EL PUERTO DE LIVERPOOL, S.A.B. DE C.V.

RESULTS OF OPERATIONS FOR THE THIRD QUARTER OF 2016

Economic Environment

The Country is beginning to show certain deterioration in some of the primary macroeconomic variables linked to consumption, inflation is on the rise whiled different consumer confidence indices are on the decline.

Inflation in the last quarter has reverted the favorable tendency sustained throughout the prior period. Considering the effects of the devaluation of the peso and the increase in the prices of commodities controlled by the government (such as gasoline and electricity), the inflationary perspective for the last quarter of 2016 is under pressure. The projected 2.97% increase for the close of 2016 represents an increase of 17.9% compared to 2015. Consequently, although it has declined, the increase in salaries in real terms is contributing to sustaining the purchasing power of Mexican households.

The peso/dollar exchange rate continues to reflect high volatility, reaching levels close to 20 pesos per dollar, closing the quarter in the range of Ps. 19.50 per dollar, as a result of the first presidential debate in the United States. During this period, the average exchange rate suffered a devaluation of 14.1% when compared to the same quarter of the prior year. The elections in the United States, the price of the barrel of oil, as well as public finances in Mexico are the key factors in the determination of the value of our currency.

The consumer confidence index as well as the durable goods purchase intention index, both reflect a decline due to the uncertainty of the economic future and problems with the lack of public safety.

On the other hand, consumer credit, the creation of formal employment and remittances continue to reflect sound growth.

Liverpool ES PARTE DE MI VIDA

LIVEPOL

Key Figures

The primary indicators of the statement of operations at the close of the third quarter are as follows: (Amounts in Mexican pesos)

	Quarter			YTD		
	3Q16	3Q15	Chg %	2016	2015	Ch %
Total revenue:	**21,767,113,000**	**19,623,026,000**	**10.9%**	**65,135,814,000**	**58,673,205,000**	**11.0%**
Commercial (includes services and other)	18,774,063,000	16,791,940,000	11.8%	56,131,204,000	49,935,522,000	12.4%
Interests	2,235,688,000	2,102,982,000	6.3%	6,765,340,000	6,432,986,000	5.2%
Leasing	757,362,000	728,104,000	4.0%	2,239,270,000	2,304,697,000	-2.8%
Cost of sales	13,057,365,000	11,654,921,000	12.0%	38,736,650,000	34,426,566,000	12.5%
Gross income	**8,709,748,000**	**7,968,105,000**	**9.3%**	**26,399,164,000**	**24,246,639,000**	**8.9%**
Gross margin	**40.0%**	**40.6%**	**(0.59)**	**40.5%**	**41.3%**	**(0.80)**
Operating expenses	6,473,731,000	5,911,870,000	9.5%	19,205,119,000	17,711,240,000	8.4%
Operating income	**2,236,017,000**	**2,056,235,000**	**8.7%**	**7,194,045,000**	**6,535,399,000**	**10.1%**
Net income	1,665,153,000	1,384,865,000	20.2%	5,301,577,000	4,681,636,000	13.2%
EBITDA	**2,821,188,000**	**2,612,950,000**	**8.0%**	**8,964,413,000**	**8,186,841,000**	**9.5%**
EBITDA margin	**13.0%**	**13.3%**	**(0.35)**	**13.8%**	**14.0%**	**(0.19)**
Customer's portfolio	**27,427,226,000**	**25,593,209,000**	**7.2%**			
Same stores growth	**7.7%**	**10.3%**	**-2.6 p.p.**	**8.6%**	**9.8%**	**-1.2 p.p.**

RESULTS OF OPERATIONS

Sale of goods and services

Liverpool's total commercial income increased by 11.8% during the quarter, while same-store sales increased by 7.7%. As we had expected, the last semester of the year has a difficult basis of comparison, due to the good results obtained in 2015. Accumulated sales for the year reflect an increase of 12.4%, while same-store sales reflect 8.6%.

