 million.

- The consolidated financial debt, including the properties in which we have a non-controlling interest as of June 30, 2020, was Ps. 6,682.2 million.

COMMENTS FROM THE CEO

Due to the health emergency declared by the "Secretaria de Salud" (Secretary of Health), where the immediate suspension of non-essential activities in the public, private and social sectors was decreed, as a strategy to fight the epidemic outbreak caused by the COVID-19 virus, PLANIGRUPO has implemented actions tending to allow the safe operation of essential activities in our shopping centers, permanently complying with the administrative decrees and signs issued by the municipal, state and federal authorities in each of the communities where we operate.

PLANIGRUPO has prioritized the preservation of long-term relationships with its tenants. Aware of the current market situation, in which commercial operations have been affected by uncontrollable causes, we have evaluated dispensing schemes appropriate to the line of business and cash flow generation capacity of each of our clients. This has led to a decrease in our financial and operating indicators, the effect of which has been partially offset by strict control of expenses and costs, as well as negotiations with our suppliers and financial creditors.

Total accumulated revenues in the first semester of 2020, reached Ps. 678.1 million, generating a decrease of 14.2%. Likewise, the accumulated NOI reached Ps. 539.6 million, generating a decrease of 14.5%. The accumulated EBITDA reached Ps. 421.7 million, obtaining a decrease of 17.3%, said indicators compared to the same period of the previous year.

During the second quarter of 2020, compared to the same quarter of the previous year, total revenues reached Ps. 262.1 million, generating a decrease of 34.2%. Likewise, the NOI reached Ps. 198.7 million, representing a decrease of 38.1%. Additionally, EBITDA reached Ps. 147.8 million, obtaining a decrease of 43.5%, these indicators compared against the second quarter of 2019.

Our occupancy rate in stabilized shopping centers throughout Mexico at the end of the second quarter of 2020 was 93.0%.

The number of visitors from January to June 2020 in our shopping malls was approximately 47 million.

The health emergency has significantly deteriorated the Mexican economy and has caused the forced suspension of activities in a large number of productive sectors, including real estate, of which we are part. In this context, it can be confirmed that PLANIGRUPO maintains a resilient portfolio that has allowed the company to continue its operations, preserving the generation of cash flows in the essentials, mitigating the adverse impact caused by the current environment through a conservative business vision, prudent decision making and effective resource management.

Sincerely,

Elliott Mark Bross Umann
CEO of PLANIGRUPO

PLANIGRUPO BUSINESS

We are a fully integrated real estate developer, owner and operator with 45 years of experience in the development, design, construction, marketing and administration of shopping centers in Mexico. Since the creation of our first construction company in 1975, our team has participated in the acquisition and development of 70 shopping centers. We have controlling interests in 33 commercial centers and non-controlling interests in 3 commercial centers, located in 18 federal entities in Mexico, 35 of which we currently operate and 1 which is still in process of stabilization. We are one of the largest shopping center owners in Mexico.

Our 35 operational and stabilized commercial centers have a total GLA of approximately 806,000 m2 and together with one of our properties in the process of stabilization, we hope to increase our total GLA to approximately 814,000 m2 [3]. Our shopping centers have leading anchor stores in the commercial sector and / or movie theater complexes. At the end of 2Q20 we had approximately 2,000 lease agreements, distributed among more than 900 tenants from various sectors. With the aim of improving the customers' shopping experience, most of our shopping centers also offer various entertainment and food options, as well as services designed to complement the trade offer.

MAIN OPERATING AND FINANCIAL INDICATORS

1) Financial Indicators

These metrics and adjustments are not defined by IFRS; therefore, they do not represent a financial analysis of our results in accordance with IFRS, and are shown only to measure the company's operating performance.

The following tables present a summary of our main financial indicators for 2Q20 and 2Q19 and for the six-month periods ended June 30, 2020 and 2019, respectively, of the financial information that includes the results of our controlling interest and non-controlling positions:

	6M 2020 [1]	6M 2019 [1]	Var. %	2Q 2020 [1]	2Q 2019 [1]	Var. %
Total revenues	**678,117**	**790,372**	**(14.2%)**	**262,128**	**398,628**	**(34.2%)**
Allowance for doubtful accounts	**(11,841)**	**(6,968)**	**69.9%**	**(8,832)**	**(3,274)**	**169.8%**
Total revenues, net	**666,276**	**783,404**	**(15.0%)**	**253,296**	**395,354**	**(35.9%)**
NOI	**539,594**	**630,991**	**(14.5%)**	**198,702**	**320,961**	**(38.1%)**
NOI Margin[2]	**81.0%**	**80.5%**	**0.5%**	**78.4%**	**81.2%**	**(2.8%)**
EBITDA	**421,735**	**509,801**	**(17.3%)**	**147,798**	**261,437**	**(43.5%)**
EBITDA Margin[2]	**63.3%**	**65.1%**	**(1.8%)**	**58.3%**	**66.1%**	**(7.8%)**
FFO[3]	**199,311**	**148,187**	**34.5%**	**103,201**	**78,086**	**32.2%**
Adjusted FFO[3]	**194,275**	**131,414**	**47.8%**	**100,075**	**69,017**	**45.0%**

[1] The results of positions with controlling and non-controlling participation, which we manage and operate, are included proportionally.
[2] NOI and EBITDA margin, refers to the result expressed as a percentage resulting from dividing the NOI or EBITDA by the total net income of the allowance for doubtful accounts estimate.
[3] Non-paid accrued interests derived from rescheduling of debt service payments, which represent an accumulation of liabilities that will be gradually settled starting on September 2020.

[3] Includes 15,000 m2 in remodeling of the Urban Village Ciudadela. They also include the m2 of Paseo Hipódromo, which is in the stabilization process.

NOI RECONCILIATION

	6M 2020 [1]	6M 2019 [1]	Var. %	2Q 2020 [1]	2Q 2019 [1]	Var. %
NOI						
Revenue from leases	670,718	778,203	(13.8%)	259,116	391,792	(33.9%)
Property management and leasing commission fees	7,399	12,169	(39.2%)	3,012	6,835	(55.9%)
Allowance for doubtful accounts	(11,841)	(6,968)	69.9%	(8,832)	(3,274)	169.8%
Administration, maintenance and security expenses	(100,628)	(125,176)	(19.6%)	(41,961)	(61,463)	(31.7%)
Operating personnel salaries	(26,054)	(27,237)	(4.3%)	(12,633)	(12,929)	(2.3%)
NOI	**539,594**	**630,991**	**(14.5%)**	**198,702**	**320,961**	**(38.1%)**
NOI Margin[2]	**81.0%**	**80.5%**	**0.5%**	**78.4%**	**81.2%**	**(2.8%)**

[1] The results of positions with controlling and non-controlling participation, which we manage and operate, are included proportionally.
[2] NOI margin refers to the result expressed as the percentage resulting from dividing the NOI by the total net income of the allowance for doubtful accounts estimate.

EBITDA RECONCILIATION

	6M 2020 [1]	6M 2019 [1]	Var. %	2Q 2020 [1]	2Q 2019 [1]	Var. %
EBITDA						
Total revenues	678,117	790,372	(14.2%)	262,128	398,627	(34.2%)
Operating costs	(110,479)	(134,957)	(18.1%)	(46,615)	(66,382)	(29.8%)
Operating expenses	(163,032)	(165,728)	(1.6%)	(74,877)	(85,850)	(12.8%)
Other (expenses) income, net	(149,986)	121,740	(223.2%)	(30,601)	121,454	(125.2%)
Operating income	254,620	611,427	(58.4%)	110,035	367,849	(70.1%)
Change in the fair value of investment properties	153,314	(115,546)	(232.7%)	30,814	(114,053)	(127.0%)
Depreciation and amortization	13,801	13,920	(0.9%)	6,949	7,641	(9.1%)
EBITDA	**421,735**	**509,801**	**(17.3%)**	**147,798**	**261,437**	**(43.5%)**
EBITDA Margin[2]	**63.3%**	**65.1%**	**(1.8%)**	**58.3%**	**66.1%**	**(7.8%)**

[1] The results of positions with controlling and non-controlling participation, which we manage and operate, are included proportionally.
[2] EBITDA margin refers to the result expressed as the percentage resulting from dividing the EBITDA by the total net income of the allowance for doubtful accounts estimate.

FFO RECONCILIATION

	6M 2020 [1]	6M 2019 [1]	Var. %	2Q 2020 [1]	2Q 2019[1]	Var. %
FFO						
Net income	(35,606)	192,105	(118.5%)	(26,925)	152,104	(117.7%)
Change in the fair value of investment properties	153,314	(115,546)	(232.7%)	30,814	(114,053)	(127.0%)
Depreciation and amortization	13,801	13,920	(0.9%)	6,949	7,641	(9.1%)
Accrued interest	310,601	333,872	(7.0%)	148,697	167,142	(11.0%)
Interest paid	(208,292)	(333,872)	(37.6%)	(46,388)	(167,142)	(72.2%)
Valuation of financial instruments	1,637	36,473	(95.5%)	833	9,128	(90.9%)
Deferred income taxes	(36,144)	21,235	(270.2%)	(10,779)	23,266	(146.3%)
FFO[2]	**199,311**	**148,187**	**34.5%**	**103,201**	**78,086**	**32.2%**
FFO AJUSTADO						
FFO	199,311	148,187	34.5%	103,201	78,086	32.2%
Maintenance CAPEX	(5,036)	(16,773)	(70.0%)	(3,126)	(9,069)	(65.5%)
Adjusted FFO[2]	**194,275**	**131,414**	**47.8%**	**100,075**	**69,017**	**45.0%**

[1] The results of positions with controlling and non-controlling participation, which we manage and operate, are included proportionally.
[2] Non-paid accrued interests derived from rescheduling of debt service payments, which represent an accumulation of liabilities that will be gradually settled starting on September 2020.

LTV

	2Q 2020*	2Q 2019*	Var. %
LTV	**39.8%**	**41.4%**	**(1.6%)**

** Includes properties with controlling interest and in proportion to the non-controlling interest.*

2) Operational Indicators

	June 30 2020 [1]	June 30 2019 [1]	Var. %
Number of properties in operation and stabilized	**35**	**35**	**0.0%**
Gross Leasable Area (GLA)	**806,000**	**806,000**	**0.0%**
Occupancy (1)	**93.0%**	**94.4%**	**(1.4%)**

[1] It includes stabilized properties, with controlling and non-controlling participation and without considering 15,000 m2 in remodeling of Urban Village Ciudadela.

2.1) *Operating Portfolio*

As of 2Q20, PLANIGRUPO has a portfolio of 35 commercial centers in operation and one in the process of stabilization, through various specific purpose vehicles.

The following table includes a description of each of our shopping centers at the end of 2Q20:

COMMERCIAL CENTERS PROPERTIES IN OPERATION AND STABILIZED [1]

Property	State	Year of construction	Opening year	Acquisition date	GLA m2	% of GLA's portfolio	Occupancy rate
Urban Village Ciudadela[2]	Jalisco	2006	2010	December-2014	51,299	6.5%	80%
Galerías del Valle	Baja California	2008	2008	December-2014	34,400	4.4%	93%
Plaza Real Reynosa	Tamaulipas	2005	2005	May-2013	35,856	4.5%	98%
Paseo Santa Catarina	Nuevo León	2005	2006	November-2012	37,605	4.8%	97%
Plaza Palmira	Campeche	2008	2009	May-2013	29,074	3.7%	74%
Plaza Nogalera	Coahuila	2006	2006	October-2013	41,889	5.3%	97%
Gran Plaza Cancún	Quintana Roo	2004	2006	October-2013	26,847	3.4%	98%
Plaza Bella Anáhuac	Nuevo León	2002	2003	May-2013	27,306	3.5%	99%
Paseo Reforma	Tamaulipas	2007	2008	December-2014	40,975	5.2%	97%
Plaza Real Saltillo	Coahuila	1999	2000	May-2013	16,506	2.1%	92%
Plaza Lincoln	Nuevo León	2006	2007	May-2013	27,796	3.5%	86%
Centro Comercial Lago Real	Nayarit	2008	2008	December-2014	26,186	3.3%	97%
Plaza Monumental	Chihuahua	2007	2008	May-2013	17,204	2.2%	94%
Plaza Universidad	Hidalgo	2005	2006	October-2013	17,298	2.2%	96%
Centro Comercial López Mateos	Chihuahua	1995	1995	December-2014	22,039	2.8%	91%
Plaza Las Haciendas	Estado de México	2005	2006	May-2013	16,480	2.1%	91%
Plaza Bella Mexiquense	Estado de México	2006	2006	May-2013	18,774	2.4%	81%
Macroplaza Oaxaca	Oaxaca	2013	2014	March-2013	26,347	3.3%	100%
Plaza San Juan	Querétaro	2012	2013	December-2014	7,506	0.9%	92%
Plaza Bella Huinalá	Nuevo León	2009	2009	October-2013	15,577	2.0%	81%
Centro Comercial Puerta de Hierro	Hidalgo	2006	2006	December-2014	16,299	2.1%	92%
Walmart San Jose del Cabo	Baja California Sur	2010	2010	July-2014	9,891	1.3%	100%
Walmart Ensenada	Baja California	2012	2012	July-2014	9,939	1.3%	100%
Paseo Puebla	Puebla	2013	2013	March-2013	10,747	1.4%	97%
Plaza Reynosa	Tamaulipas	1991	1995	December-2014	10,745	1.4%	86%
Plaza Bella Ramos Arizpe	Coahuila	2008	2008	September 2016	15,583	2.0%	91%
Paseo Solidaridad	Sonora	2015	2016	March-2015	13,077	1.7%	95%
Paseo Alcalde	Jalisco	2014	2016	August-2014	12,212	1.5%	97%
Macroplaza San Luis	San Luis Potosí	2014	2016	November-2014	19,010	2.4%	93%
Punto San Isidro	Jalisco	2008	2009	November-2017	7,958	1.0%	99%
Punto Oriente	Jalisco	2007	2011	November-2017	18,603	2.4%	100%
Urban Village in Garza Sada	Nuevo León	2015	2017	September-2015	27,961	3.5%	88%
Macroplaza Insurgentes[3]	Baja California	2006	2007	December-2006	54,872	6.9%	100%
Macroplaza Estadio[3]	Michoacán	2011	2011	December-2011	17,511	2.2%	97%
Plaza Bella Frontera[3]	Coahuila	2011	2011	December-2011	9,029	1.1%	84%

[1] Includes in redevelopment properties. It does not include Paseo Hipódromo, which is in the process of stabilization.

[2] Does not include approximately 15,000 m2 in UVC redevelopment.

[3] Properties in which we have non-controlling interest.

2.2) Gross Leasable Area and Geographic Distribution

At the end of 2Q20, the 35 commercial centers in operation and stabilized, totaled approximately 806,000 m2 of GLA[4]. Our commercial centers in operation and stabilized, are in 18 Federal Entities in Mexico.

States where Planigrupo manages at least one property.

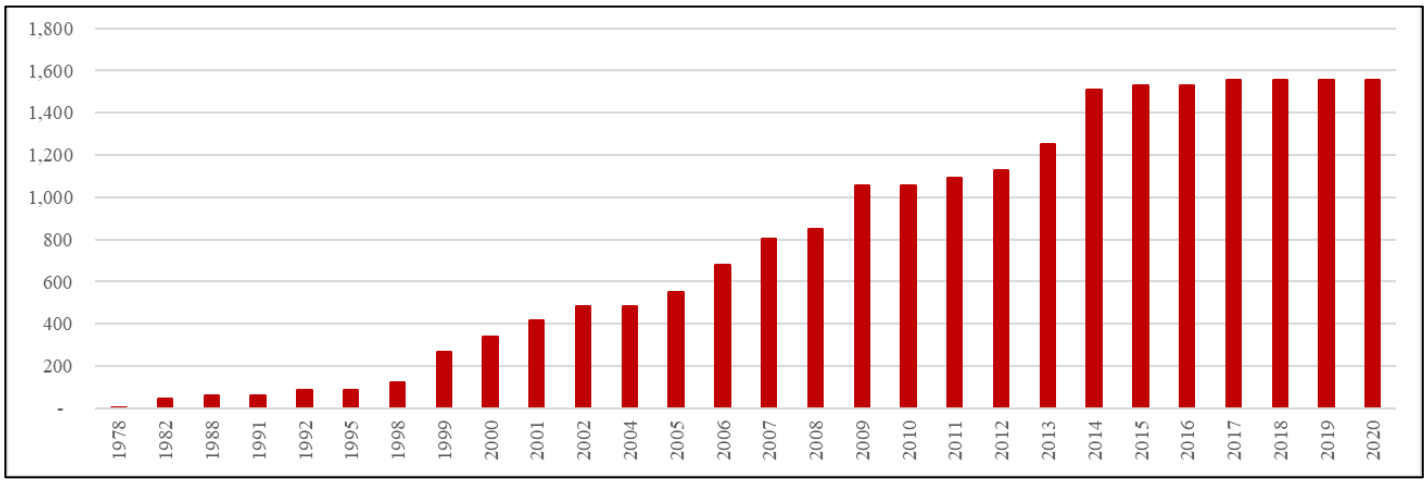
[4] Does not include properties in stabilization process.

2.3) Occupation

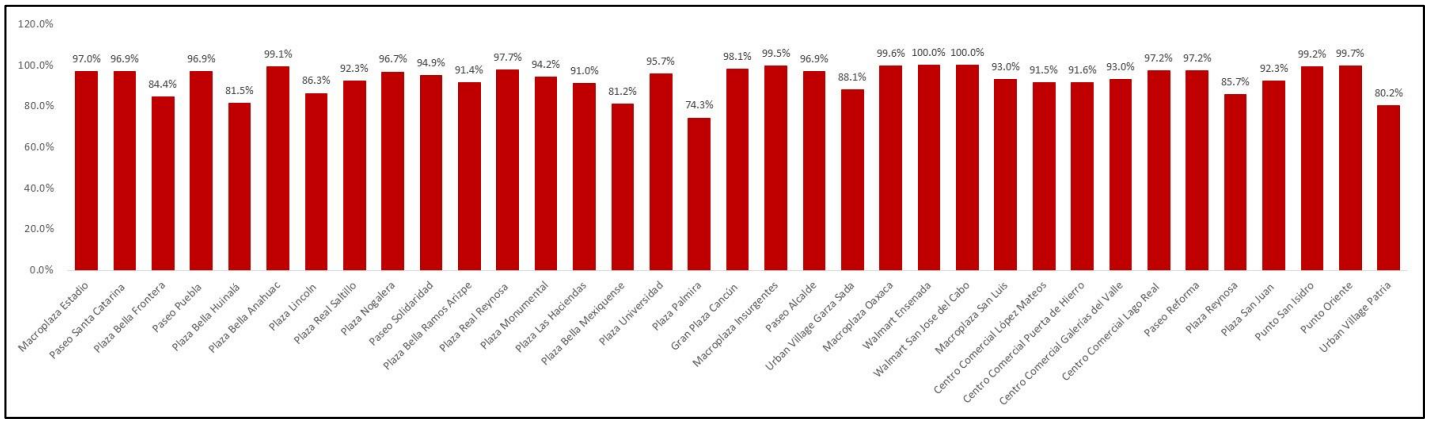
In 2Q20, the occupancy rate was 93.0%, which considers the stabilized properties [5] and excludes the 15,000 m2 in redevelopment of the Urban Village Ciudadela property (formerly known as Urban Village Patria). Without considering the shopping center mentioned above, the occupancy rate would be 93.9%.

The following graphs show the annual evolution of the GLA of the portfolio in a cumulative manner of our commercial centers in operation and stabilized, as well as the percentage of occupancy by place.

GLA of the portfolio in a cumulative manner



% Occupation at property level



[5] Does not include Mall Paseo Hipódromo which is in stabilization process.