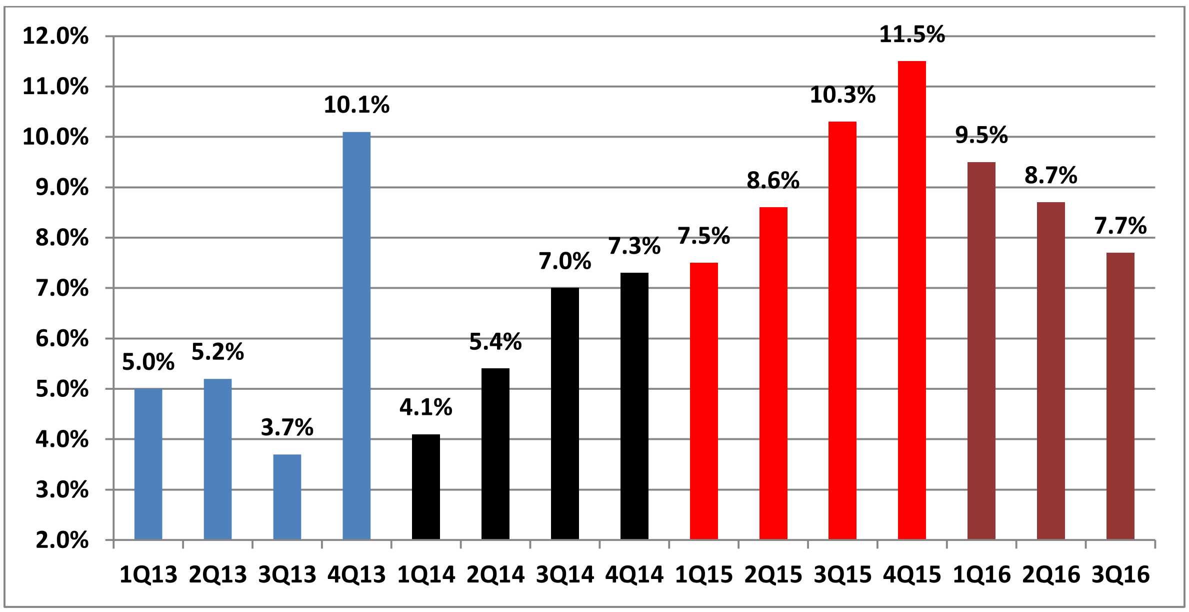
The average ticket accounts for more than 90% of the results of same-store sales. The increase in pesos, derived from the devaluation, combined with a change in the mixture of products towards merchandise related to durable goods, explain this situation.

The accumulated figures at September 30, 2016, published by the ANTAD (Spanish acronym for the Mexican Association of Self-service and Department Stores) at September 30, 2016, reflected an increase of 6.4% same store sales in nominal terms. Specifically, department stores associated with the ANTAD recorded same-store growth of 7.6%.

All of our product categories present growth that is close to average. Furniture, appliances, multimedia and sporting goods continue to reflect the best performance.

By geographic region, the northern and the western zones, and the Mexico City metropolitan area stand out for their expansion, while the southwestern zone continues to feel the effects of the slowdown in the oil industry.

Sales and Same-store Growth



Accumulated growth in the on-line sales platform has been 85.6% compared with the same period of 2015, thereby contributing with 2.5% of commercial sales. These results reflect the proposed value that Liverpool offers to its clients, such as: the best selection of brands; guaranteed satisfaction, and; free shipping throughout the entire Country.

Interest

Income in the credit division increased by 6.3% during the quarter, in comparison to the same period of the prior year; accumulated growth reported is 5.2%. The trade portfolio grew by 7.2% in comparison with the prior year. We continue to observe the growth in the number of clients who pay their balances in full on the due date.

Leasing

Leasing income is holding steady at the expected level of 4.0% quarterly growth year on year; at the accumulated level, this income declined by 2.8%, due to the effect of the leasing rights received in Perisur in 2015, and from the new Puebla Serdan and Toluca shopping centers.