2.4) Characteristics of Lease Agreements [6]

As of June 30, 2020, we had approximately 2,000 lease agreements distributed among more than 900 tenants, of which none represents more than 10.0%, except for Grupo Walmart which with its different store layouts represents 23.8% and 17.6% of our GLA and income, respectively. Out of the 35 commercial centers in operation and stabilized, we currently have 23 shopping centers anchored by some Walmart Group layout, 6 shopping centers anchored by some HEB store format and 5 shopping centers anchored by Home Depot. On the other hand, we have Cinemex complexes in 16 shopping centers and Cinépolis complexes in 10 shopping centers. Our tenants of anchor stores or their parent companies are usually tenants with high credit quality.

Some of the characteristics of our lease agreements are: (i) the initial term for most of the lease agreements with our anchor stores is 5 to 10 years forced for both parties, extendable for at least an additional period of the same duration (depending on the maximum period allowed by local legislation), at the choice of the tenant. Additionally, the term for the majority of our lease agreements with non-anchor stores is 2 to 5 years. As of 2Q20, the average lease term remaining (weighted by GLA) for our agreements with non-anchor stores is 2.5 years and with our anchor stores is 8.1 years. The following table details our portfolio of consolidated shopping centers with controlling participation in 2Q20.

Property	State	Year of construction	Opening year	Acquisition date	Revenues from leases 2Q20 (Ps.)[2]	Percentage of revenues from leases	Revenues from leases 6M20(Ps.)[2]	NOI
								6M20 (Ps.)
Urban Village Ciudadela (antes Urban Village Patria)	Jalisco	2006	2010	dec-14	23,745,937	6.32%	40,659,717	29,334,016
Macroplaza del Valle	Baja California	2008	2008	dec-14	26,908,273	7.16%	41,255,982	31,741,519
Plaza Real Reynosa	Tamaulipas	2005	2005	may-13	22,488,388	5.98%	35,798,413	27,125,462
Paseo Santa Catarina	Nuevo León	2005	2006	nov-12	20,172,709	5.37%	31,664,241	25,343,153
Plaza Palmira	Campeche	2008	2009	may-13	9,702,662	2.58%	15,956,583	9,203,593
Plaza Nogalera	Coahuila	2006	2006	oct-13	17,329,060	4.61%	27,949,042	22,470,439
Gran Plaza Cancún	Quintana Roo	2004	2006	oct-13	20,179,512	5.37%	30,148,829	20,915,523
Plaza Bella Anáhuac	Nuevo León	2002	2003	may-13	19,011,385	5.06%	29,524,217	24,788,529
Centro Comercial Paseo Reforma	Tamaulipas	2007	2008	dec-14	24,235,827	6.45%	35,947,211	29,656,143
Plaza Real Saltillo	Coahuila	1999	2000	may-13	13,673,446	3.64%	22,908,885	18,689,341
Mall Plaza Lincoln	Nuevo León	2006	2007	may-13	11,449,392	3.05%	18,150,010	13,090,784
Centro Comercial Lago Real	Nayarit	2008	2008	dec-14	13,455,719	3.58%	21,949,170	16,862,660
Plaza Monumental	Chihuahua	2007	2008	may-13	11,067,975	2.94%	20,131,098	16,178,294
Plaza Universidad	Hidalgo	2005	2006	oct-13	9,973,269	2.65%	16,992,219	12,655,913
Plaza López Mateos	Chihuahua	1995	1995	dec-14	7,831,613	2.08%	13,724,749	9,779,189

[6] Figures based on the stabilized properties.

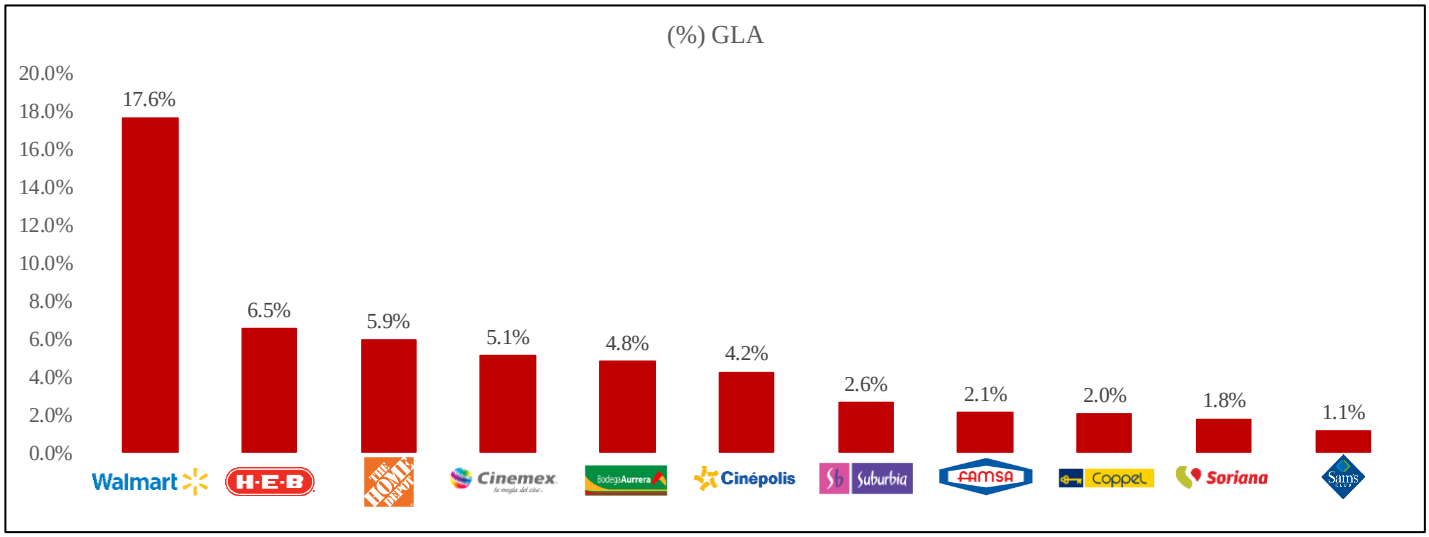
Property	State	Year of construction	Opening year	Acquisition date	Revenues from leases 2Q20 (Ps.)[2]	Percentage of revenues from leases	Revenues from leases 6M20(Ps.)[2]	NOI 6M20 (Ps.)
Súper Plaza Las Haciendas	Estado de México	2005	2006	may-13	7,566,539	2.01%	12,795,575	10,220,257
Plaza Bella Mexiquense	Estado de México	2006	2006	may-13	6,908,417	1.84%	11,304,124	8,408,005
Macroplaza Oaxaca	Oaxaca	2013	2014	mar-13	19,526,398	5.20%	30,685,992	24,466,248
Paseo San Juan	Querétaro	2012	2013	dec-14	3,655,996	0.97%	5,423,413	3,316,013
Plaza Bella Huinalá	Nuevo León	2009	2009	oct-13	4,306,918	1.15%	7,467,539	4,982,298
Centro Comercial Puerta de Hierro	Hidalgo	2006	2006	dec-14	3,708,255	0.99%	6,995,089	5,760,657
Walmart San Jose del Cabo	Baja California Sur	2010	2010	jul-14	5,111,616	1.36%	10,333,954	9,838,435
Walmart Ensenada	Baja California	2012	2012	jul-14	2,687,304	0.72%	5,453,128	5,181,045
Paseo Puebla	Puebla	2013	2013	mar-13	5,942,227	1.58%	11,379,845	9,256,440
Plaza Reynosa	Tamaulipas	1991	1995	dec-14	2,162,238	0.58%	4,460,222	3,453,184
Paseo Solidaridad	Sonora	2015	2016	mar-15	6,475,977	1.72%	9,991,751	6,839,178
Plaza Bella Ramos Arizpe	Coahuila	2008	2008	sep-16	6,270,860	1.67%	9,907,215	7,760,785
Macroplaza San Luis	San Luis Potosí	2014	2016	nov-14	9,461,025	2.52%	15,793,411	12,170,042
Paseo Alcalde	Jalisco	2014	2016	ago-14	6,751,377	1.80%	11,890,096	9,819,664
Punto San Isidro	Jalisco	2008	2009	nov-17	4,092,411	1.09%	7,230,825	6,020,666
Punto Oriente	Jalisco	2007	2011	nov-17	6,607,519	1.76%	11,229,784	9,112,368
Paseo Hipódromo[1]	Estado de México	2014	2017	nov-14	5,733,127	1.53%	7,823,016	4,129,741
Urban Village	Nuevo León	2015	2017	sep-15	17,635,582	4.69%	30,549,400	24,180,676
TOTAL CONTROLLED INTEREST[3]					**375,828,953**	**100%**	**613,474,745**	**472,750,260**

[1] Property in the process of stabilization.
[2] Income obtained by the Parking Operator is not included.
[3] The total revenues from leases and NOI may not coincide with the amounts reflected in the consolidated financial indicators, since these indicators include the results of our positions with controlling and non-controlling participation, and also consider certain eliminations between related parties.

The following table details our portfolio of shopping centers in which we have a non-controlling interest as of June 30, 2020; the amounts are shown at our participation proportion (Macroplaza Insurgentes 40%, Macroplaza Estadio Morelia and Plaza Bella Frontera 5%):

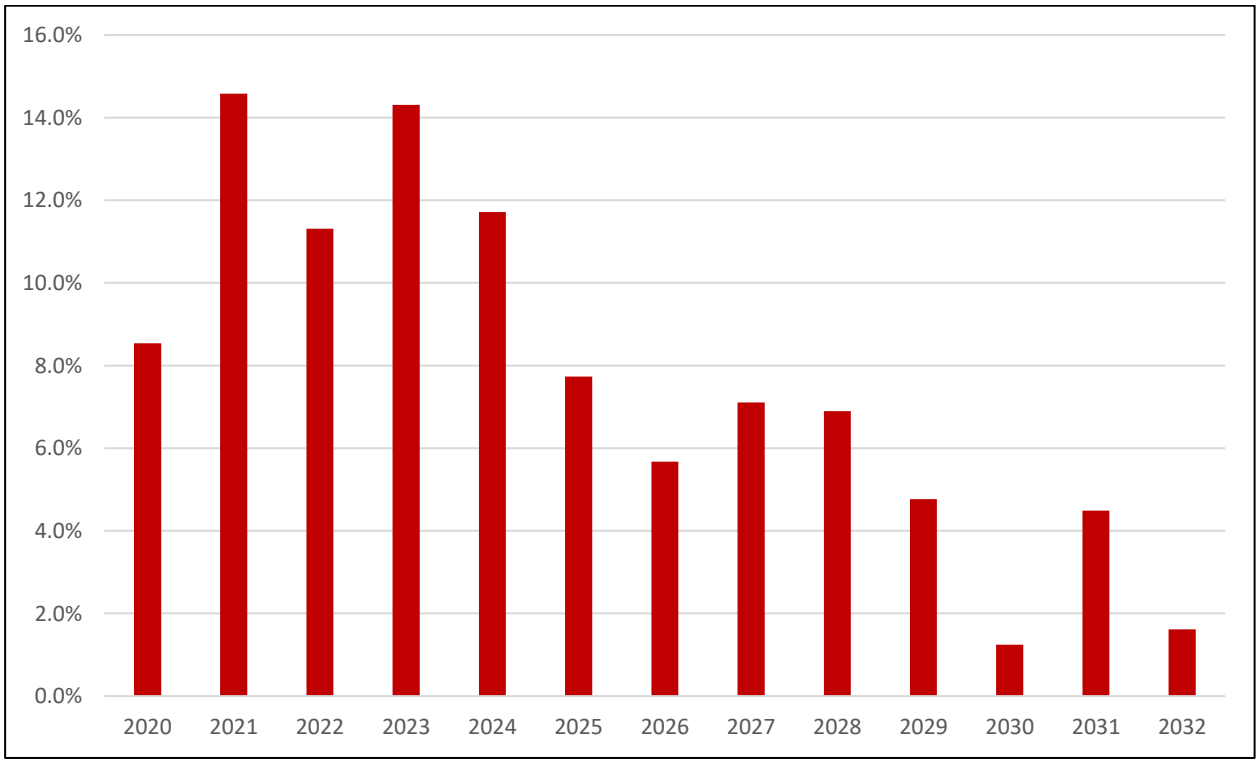
Properties with non-controlling interest	State	Year of construction	Opening year	Acquisition date	Revenues from leases 2Q20 (Ps.)[2]	Percentage of revenues from leases	Revenues from leases 6M20(Ps.)[2]	NOI 6M20 (Ps.)
Macroplaza Insurgentes	Baja California	2006	2007	jul-00	21,913,024	97.48%	36,646,824	36,934,466
Macroplaza Estadio Morelia	Michoacán	2011	2011	jul-05	418,957	1.86%	748,834	626,779
Plaza Bella Frontera	Coahuila	2011	2011	jul-05	147,838	0.66%	292,676	218,629
TOTAL NON-CONTROLLED INTEREST					**22,479,819**	**100%**	**37,688,334**	**37,779,874**

The following graph shows the distribution of the main lease agreements by tenant category, as a proportion of the total profitable area of the portfolio in operation.



The following table shows the maturity percentages of lease agreements of our commercial centers in operation as of 2Q20:

Lease agreement maturity as a percentage of our GLA



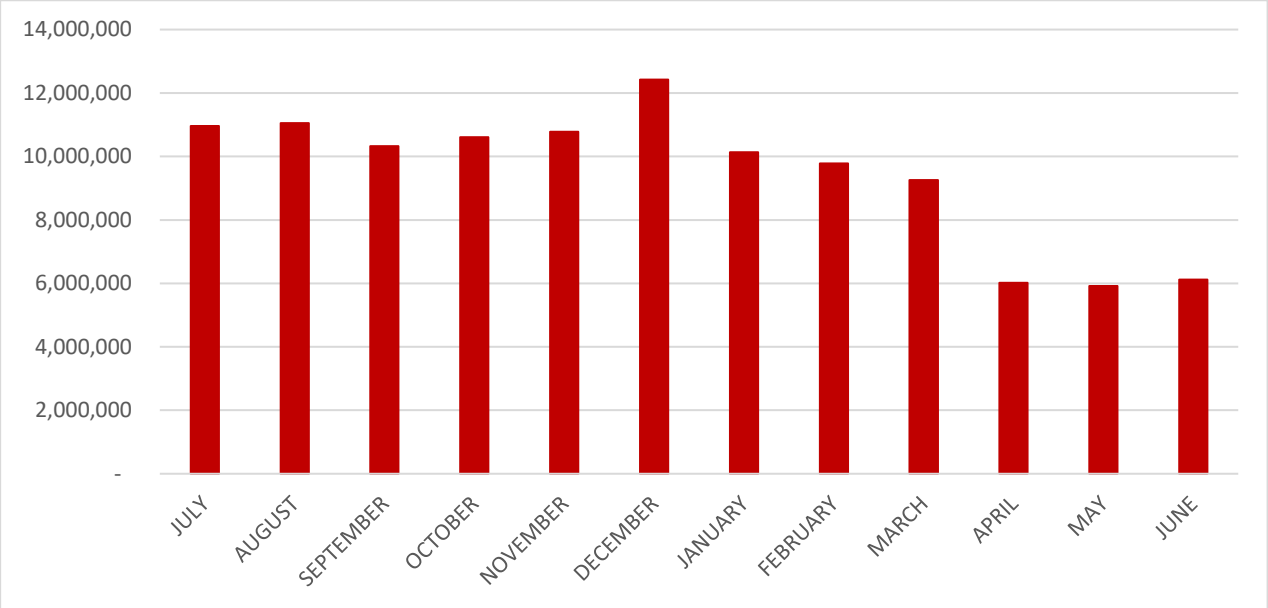
2.5) Revenues from fixed leases

During 2Q20, revenues from leases related to the controlling share amounted to Ps. 237.6 million. Our revenues from leases including the properties in which we have a controlling and non-controlling interest amounted to Ps. 259.1 million.

2.6) Number of visitors graph

During 2Q20, the influx at operating and stabilized shopping centers reached approximately 18 million visitors.

Influx July 2019 to June 2020



2.7) Property in the process of stabilization

a) Paseo Hipódromo

Paseo Hipódromo is a three-level shopping center located in the Municipality of Naucalpan de Juárez, in the State of Mexico. It has approximately 4,700 m2 of land and approximately 7,500 m2 of GLA. We plan to include different entertainment and food options. We have entered into lease agreements with a Cinemex movie theater complex, as well as with other lessees, equivalent to 55% of its GLA. The mall began operations in December 2017 and is therefore in the final stabilization stage.

Property	State	GLA	Land	GLA leased	% Occupancy (2Q20)	% Occupancy (2Q19)	Work in progress [1]
Paseo Hipódromo	State of Mexico	7,478	4,700	4,119	55%	86%	98%

[1] The Work in progress refers to the investment progress, not to the physical construction progress.

3. Stabilized properties

Property	State	Opening year	GLA m2	Influx 2Q20	Anchors
Urban Village Ciudadela[1]	Jalisco	2010	51,299	1,301,161	Walmart, Cinépolis and Best Buy
Galerías del Valle	Baja California	2008	34,400	1,792,447	Walmart and Cinépolis
Plaza Real Reynosa	Tamaulipas	2005	35,856	2,074,912	HEB, Cinemex and Home Depot
Paseo Santa Catarina	Nuevo León	2006	37,605	4,970,683	Walmart, Suburbia and Cinemex
Plaza Palmira	Campeche	2009	29,074	1,013,928	Chedraui, Cinemex
Plaza Nogalera	Coahuila	2006	41,889	1,998,109	HEB, Cinépolis and Home Depot
Gran Plaza Cancún	Quintana Roo	2006	26,847	2,120,904	Suburbia, Cinépolis and Walmart*
Plaza Bella Anáhuac	Nuevo León	2003	27,306	2,208,634	HEB and Cinemex
Paseo Reforma	Tamaulipas	2008	40,975	2,304,139	Walmart, Home Depot, and Cinépolis
Plaza Real Saltillo	Coahuila	2000	16,506	1,904,229	HEB and Cinemex

Property	State	Opening year	GLA m2	Influx 2Q20	Anchors
Plaza Lincoln	Nuevo León	2007	27,796	1,795,711	HEB, Suburbia, and Cinemex
Centro Comercial Lago Real	Nayarit	2008	26,186	1,556,998	Walmart and Cinépolis
Plaza Monumental	Chihuahua	2008	17,204	1,192,337	Walmart and Cinépolis
Plaza Universidad	Hidalgo	2006	17,298	2,220,686	Bodega Aurrerá
Centro Comercial López Mateos	Chihuahua	1995	22,039	961,443	Soriana
Plaza Las Haciendas	Estado de México	2006	16,480	1,352,539	Bodega Aurrerá
Plaza Bella Mexiquense	Estado de México	2006	18,774	1,349,396	Bodega Aurrerá and Cinemex
Macroplaza Oaxaca	Oaxaca	2014	26,347	1,880,625	Walmart, Suburbia and Cinemex
Plaza San Juan	Querétaro	2013	7,506	NA[3]	Cinépolis, Bodega Aurrerá*, and Home Depot*
Plaza Bella Huinalá	Nuevo León	2009	15,577	949,264	Mi Tienda del Ahorro (HEB)
Centro Comercial Puerta de Hierro	Hidalgo	2006	16,299	NA[3]	Home Depot and Office Max
Walmart San Jose del Cabo	Baja California Sur	2010	9,891	NA[3]	Walmart
Walmart Ensenada	Baja California	2012	9,939	NA[3]	Walmart
Paseo Puebla	Puebla	2013	10,747	764,338	Walmart
Plaza Reynosa	Tamaulipas	1995	10,745	NA[3]	Bodega Aurrerá
Plaza Bella Ramos Arizpe	Coahuila	2008	15,583	1,103,645	Bodega Aurrerá and Cinemex
Paseo Solidaridad	Sonora	2016	13,077	571,098	Tienda Ley and Cinemex
Paseo Alcalde	Jalisco	2016	12,212	890,719	Walmart and Cinemex
Macroplaza San Luis	San Luis Potosí	2016	19,010	1,001,002	Walmart, Suburbia and Cinépolis
Punto San Isidro	Jalisco	2009	7,958	NA[3]	Superama
Punto Oriente	Jalisco	2011	18,603	NA[3]	Home Depot and Cinépolis
Urban Village in Garza Sada	Nuevo León	2017	27,961	1,201,689	HEB and Del Sol
Macroplaza Insurgentes[2]	Baja California	2007	54,872	5,040,742	Walmart, Sam's and Cinemex
Macroplaza Estadio[2]	Michoacán	2011	17,511	1,084,731	Walmart and Cinemex
Plaza Bella Frontera[2]	Coahuila	2011	9,029	635,235	Bodega Aurrerá

** Benefit attributable to the influx of visitors*

[1] Includes redevelopment properties. Does not include approximately 15,000 m2 in UVC redevelopment.