Occupancy levels in the shopping malls remain steady, at approximately 96%.

Cost of Sales and Gross Margin

Cost of sales increased by 12.0% during the quarter, and by 12.5% for the year.

Commercial Margin

In spite of the effects of the devaluation, the commercial margin for the third quarter of 2016 remains at the same levels as it was during the prior year. At the cumulative level, we continue to see the effects of non-recurrent commercial agreements in the first quarter of 2015, as well as of the Winter Sale that required additional reductions. The following chart summarizes the composition of the commercial margin:

	QUARTER			CUMMULATIVE		
	3Q16	3Q15	CHG	2016	2015	CHG
Commercial revenue	18,682,106,000	16,686,976,000	12.0%	55,751,700,000	49,588,584,000	12.4%
Cost of goods sold	13,057,365,000	11,654,921,000	12.0%	38,736,650,000	34,426,566,000	12.5%
Commercial Margin	**30.1%**	**30.2%**	**- 0.05**	**30.5%**	**30.6%**	**- 0.06**

Total Gross Margin

Total gross margin reflects a total reduction of 59 base points during the quarter, and of 80 base points during the semester, derived from a lower contribution of real estate and credit income.

AS % OF TOTAL INCOME	3Q16	3Q15	2016	2015
Commercial (inlcudes services and other)	86.2%	85.6%	86.2%	85.1%
Interests	10.3%	10.7%	10.4%	11.0%
Leasing	3.5%	3.7%	3.4%	3.9%
	100.0%	100.0%	100.0%	100.0%

Operating Expenses

Operating expenses increased by 9.5% during the quarter, and by 8.4% during the year. Primary factors behind these results are: a) expenses related to openings and remodeling (primarily in Perisur and Plaza Satelite), personnel expenses and depreciation related to new stores, boutiques and shopping centers; b) the strategic Omnicanal initiative, and; c) the impact of the devaluation of the Mexican peso versus the US dollar, especially in information technology expenses.

Operating Income

At the close of the third quarter of the year, operating income amounted to Ps. 2,236 million, representing a growth of 8.7% in comparison with the same period of 2015. The accumulated results for this caption are Ps. 7,194 million, with a growth of 10.1% with respect to the same period in 2015.

EBITDA

The EBITDA for this quarter amounted to Ps. 2,821 million, which is 8.0% higher than the EBITDA generated the prior year, while at the cumulative level, Ps. 8,964 million has been obtained, for an increase of 9.5% over the same period of 2015. The EBITDA margin was 13.0%, reflecting a contraction of 35 base points when compared to the prior year. At the cumulative level, a percentage of 13.8% is obtained, which is a contraction of 19 base points in comparison to the prior year.

In perspective, the EBITDA margin at twelve months reaches 16.0%, with a contraction of 30 base points in comparison with this same metric in the prior year.

Financing Expenses and Income

Net financing expenses for the quarter were 58.6% lower than the prior year, reaching Ps. 124.8 million, while at the accumulated level, these expenses reached Ps. 515.8 million, which is 25.8% lower than the same period in 2015.

An exchange gain of Ps. 87 million was obtained in the third quarter of 2016 as the result of the foreign currency position. In the meantime, an exchange loss of Ps. 118.7 million was reported in the same period last year. In perspective, during this quarter, the average exchange rate was Ps. 18.72 per US dollar, closing at Ps. 19.50 per US dollar on September 30, 2016.

At the cumulative level, and as a relevant point, an exchange gain of Ps. 53.6 million was recorded, as compared to a loss of Ps. 161.8 million for the same period in 2015.

Share in Results of Associated Companies and Joint Ventures

This caption reports an increase of 10.8% in comparison with the prior year, amounting to Ps. 159.7 million. At the cumulative level, a growth of 2.6% is recorded.

Net Income

The controlling net income at the close of the second quarter was 20.2% higher than that obtained during the same period in 2015, for a total of Ps. 1,665 million. At the cumulative level, Ps. 5,302 million is obtained, representing an increase of 13.2% in comparison to the same period of the prior year.

BALANCE SHEET

Cash and Short-term Investments

The balance of this account at September 30, 2016 was Ps. 5,352 million, reflecting an increase of Ps. 1,756 million in comparison to the same date in 2015, due primarily to the conservative rhythm of growth of the credit portfolio.

Trade Portfolio

At the close of the third quarter of 2016, the net trade portfolio amounted to Ps. 27,427 million, which is a 7.2% increase with respect to the amount recorded at the same date of the prior year.

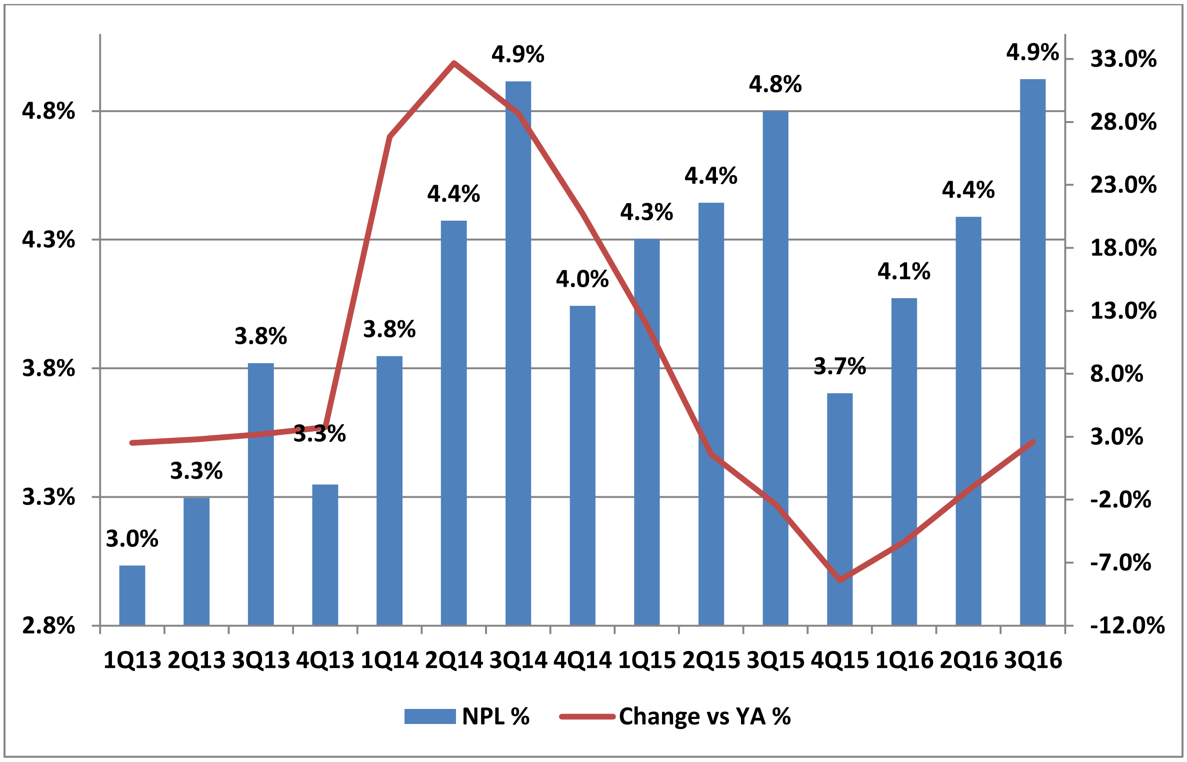
At the cumulative level, Liverpool's credit cards account for 45.6% of total sales, as compared to 45.3% for the same period of the prior year.