[2] Properties in which we have non-controlling interest.

[3] Not available (NA) given the configuration of the shopping center entrances.

RELEVANT EVENTS FOR 2Q20

Planigrupo Latam, S.A.B. de C.V. MEXICO CITY AT APRIL 15, 2020
Plani Announces Annual Meeting Postponed

Mexico City, Mexico - April 15, 2020 - Planigrupo Latam, S.A.B. de C.V. ("Planigrupo" or the "Company"). Considering the extraordinary measures to attend to the health and social distancing emergency decreed by the "Consejo de Salubridad General" (General Health Council) and the "Secretaría de Salud" (Ministry of Health) on March 30 and 31 in the "Diario Oficial de la Federación" (Official Gazette of the Federation), respectively, and the Agreement whereby temporary and extraordinary measures are established and some terms are suspended for the attention of financial institutions and people subject to supervision by the "Comisión Nacional Bancaria y de Valores" (National Banking and Securities Commission) dated April 8, due to the crisis situation due to the COVID-19 pandemic and in order to protect the health of the shareholders and their representatives, as well as of the Company's directors, officers and employees, the investing public and the Company's shareholders are informed that it is postponed until further notice and, in any case, until the deadline established by the National Banking and Securities Commission, the celebration of the "Asamblea General Anual Ordinaria de Accionistas" (Ordinary Annual General Meeting of Shareholders) that was called for next April 23, 2020, and whose call was published in the electronic system of the "Secretaría de Economía" (Ministry of Economy) and in the newspaper El Financiero on April 7, 2020.

In due course, the call will be published establishing a new date for the celebration of the Annual Ordinary General Meeting of Shareholders of PLANIGRUPO LATAM, S.A.B. de C.V.

Planigrupo Latam, S.A.B. de C.V. MEXICO CITY AT APRIL 15, 2020.
Plani announces Actions before COVID-19

Mexico City, Mexico - April 15, 2020 - Planigrupo Latam, S.A.B. de C.V. ("Planigrupo" or the "Company"), in terms of Article 50, section II, subsection h) of the "Disposiciones de Carácter General Aplicables a las Emisoras de Valores y a Otros Participantes del Mercado de Valores" General Provisions Applicable to Securities Issuers and Other Participants of the Stock Market, informs the investing public that as a result of the recent public health crisis derived from the epidemic outbreak caused by the SARSCoV2 virus (COVID-19), dated March 31, 2020, the "Secretaría de Salud" (Ministry of Health) declared a health emergency due to force majeure and consequently decreed the immediate suspension of non-essential activities in the public, private and social sectors, as a strategy to combat this pandemic. Additionally, independently, local authorities of the Municipalities and States in which the properties that make up our portfolio are located, have issued decrees, orders and various administrative indications by which the temporary closure, among others, of shopping centers is ordered, exhibition complexes such as cinemas, theaters, gyms, bars and restaurants, and have generally recommended avoiding going to crowded places such as shopping centers. We have seen the first economic impacts of this health crisis due to the forced limitation to the circulation of people, however, it is not possible to fully size or anticipate all its consequences.

As a result of the foregoing, some of the tenants who operate in our properties have made the decision to close their facilities, as in the case of movie theaters or partially operate, such as restaurants. Several of our tenants have been communicating to us their inability to meet their obligations to pay the rent for the leased spaces. However, some of our anchor tenants are convenience stores and financial institutions that have been classified as essential services and continue to operate.

We cannot today estimate how long the current situation will last. Nor can we estimate how long it will take for Real Estate to return to a comparable level of income to what we observed before this pandemic. As immediate measures to face this situation, the Company has carried out the following:

- We have adopted all the sanitary and distancing measures with our staff to prevent contagion.
- We have implemented a special program to reach out to our tenants to support them and ensure, as far as possible, their permanence in the long term.
- We are analyzing, for each of the communities in which we have operations, the best way to allow the safe operation of essential activities in our shopping centers so that those communities can safely meet their basic needs.
- We have started the review of our major maintenance programs in order to limit and reschedule non-essential expenses without affecting the quality and operation of the properties.
- We have begun the review of all operating expenses for each of the properties in order to reduce operating expenses, as far as possible and without affecting the quality and operation of the properties.
- We are reviewing our leases to protect our rights against the current situation in the framework of the changing regulations that prevail today.
- We are designing programs to be ready to promote the available spaces at the moment the situation returns to normal.
- We have activated our business continuity plan and most administrative collaborators carry out their activities remotely, without generating negative impacts on their daily operations.

During the first quarter, the preliminary results observed were in line with our expectations.

On a financial level, the Company has initiated discussions with its creditors to participate in the programs already announced by the banking sector in Mexico. It is important to note that our debt is denominated in Mexican pesos, mostly at a floating rate for which we have contracted CAP interest rate hedging on TIIE. Approximately 87.8% of our rental income is also denominated in Mexican pesos.

Planigrupo Latam, S.A.B. de C.V. MEXICO CITY AT APRIL 28, 2020.
Plani Announces First Quarter 2020 Results

Mexico City, April 28, 2020 - Planigrupo Latam, S.A.B. de C.V. and subsidiaries (hereinafter "PLANIGRUPO" or the "Company") (Quote Code on the Mexican Stock Exchange: **PLANI**), is a fully integrated developer, operator and owner of shopping centers, with 44 years of experience in the development, design, construction, commercialization and administration of shopping centers in Mexico. Today, PLANIGRUPO published the results for the first quarter of 2020 (hereinafter “1Q20”).

NATURE OF THE BUSINESS

We are a fully integrated real estate developer, owner and holder with 45 years of experience in the development, design, construction, marketing, administration of shopping centers in Mexico. Since the creation of our first construction company in 1975, our team has participated in the acquisition and development of 70 shopping centers. With controlling interests in 33 commercial centers (of which 1 is in the process of stabilization) and non-controlling interests in 3 commercial centers, located in 18 federal entities in Mexico, 35 of which we currently operate and one of which we also own, is in operation and is still in the process of stabilization.

We are one of the largest owners of shopping centers in Mexico. Our 35 stabilized commercial centers in operation have a Total GLA of approximately 806,000 m2 and together with our property in the process of stabilization we expect to increase our Total GLA to approximately 814,000 m2 [7], the Total GLA exceeds the GLA represented solely by our participation. Our shopping centers have leading anchor stores in the commercial sector and / or movie theater complexes. In order to improve the customers' shopping experience, most of our shopping centers also offer various entertainment and food options, as well as various designs to complement the commercial offer. We believe that our shopping centers are recognized as references to acquire goods and services and as an entertainment option in the different regions in which we operate.

TOP MANAGEMENT OBJECTIVES

Our goal is to become the leading integrator, developer and administrator of flagship shopping centers in Mexico. We hope to continue improving our existing portfolio through high quality properties that are identified and marketed by us, developed in conjunction with some of our key tenants, or incorporated through acquisitions. We hope to capitalize on opportunities that may arise in the short or medium term. This creates an opportunity to increase penetration in high quality commercial properties as demographic trends continue to improve. We strive to become the partner of choice for our tenants and we hope to continue strengthening our relationship by delivering the best in products and services in their class.

TOP MANAGEMENT STRATEGIES

PLANIGRUPO is a company with a fully internalized business model, which captures value throughout the business development cycle of projects in shopping centers and generates additional income, such as advertising and other services by third parties. Our corporate nature (stock exchange company) and business model eliminates leakage of commissions, so that the economic benefits to the shareholders are maximized.

Our portfoio of 35 commercial centers stabilized and in operation, have a consolidated occupation of 93.0% [8], as well as our malls in operation and in process of stabilization, generated a consolidated NOI of Ps. 198.7 million during 2Q20 from our commercial spaces leasing, which includes the malls in which we have a non-controlling interest.

[7] Includes approximately 15,000 m2 in Urban Village Ciudadela redevelopment. It also includes the m2 of Paseo Hipódromo, which is in the process of stabilization.

[8] Does not include approximately 15,000 m2 in UVC remodeling. It does not include the Paseo Hipódromo that is undergoing a stabilization process.

RISK FACTOR'S

PLANIGRUPO is exposed to the following risks due to the use of financial instruments:

- Credit risk
- Liquidity risk
- Market risk
- Capital risk

Risk Management Framework

The financial risks managed are regulated by the policies approved by the Company's Administration and certain approvals of the Board of Directors and Shareholders that guarantee in writing principles on the use and administration of investments and the investment of excess liquidity. The Investment Committee reviews compliance with the policies and exposure limits on an ongoing basis.

LIMITATION OF LIABILITY

This report may contain certain forward-looking statements that may involve some risk and uncertainty. Terms such as "we estimate", "we plan", "we expect", "probably" and other similar expressions could be interpreted as estimates. PLANIGRUPO warns readers that the statements and estimates contained in this document, or made by the PLANIGRUPO management team, involve risks and uncertainty that could change depending on several factors that are outside the control of PLANIGRUPO. Any future expectations reflect the value judgments of PLANIGRUPO as of the date of this document. PLANIGRUPO reserves the right or obligation to update the information contained in or derived from the report. Past or present performance is not an indicator of future performance.

We warn that a significant number of factors could cause current results to differ materially from the plans, objectives, expectations, estimates and intentions expressed in this report. In none event PLANIGRUPO, nor any of its subsidiaries, affiliates, directors, executives, agents or employees could be liable to third parties (including investors) for any investment, decision or action taken in relation to the information provided in this document or for any consequential special or similar damage.