Accumulated reserves for the overdue portfolio at September 30 are as follows:

Pesos	Sep 16	Sep 15	VAR %
Reserve's initial balance:	2,219,573,000	2,216,049,000	0.2%
(+) New reserves:	1,907,124,000	1,645,758,000	15.9%
(-) Write off:	(1,447,432,000)	(1,420,477,000)	1.9%
Reserve's final balance:	2,679,265,000	2,441,330,000	9.7%

The portfolio overdue by more than 90 days was 4.9% of the total portfolio, reporting a result ten base points above the percentage recorded at the close of the third quarter of 2015.

Accounts overdue by more than 90 days (%) and rate of growth vs. the prior year



Inventories and Accounts Payable

Inventories amounted to Ps. 18,139 million at the close of the quarter, which was 14.4% higher than the amount recorded the prior year. This increase reflects the contribution of the new stores and the effect of the devaluation of the Mexican peso.

With regards to the accounts payable to suppliers, the balance at the close of the quarter reflects an increase of 17.1% compared to the same quarter of the prior year, reaching Ps. 17,586 million.

Cost-bearing Debt and Cash Flow

The Company's cost-bearing debt is made up as follows:

Pesos	Sep 16	Sep 15	VAR %
Cost bearing debt	(29,267,936,000)	(13,993,046,000)	109.2%
Financial derivative instruments acquired for hedging purposes	2,038,848,000	1,377,184,000	48.0%
TOTAL	(27,229,088,000)	(12,615,862,000)	115.8%

El Puerto de Liverpool, S.A.B. de C.V. (BMV [Mexican Stock Exchange ticker]: LIVEPOL) (the Company) reports that on September 29, 2016, it concluded the offer of debt securities in the form of notes for the principal amount of US$ 750,000,000 with an annual interest rate of 3.875%, maturing in 2026 (the Securities). The Securities constitute senior notes payable by the Company and are backed by the guarantee of its subsidiary, Distribuidora Liverpool, S.A. de C.V. The Company expects to pay the Securities on October 6, 2016, and intends to utilize the resources resulting from the aforementioned offer, for overall corporate purposes, including the financing of capital investments and the payment of the purchase price of the Company's potential acquisitions.

The Securities were the object of a private offering made to qualified institutional investors in the United States of America in conformity with Rule 144A of the U.S. Securities Act of 1933 (as modified at date, The U.S. Securities Act), and outside of the United States of America, under Regulation S of the U.S. Securities Act. Finally, the Company has submitted a request for listing in the Official List of the Irish Stock Exchange.

The balance for this quarter reflects this coupon. It is important to point out that the due date of this transaction was October 6, which is why the debt is shown at the close of the quarter, while the funds receivable appear in "Other Accounts Receivable".

It should be noted that 100% of the debt denominated in dollars (US$ 1,050 million) is covered in its entirety by a cross-currency swap.

The gross and net leverage to EBITDA ratio at the close of the quarter is 1.74 times and 1.40 times, respectively. Once the amount of the recently placed bond has been received, the net ratio reflects 0.48. These ratios have been calculated by deducting the effect of valuation of financial derivative instruments, at market prices.

The cash flow obtained from operating activities amounted to Ps. 2,845 million, primarily due to the results of working capital.

Investments in Projects and Remodeling

Investment on expansion projects and remodeling has reached an amount of Ps 5,364 million as of September 30, 2016.

Expansion and Recent Events

The expansion and remodeling of the Liverpool Perisur flagship store, the Monterrey Galerias store, and the Perisur, Atizapán, Satélite y Monterrey Shopping Centers is currently underway and will continue throughout the year.