FINANCIAL POSITION AND RESULTS OF OPERATIONS

The following items make up our consolidated statements of income:

- ***Revenues.*** The principal source of revenues comes from the leases that our tenants pay us under operating leases. The income and costs of the lease agreements are recognized during the term of those agreements as the services are provided. We also earn revenues derived from the properties management and leasing commission fees and from properties performance. The properties management fees revenues consist of income derived from the administration of shopping centers, which were recognized in our annual results at the markups agreed for the provision of our services (from 2.0% to 4.0% over the leases actually collected in each of the properties we manage). Lease fees consist of income derived from the negotiation of new leases or their renewal for a period of 3 to 10 years, said commissions range between 3.0% and 8.5% of the total agreed income; 80.0% of the leasing commission fee is recognized at the execution of the lease agreements and the remaining 20.0% is recognized when the first rent is paid. Revenue from properties performance consists of commissions paid by certain property owners under the development agreements, we have entered into with them for the construction and development of their properties. Such commissions are paid when the developed properties reach a certain level of return or profitability, which is typically achieved after some years of efficient operation entrusted to us or as a consequence of the sale of the properties.

- ***Cost and operating expense.*** Operating costs and expenses consist of administration, maintenance and security expenses, allowance for doubtful accounts, salaries and fringe benefits, depreciation and amortization and general expenses.

- ***Other net income (expense).*** Other net income (expenses), consists of increases and decreases in the fair value of our investment properties (which correspond to our shopping centers), accounts receivable from previous periods collection, profit or loss on the sale of furniture and equipment, among others.

- ***Financial profits (costs).*** Financial profits (costs) are composed by interest expenses, interest income, changes on valuation of financial instruments and exchange net profit (loss).

- ***Changes in the fair value of investments in non-consolidated project trusts and other permanent investments.*** It consists of increases and decreases in the fair value of our investment in those non-consolidated Project Trusts (that is, our non-controlling interest in certain shopping centers), as well as increases and decreases in our investment in associated companies.

- ***Income taxes***. Income taxes include the tax caused on a legal basis and the deferred income taxes.

OPERATING RESULTS

Unaudited interim consolidated statements of profit or loss
Three-month periods ended June 30, 2020 and June 30, 2019
(In thousands of Mexican Pesos)

		2Q 20	2Q 19	Var. %
Revenues				
Leases	$	237,645	339,256	(30.0%)
Income Parking		7,893	32,242	(75.5%)
Property management and leasing commission fees		4,512	7,193	(37.3%)
Total revenues		**250,050**	**378,691**	**(34.0%)**
Costs and operating expenses:				
Administrative, maintenance and security expenses		(36,707)	(37,976)	(3.3%)
Parking Expenses		(5,861)	(23,569)	(75.1%)
Allowance for doubtful accounts		(8,832)	(3,274)	169.8%
Asset management expenses		(4,654)	(4,919)	(5.4%)
Salaries and fringe benefits		(35,340)	(55,166)	(35.9%)
Depreciation and amortization		(6,949)	(7,641)	(9.1%)
General expenses		(22,766)	(19,613)	16.1%
Total costs and operating expenses:		**(121,109)**	**(152,158)**	**(20.4%)**
Other income (expenses):				
Increase (decrease) in fair value of investment properties		(30,394)	114,684	(126.5%)
Other income (expenses), net		214	7,341	(97.1%)
Total other income (expenses), net		**(30,180)**	**122,025**	**(124.7%)**
Operating income		**98,761**	**348,558**	**(71.7%)**
Finance (cost) income:				
Interest expense		(144,375)	(162,737)	(11.3%)
Interest expense from leasing		(1,385)	(1,363)	1.6%
Interest income		6,020	4,887	23.2%
Effect on valuation of financial instruments		(833)	(9,128)	(90.9%)
Foreign currency exchange gain (loss), net		155	(82)	(289.0%)
Finance cost, net		**(140,418)**	**(168,423)**	**(16.6%)**
Increase in fair value of trust certificates from non-consolidated properties		6,229	14,872	(58.1%)
(Loss) income before taxes		**(35,428)**	**195,007**	**(118.2%)**
Income taxes:				
Current income tax		(2,276)	(19,635)	(88.4%)
Deferred income tax		10,779	(23,266)	(146.3%)
Total income taxes:		**8,503**	**(42,901)**	**(119.8%)**
Consolidated net (loss) income for the period	**$**	**(26,925)**	**152,106**	**(117.7%)**
Consolidated net (loss) income of:				
Controlling interest		(25,801)	137,230	(118.8%)
Increase in net assets attributable to holders and settlors		-	1,105	(100.0%)
Non-controlling interest		(1,124)	13,771	(108.2%)
Consolidated net (loss) income for the period	**$**	**(26,925)**	**152,106**	**(117.7%)**
Other comprehensive income		(2,103)	-	100.0%
Consolidated comprehensive (loss) income for the period	**$**	**(29,028)**	**152,106**	**(119.1%)**

For the three-month period ended June 30, 2020 and 2019

Revenues

Total revenues for the three-month period ended June 30, 2020, were $ 250.1 million compared to $ 378.7 million for the three-month period ended June 30, 2019, which represents a decrease of 34.1%. This variation is mainly due to a decrease of $ 128.6 million in leasing and administration income during 2Q20.

Operating costs and expenses

Total operating costs and expenses were $ 121.1 million for the three-month period ended June 30, 2020, compared to $ 152.2 million the same prior year, which represents a decrease of $ 31.0 million or 20.4%.

This variation was mainly attributed to a decrease in administration, maintenance and security expenses of $ 1.3 million, a decrease of $ 17.7 million in parking expenses, as well as a decrease of $ 19.8 million in wages and salaries, derived from the measures of cost and expense management. These variations are offset by an increase in the allowance for bad debts of $ 5.6 million and an increase in general expenses of $ 3.2 million, compared to the same period last year.

Other net income (expenses)

Total other net income (expense) for the three-month period ended June 30, 2020 was an expense of $ 30.2 million compared to income of $ 122.0 million for the same period last year. The variation in other expenses obtained was mainly attributed to the fair value of investment properties, derived from appraisals carried out by independent third parties.

Financial cost, net

The financial costs net increased by $ 140.4 million for the three-month period ending June 30, 2020, compared to $ 168.4 million in the same period of the previous year, which represented a decrease of $ 28.0 million or 16.6%. This effect is mainly due to a decrease in interest expenses of $ 18.4 million. As well as a decrease in the valuation effect of interest rate hedging financial instruments for $ 8.3 million, which until June 30, 2019 were recognized as an effect on results.

Consolidated net (loss) income for the period

The consolidated net loss for the three-month period ended June 30, 2020 was $ 26.9 million, compared to the net profit of $ 152.1 million relative to the same period of the previous year, which represents a decrease of 117.7%. This is attributed to the combination of increases and decreases in the items of the interim consolidated statements of income described above.

The full extent to which the health emergency declared by COVID-19 can affect the operating or liquidity results of PLANIGRUPO is uncertain. The effects of the COVID-19 pandemic continue to be monitored and the measures required by the federal authorities have been taken. The Board of Directors and senior management work continuously to minimize the negative impact of the pandemic, through crisis planning, effective communication, and cooperation.

Unaudited interim consolidated statements of profit and loss
Six-month periods ended June 30,2020 and June 30,2019
(In thousands of Mexican Pesos)

		June 30, 2020	June 30, 2019	Var. %
Revenues				
Leases	$	613,474	705,284	(13.0%)
Income Parking		23,149	32,242	(28.2%)
Property management and leasing commission fees		11,048	12,808	(13.7%)
Total revenues		**647,671**	**750,334**	**(13.7%)**
Costs and operating expenses:				
Administrative, maintenance and security expenses		(87,842)	(100,833)	(12.9%)
Parking Expenses		(15,200)	(23,569)	(35.5%)
Allowance for doubtful accounts		(11,841)	(6,968)	69.9%
Asset management expenses		(9,851)	(9,781)	0.7%
Salaries and fringe benefits		(89,007)	(106,070)	(16.1%)
Depreciation and amortization		(13,801)	(13,920)	(0.9%)
General expenses		(47,295)	(38,560)	22.7%
Total costs and operating expenses:		**(274,837)**	**(299,701)**	**(8.3%)**
Other income (expenses):				
Increase (decrease) in fair value of investment properties		(148,594)	64,182	(331.5%)
Other income (expenses), net		3,269	4,243	(23.0%)
Total other income (expenses), net		**(145,325)**	**68,425**	**(312.4%)**
Operating income		**227,509**	**519,058**	**(56.2%)**
Finance (cost) income:				
Interest expense		(302,006)	(325,012)	(7.1%)
Interest expense from leasing		(2,949)	(3,034)	(2.8%)
Interest income		13,141	8,568	53.4%
Effect on valuation of financial instruments		(1,637)	(36,473)	(95.5%)
Foreign currency exchange gain (loss), net		346	(210)	(264.8%)
Finance cost, net		**(293,105)**	**(356,161)**	**(17.7%)**
Increase in fair value of trust certificates from non-consolidated properties		18,745	83,393	(77.5%)
(Loss) income before taxes		**(46,851)**	**246,290**	**(119.0%)**
Income taxes:				
Current income tax		(24,899)	(32,949)	(24.4%)
Deferred income tax		36,144	(21,235)	(270.2%)
Total income taxes:		**11,245**	**(54,184)**	**(120.8%)**
Consolidated net (loss) income for the period	**$**	**(35,606)**	**192,106**	**(118.5%)**
Consolidated net income (loss) of:				
Controlling interest		(34,149)	175,722	(119.4%)
Increase in net assets attributable to holders and settlors		805	804	0.1%
Non-controlling interest		(2,262)	15,580	(114.5%)
Consolidated net (loss) income for the period	**$**	**(35,606)**	**192,106**	**(118.5%)**
Other comprehensive income		(2,360)	-	100.0%
Consolidated comprehensive (loss) income for the period	**$**	**(37,966)**	**192,106**	**(119.8%)**

Results of operations for the six-month periods ended June 30, 2020 and 2019

Revenues

Total revenue for the for the period ended June 30, 2020, were $ 647.7 million compared to $ 750.3 million for the period ending June 30, 2019, which represents a decrease of $ 102.6 million or 13.7%. This decrease was primarily attributed to a decrease of $ 91.8 million in rental income compared to the same period last year. Likewise, there was a decrease of $ 9.1 million in parking revenue and a decrease of 1.8 million in revenue from parking space administration and leasing commissions compared to the same period of the previous year.

Costs and operating expenses

Total operating costs and expenses were $ 274.8 million for the period ended June 30, 2020, compared to $ 299.7 million for the prior year, which represents a decrease of $ 24.9 million or 8.3%.

This variation was mainly attributed to the decrease in administration, maintenance and security expenses of $ 13.0 million, a decrease of 8.4 million in parking expenses, as well as a decrease in wages and salaries of 17.1 million, derived from the management measures of costs and expenses. These variations are offset by an increase in general expenses of $ 8.7 million or 22.7% with respect to the same period of 2019, and an increase in the estimate for doubtful accounts of $ 4.9 million or 69.9% with respect to the same period last year.

Other net income (expenses)

Total other net income (expense) for the period ended June 30, 2020 was an expense of $ 145.3 million compared to income of $ 68.4 million for the prior year. This increase in other expenses was mainly attributed to a decrease in the fair value of our investment properties with respect to the one that took place in 2019, due to the valuations carried out by independent third parties.

Financial cost, net

The financial costs net amounted to $ 293.1 million for the period ending June 30, 2020, compared to $ 356.2 million for the previous year, which represented a decrease of $ 63.1 million or 17.7%. The decrease is mainly due to interest expenses, in addition to the valuation effect of financial instruments, which until June 30, 2019 were recognized in the profit or loss statements.

Consolidated net (loss) income for the period

The consolidated net loss for the period ended June 30, 2020 was $ 35.6 million, compared to the net profit of $ 192.1 million relative to the same period of the previous year, which represents a decrease of $ 227.7 million or 118.5%. This is attributed to the combination of increases and decreases in the items of the interim consolidated statements of income described above.

The first economic impacts of this health crisis have begun to be observed due to the forced limitation on the circulation of people. The effects of the COVID-19 pandemic continue to be monitored and the measures required by the federal authorities have been taken. The Board of Directors and senior management work continuously to minimize the negative impact of the pandemic, through crisis planning, effective communication, and cooperation.

Unaudited interim Consolidated Balance Sheets
As of June 30, 2020 and December 31, 2019
(In thousands of Mexican Pesos)

		June 31, 2020	December 31, 2019	Var. %
ASSETS				
Current assets:				
Cash and cash equivalents	$	465,776	404,468	15.2%
Trade receivables, net		36,482	6,547	457.2%
Refundable taxes and other receivables, net		171,448	205,780	(16.7%)
Prepaid expenses		156,587	125,040	25.2%
Leasing rights		4,838	6,997	(30.9%)
Total current assets		**835,131**	**748,832**	**11.5%**
Non-current assets:				
Investment properties		12,673,677	12,802,989	(1.0%)
Furniture, equipment and leasehold improvements, net		35,436	53,915	(34.3%)
Leasing rights - Long term		-	2,113	(100.0%)
Leasing rights of furniture and equipment		15,570	6,997	122.5%
Investment in Trusts' certificates of project vehicles		663,870	661,096	0.4%
Deferred income taxes		205,714	205,713	0.0%
Derivative financial instruments		1,601	2,721	(41.2%)
Other non-current assets, net		48,670	48,644	0.1%
Restricted cash		36,255	116,533	(68.9%)
Total non-current assets		**13,680,793**	**13,900,721**	**(1.6%)**
Total assets	**$**	**14,515,924**	**14,649,553**	**(0.9%)**
LIABILITIES AND EQUITY				
Current liabilities:				
Current installments of long-term debt	$	109,401	85,302	28.3%
Accounts payable and other liabilities		87,028	100,819	(13.7%)
Taxes payable and accruals		31,876	87,420	(63.5%)
Statutory employee profit sharing payable		199	316	(37.0%)
Collected rents in advance		48,129	48,632	(1.0%)
Income tax payable		24,876	12,530	98.5%
Leases payable		7,394	8,132	(9.1%)
Short-term accruals		-	12,636	(100.0%)
Total current liabilities		**308,903**	**355,787**	**(13.2%)**
Non-current liabilities:				
Long-term debt, excluding current installments		6,299,778	6,328,184	(0.4%)
Real Estate performance fee payable		235,482	235,478	0.0%
Deferred income taxes		608,162	644,306	(5.6%)
Deferred revenues		45,085	33,340	35.2%
Security deposits		92,780	92,358	0.5%
Employee benefits		560	603	(7.1%)
Leases payable		276	3,538	(92.2%)
Net assets attributable to holders and settlors		1,030,457	1,023,552	0.7%
Total non-current liabilities		**8,312,580**	**8,361,359**	**(0.6%)**
Total liabilities		**8,621,483**	**8,717,146**	**(1.1%)**
Equity:				
Capital stock		4,254,423	4,254,423	0.0%
Additional paid-in capital		50,549	50,549	0.0%
Retained earnings		1,119,040	747,181	49.8%
Net income for the year		(34,149)	371,859	(109.2%)
Other comprehensive income		(1,857)	503	(469.2%)
Net equity attributable to controlling interest		**5,388,006**	**5,424,515**	**(0.7%)**
Non-controlling interest		**506,435**	**507,892**	**(0.3%)**
Total stockholders' equity		**5,894,441**	**5,932,407**	**(0.6%)**
Total liabilities and stockholders' equity	**$**	**14,515,924**	**14,649,553**	**(0.9%)**

FINANCIAL POSITION

Cash and cash equivalents

Cash and cash equivalents as of June 30, 2020 amounted to $ 465.8 million, an increase of $ 61.3 million or 15.2% compared to the balance as of December 31, 2019 of $ 404.5 million. The variations are mainly due to accounts receivable, as well as the expenses incurred in administration costs of our positions, payments of liabilities for working capital and payments of capital and interests on financing. There is sufficient liquidity to meet its operating costs and financial obligations.

Accounts receivable, net

Accounts receivable as of June 30, 2020 amounted to $ 36.5 million, an increase of $ 29.9 million or 457.2% with respect to the balance as of December 31, 2019 of $ 6.5 million. The increase is mainly due to the declared health emergency ("COVID-19"), which has spread to all regions of the world, with certain clients experiencing payment delays and others having temporarily halted their operations. However, Planigrupo will continue evaluating its resilience capacity.

Refundable taxes and other receivables

Refundable taxes and other receivables as of June 30, 2020 amounted to $ 171.4 million, a decrease of $ 34.4 million or 16.7% compared to the balance as of December 31, 2019 of $ 205.8 million. The decrease in this line item corresponds mainly to an increase in provisional payments of income tax, as well as income tax and VAT receivable balances.

Investment properties

Investment properties include 36 shopping centers that PLANIGRUPO operates through its consolidated subsidiaries. As of June 30, 2020, the balance of investment properties amounted to $ 12,673.7 million, a decrease of $ 129.3 million or 1.0% compared to the balance as of December 31, 2019 of $ 12,803.0 million. The variation in this line item balance is mainly due to the effect of the decrease in the valuation of the properties of $ 148.6 million, additions of capex and construction costs in properties under renovation for $ 19.3 million. The decrease in the fair value of investment properties relates to the conclusion of the weighting effect of the calculated fair values, the properties are valued under the income approach considering the discounted cash flow method.

Furniture, equipment and leasehold improvements

Furniture, equipment and leasehold improvements as of June 30, 2020 amounted to $ 35.4 million, a decrease of $ 18.5 million or 34.3% with respect to the balance as of December 31, 2019 of $ 53.9 million, which corresponds to the depreciation of assets recognized in this period, net from the additions of furniture and equipment incurred in the period.

Investment in Trusts' certificates of project vehicles

Other permanent investments as of June 30, 2020 amounted to $663.9 million, an increase of $2.8 million or 0.4% compared to $661.1 million of the balance as of December 31, 2019. The increase in this line item corresponds to the recognition of the equity method of the F / 00979 Trust, which maintains an investment over the F / 1002 Trust ("Tijuana" or "Macroplaza Insurgentes"), in which maintains a 40% stake, thus no control is held at the date of these financial statements.

Derivative financial instruments

The fair value of derivative financial instruments as of June 30, 2020 is $ 1.6 million, a decrease of $ 1.1 million compared to the balance as of December 31, 2019 of $ 2.7 million. The variation in this item corresponds to the net effect of additions in the period, net of charges to income from valuation of instruments, up to August 31, 2019.

As of September 2, 2019, Planigrupo adopted hedge accounting under the new pronouncements of IFRS 9, changing the accounting treatment of its derivative financial instruments that were used to be accountingly characterized as trading instruments.

Current Liabilities

Current liabilities as of June 30, 2020 amounted to $ 308.9 million, which represent a decrease of $ 46.9 million compared to the balance as of December 31, 2019 of $ 355.8 million. The main increases corresponded to outstanding liabilities as of December 31, 2019, including accounts payable to suppliers and other accrued liabilities.

Long-term debt and current installments

The long-term debt line item and current installments as of June 30, 2020 amounted to $ 6,299.8 and $ 109.4 million, respectively, with a decrease of $ 28.4 million or 0.4% and an increase of $ 24.1 million or 28.3%, respectively, with respect to the balance as of December 31, 2019 for $ 6,328.2 and 85.3 million of said accounts. The decrease in the balances of these items is mainly due to the interest payable recognized at the end of the period and to the interest paid with the restricted cash reserves.

Capital Stock

The balance of the capital stock as of June 30, 2020 did not have significant movements compared to the balance reflected as of December 31, 2019.

In the case of retained earnings and non-controlling interest, the variation presented is due to the income of the period ended June 30, 2020.