Plans include the opening of the following stores during the year:

Liverpool Stores:
1. La Fe, Monterrey (opened on March 8, 2016)
2. Zamora, Michoacán (opened on September 14, 2016)
3. Tampico Altama, Tamaulipas (opened on September 20, 2016)
4. Hermosillo, Sonora

Fábricas de Francia Stores:
1. Los Mochis, Sinaloa (opened on September 1, 2016)
2. Tecámac, State of México (opened on October 20, 2016)
3. Nicolás Romero, State of México
4. Uriangato, Guanajuato
5. Tijuana, Baja California Norte
6. Tuxtepec, Oaxaca

Ripley

The Partnership Agreement with the controlling companies of Ripley Corp S.A. was made public on July 5, 2016. The most important points of the referenced association are as follows:

- Once the minimal conditions requested have been fulfilled, a public offering of shares, offering to purchase up to 100% of the shares, will be made.
- The public offering of shares will be considered to be successful if at least 25.5% of the Company's issued and outstanding shares are purchased.
- The offering (OPA) will be made at the price of CLP 420 (Chilean pesos) per share.

The parties have entered into a shareholders' agreement which will take effect in the event that the public offering is declared to be successful. Such agreement contemplates a joint management commitment in Ripley; it also establishes reciprocal rights and restrictions with respect to the transfer of the Company's shares, appropriate to this type of agreements, including a liquidity option in favor of the current controlling shareholders, to sell shares to Liverpool as of the fifth anniversary of the date on which the public offering has been declared successful.

At the date of this report, we are waiting for the Transaction to be authorized by the Chilean Banks and Financial Institutions Superintendence Department.

Suburbia

The agreement with Wal-Mart de Mexico, S.A.B. de C.V., to acquire 100% of Suburbia, Walmex' clothing store division, was made public on August 10, 2016. The closing of this transaction is subject to the approval of the Mexican Fair Trade Commission (Spanish acronym, COFECE) and to other conditions common to this type of transactions.

The Transaction includes: (i) 100% of the shares of four legal entities; (ii) the intellectual property rights to the Suburbia brand and its self-owned brands; (iii) 119 stores, seven of which are self-owned, 78 of which are leased in buildings and/or on lands with third parties, and 34 of which are leased on land and/or in buildings with Walmex; (iv) the store operations, purchases, commercial planning, product design, marketing and procurement division (Spanish acronym, CATMex), and; (v) a distribution center leased from third parties.

In accordance with the terms of the agreement, Liverpool will acquire Suburbia for the approximate amount of Ps. 15,700 million, which includes the assumption of the debt derived from capitalizable leases for Ps. 1,400 million. An additional amount of Ps. 3,300 million will be distributed to Suburbia's current shareholders through the payment of dividends and a capital reduction, to be paid after the Transaction has been concluded. Consequently, the total amount of the Transaction will be Ps. 19,000 million.

At the date of this report, we are waiting for the Transaction to be approved by COFECE.

Distribution Center

The investment of Ps. 4,500 million in a new Logistics and Distribution Complex located in the Arco Norte area in the State of Mexico was made public on October 18, 2016.

Analysts' Coverage

In compliance with the Mexican Securities Act, the Company hereby discloses the list of Institutions and Financial Groups that analyze its financial and operative performance, as follows:

Actinver	BTG Pactual	Interacciones	Scotiabank
Bank of America Merrill Lynch	Credit Suisse	Intercam	Ve por más
Banorte IXE	Deutsche Bank	Itaú BBA	Vector
Barclays	GBM	Morgan Stanley	
BBVA Bancomer	HSBC	Santander	

Company Profile

El Puerto de Liverpool, S.A.B. de C.V.: (at September 30, 2016)

Stores:		
Liverpool	82	1,334,990 m2
Fábricas de Francia	32	214,560 m2
Duty Free	4	4,925 m2
Total Stores	**118**	**1,554,475 m2**
Shopping Malls:	25	469,579 m2
Boutiques:	116	64,123 m2

Credit Card

Number of Cards	3Q 2016	3Q 2015	% Dif
Liverpool Cards	4,250,915	3,812,757	11.5%

Contacts

José Antonio Diego M. jadiego@liverpool.com.mx +52 55 9156 1060
Enrique M. Griñán G. emgrinang@liverpool.com.mx +52 55 9156 1042

Address: Mario Pani 200, Col. Santa Fe Cuajimalpa, México D.F. 05348