Unaudited Interim consolidated statements of cash flows
As of June 30, 2020 and 2019
(In thousands of Mexican Pesos)

		As of June 2020	As of June 2019
Operating activities			
Consolidated net income fore the period	$	(35,606)	192,106
Adjustments:			
(Increase) decrease in fair value of investment properties		148,594	(64,182)
Depreciation and amortization		10,309	9,715
Amortization of leasing rights		3,492	4,205
Share based payments		-	9,924
Income taxes		(36,145)	54,184
(Increase) decrease in fair value of other permanent investments		(18,745)	(83,393)
Interest income		(13,141)	(8,568)
Valuation of financial instruments		1,637	36,473
Valuation of financial instruments - OCI		(2,360)	-
Interest expense		304,955	328,046
Subtotal		**362,990**	**478,510**
Changes in:			
Trade receivables, net		(29,935)	4,760
Refundable taxes and other receivables, net		34,332	(13,267)
Prepaid expenses		(31,547)	(13,827)
Warranty deposits		422	1,222
Other non-current assets, net		(26)	13,759
Accounts payable and accruals		(26,427)	(14,518)
Leases paid		(6,524)	(6,746)
Taxes payable and accrued expenses		(55,544)	(8,872)
Paid income taxes		12,346	(19,137)
Other non-current liabilities		(37,221)	(7,914)
Employee Benefits		(43)	-
Net cash flows generated (used in) operating activities		**222,823**	**413,970**
Investing activities:			
Investments in trust certificates and other permanent investments		15,971	25,160
Acquisition of furniture, equipment and leasehold improvements		8,211	(2,181)
Capital expenditures in investment properties		(19,282)	(22,268)
Interest collected		13,141	8,568
Net cash flows generated (used in) investing activities		**18,041**	**9,279**
Financing activities:			
Capital stockholder increase		(4,831)	-
Distributions to trustees and holders		(30,161)	(10,569)
Payments of principal from loans		-	135,000
Paid-in capital		(31,662)	(176,646)
Interest paid		(191,579)	(317,477)
Derivative financial instruments		(1,601)	(1,648)
Restricted cash		80,278	(1,838)
Net cash (used in) generated from financing activities		**(179,556)**	**(373,178)**
Net increase (decrease) in cash and cash equivalents		**61,308**	**50,071**
Cash and cash equivalents at beginning of period		**404,468**	**273,862**
Cash and cash equivalents at end of period	**$**	**465,776**	**323,933**

Our main source of short-term liquidity is the cash flow generated from our operations. The generated resources are mainly applied to pay operating expenses and other expenses directly associated with our properties, including maintenance expenses and capital investments in recurring improvements to our properties.

We intend to continue covering our short-term liquidity requirements through the cash generated by our operations. We believe that our revenues from leases after operating expenses, will generally give us sufficient cash flow inflows to meet general, administrative expenses and to fund distributions.

Our long-term liquidity requirements primarily consist of funds aimed to pay for the development or redevelopment of projects, renovations, extensions, property acquisitions and other non-recurring capital expenditures that must be made periodically. Our future intention is to cover our long-term liquidity requirements through various sources of resources, including financing through debt and, where appropriate, capital offers. We expect that any loan we obtain, will imply usual obligations, including provisions that may limit our ability to incur additional debt, limitations on the granting of other mortgages or guarantees or limitations to transfer certain assets, buy or acquire additional real estate, change the conduct of our business or granting loans or giving down payments, to celebrate any merger, consolidation with, or acquire the business, assets or capital of any third party.

We have not established restrictions with our subsidiaries to transfer resources to us nor are we aware of any known trend, commitment or event that may or will significantly affect our liquidity, results of operations or financial condition.

Exposure, risks and contingencies

Occasionally we enter into derivative financial instruments to mitigate the risk derived from fluctuations in interest rates derived from the variable rate loans that we have contracted.

These derivative financial instruments, although they are contracted for hedging purposes from an economic perspective, because they do not meet all the requirements required by the regulations, for accounting purposes, they have been designated as trading.

As of September 2, 2019, Planigrupo adopted hedge accounting under the new pronouncements of IFRS 9, changing the accounting treatment of its derivative financial instruments that were used to be accountingly characterized as trading instruments.

We cannot assure you that we will be adequately protected by our hedging operations or that such hedging operations will not result in losses that affect our business, financial condition and results of operations.

As of June 30, 2020, 99.9% of the debt contracted at a variable rate is covered by derivative financial instruments. Derivative financial instruments held by PLANIGRUPO are recorded as an asset, at a fair value of Ps. 1.6 million, a figure equivalent to 0.2% of our liabilities.

PLANIGRUPO has had no margin calls as of June 30, 2020 for the contracted financial instruments and has not had any default under those instruments.

Financial position, liquidity and capital resources

Our main source of short-term liquidity is the cash flow generated by our operations. The generated resources are mainly applied to pay operating expenses and other expenses directly associated with our properties, including maintenance expenses and capital investments in recurring improvements to our properties.

June 30, 2020, our liquidity was Ps. 835.1 million and was made up of total current assets (cash and cash equivalents, accounts receivable, taxes receivable and other accounts receivable, as well as prepayments), which represents 5.8% of our total assets.

Operations outside the Statement of Financial Position

At the date of the report we do not have operations that are not registered in our statement of financial position as of June 30, 2020.

Indebtedness

As of June 30, 2020, our total outstanding debt for the controlling interest was Ps. 6,409.2 million. Out of the total amount of the debt, as of June 30, 2020, Ps. 109.4 million were short-term debt and Ps. 6,299.8 million long-term debt.

The LTV of PLANIGRUPO in 2Q20 was 40.9%, including our properties with non-controlling interest.

The LTV in 2Q20, including our properties with non-controlling interest, was 39.8%.

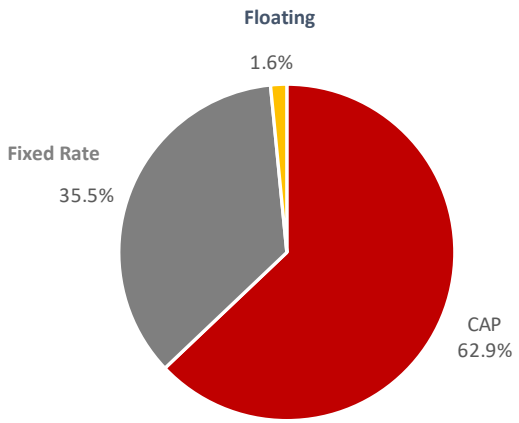
Property-level debt agreements have a mortgage guarantee.

As of June 30, 2020, 35.6% of our debt accrued interests at a fixed rate and 63.5% at a floating rate.

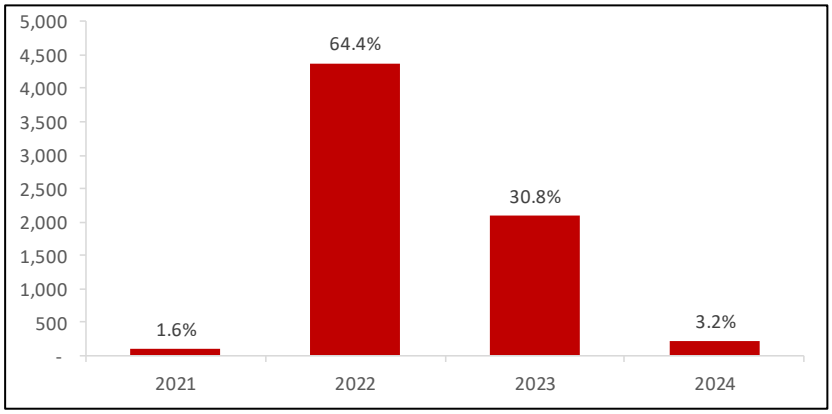
Derived from the recent refinancing of our loans, as of June 30, 2020, our total debt, including the positions in which we have a controlling and non-controlling interest, was Ps. 6,682.2 million of which 1.6% corresponded to a floating interest rate, 62.9% to a floating interest rate with current interest coverage and 35.5% fixed interest rate.

The consolidated weighted average rate is 7.8%, on outstanding balances as of June 30, 2020.

Debt Structure



Amounts amortized per year



Capital investments

For the period ended June 30, 2020, we incurred in capital investments for Ps. 19.3 million, which consisted mainly of investments for maintenance and redevelopment of one of our properties.

Quantitative and Qualitative Disclosures on Market Risks

Risk Management

In the ordinary course of business, we are exposed to various market risks that are beyond our control, including fluctuations in interest rates and currency exchange rates, which could have an adverse effect on the value of our assets and regarding our financial liabilities, future cash flows and profits. As a result of these market risks, we could suffer losses due to adverse changes in interest rates or currency exchange rates.

Our risk management policy seeks to assess the possibilities of experiencing losses and their consolidated impact and hedge our exposure to fluctuations in interest rates and currency exchange rates.

Interest rate risk

We have exposure to market risk due to changes in interest rates. Fluctuations in interest rates mainly impact loans, changing either their fair value, or their future cash flows. Management does not have a formal policy to determine how much of the exposure of PLANIGRUPO should be at a fixed or floating rate. However, at the time of obtaining new loans, our management uses its judgment to decide whether it deems that a fixed or floating rate would be more favorable for us during the planned term, until its maturity.

In order to protect itself from the risks arising from fluctuations in interest rates, PLANIGRUPO has acquired upon derivative financial instruments. These derivative financial instruments, although contracted for hedging purposes from an economic perspective, did not comply with all the requirements required by the regulations. Therefore, for accounting purposes, were designated as trading until August 31, 2019.

As of September 2, 2019, Planigrupo adopted hedge accounting under the new pronouncements of IFRS 9, changing the accounting treatment of its derivative financial instruments that used to be accountingly characterized as trading instruments.

Currency Exchange Rate Risk

As of June 30, 2020, the monetary position of assets and liabilities in dollars was non relevant, representing less than 1.0% of our total operating income, while practically all of our income, costs and operating expenses are denominated in Pesos.

PHONE CONFERENCE

PLANIGRUPO LATAM, S.A.B. de C.V.

Telephone Conference of Second quarter Results 2020.

Date: Friday July 24, 2020

Time: 9:00 A.M. (Central Time, Mexico City) / 10:00 A.M. (Eastern Time, N.Y.)

Presented by:

Elliott Bross Umann – Chief Executive Officer

Conrado Alba Brunet – Chief Financial Officer

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