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

RESULTS FOR THE SECOND QUARTER 2016

Economic Environment

The main macro-economic consumption variables in the country continue to be solid, and are showing positive behavior.

Inflation is registering levels that are similar to those of the prior year. This, combined with the real-term increase in salaries, has contributed to improving household purchasing power. However, the inflation rate forecast for the rest of the year remains stressed given the possible effects of the peso depreciation, as well as the increase in the price of utilities managed by the government such as gasoline and electric power.

The constant creation of formal jobs is on a good trend and is driving the wage bill. Remittances continue to show good growth rates both in terms of volume and as a result of the exchange rate effect.

The consumer confidence index shows mixed results, with uncertainty about the economic future and safety being the prevailing issues. It is important to point out that the intention of buying durable goods has grown slightly.

The peso/dollar exchange rate continues to be highly volatile, with rates above 19 pesos/dollar which leveled out at the end of the quarter at the 18.90 pesos/dollar range. During this period, the average exchange rate depreciated 17.9% with respect to the same quarter of the prior year. Stemming from the announcement made by the Mexican Federal Bank (Banco de México) on June 30th with respect to the 50 basis points adjustment to the reference interest rates, markets are showing relative exchange rate stability at the 18.60 pesos/dollar range.

Relevant Figures

The following are the main indicators at the closing of the second quarter:

	Quarter			YTD		
	1Q16	1Q15	Chg %	2016	2015	Ch %
Total revenue:	**24,284,510,000**	**22,067,045,000**	**10.0%**	**43,368,701,000**	**39,050,179,000**	**11.1%**
Commercial (includes services and other)	21,170,403,000	18,902,451,000	12.0%	37,357,141,000	33,143,582,000	12.7%
Interests	2,391,730,000	2,357,270,000	1.5%	4,529,652,000	4,330,004,000	4.6%
Leasing	722,377,000	807,324,000	-10.5%	1,481,908,000	1,576,593,000	-6.0%
Cost of sales	14,482,551,000	13,053,156,000	11.0%	25,679,285,000	22,771,645,000	12.8%
Gross income	**9,801,959,000**	**9,013,889,000**	**8.7%**	**17,689,416,000**	**16,278,534,000**	**8.7%**
Gross margin	**40.4%**	**40.8%**	**(0.48)**	**40.8%**	**41.7%**	**(0.90)**
Operating expenses	6,641,702,000	6,198,427,000	7.2%	12,731,388,000	11,799,370,000	7.9%
Operating income	**3,160,257,000**	**2,815,462,000**	**12.2%**	**4,958,028,000**	**4,479,164,000**	**10.7%**
Net income	2,252,254,000	1,993,040,000	13.0%	3,636,424,000	3,296,771,000	10.3%
EBITDA	**3,749,642,000**	**3,382,933,000**	**10.8%**	**6,143,225,000**	**5,573,891,000**	**10.2%**
EBITDA margin	**15.4%**	**15.3%**	**0.11**	**14.2%**	**14.3%**	**(0.11)**
Customer's portfolio	**28,724,710,000**	**26,823,146,000**	**7.1%**			
Same stores growth	**8.7%**	**8.6%**	**0.1 p.p.**	**9.1%**	**8.2%**	**0.9 p.p.**

RESULTS

Merchandise Sales and Services

During the quarter total retail revenues for Liverpool were up 12.0%, while same-store sales grew 8.7%. Cumulatively, retail sales for the year grew 11.1%, while same-stores sales were up 9.1%.

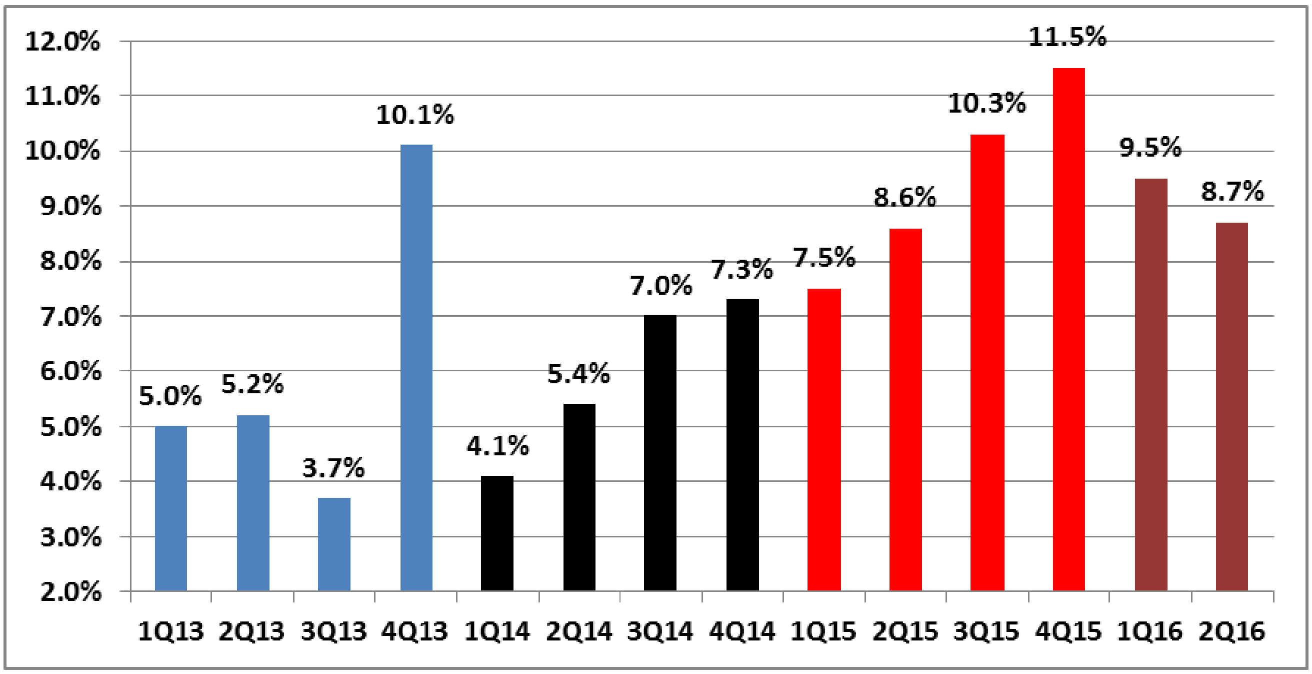
The average ticket accounts for more than 85% of same-stores sales. The increase measured in pesos stemming from the devaluation as well as from a change in the product mix to merchandise related to durable goods, certify to this.

The cumulative figures published by ANTAD as of June 30, 2016 showed a 6.8% growth in nominal terms for same stores. Specifically, ANTAD-related department stores registered an 8.3% same-stores growth.

All our product categories registered growths that were close to the average. Furniture, appliances, multimedia, and sports were the best performers.

In terms of geographic regions, expansion in the Northern and Western regions as well as the Metropolitan Area of Mexico City was particularly relevant, while the South East continues to feel the effect of the deceleration in the oil industry.

Growth of Same-Store Sales



In the omni-channel platform, sales for non-traditional channels grew 75% as compared to the second quarter of the prior year. Cumulatively, we registered an 82.8% increase with respect to the first semester of 2015, contributing with 2.6% of retail sales. These results are mainly due to good results for the Hot Sale that took place during the last week of May. Additionally, we continue to make an effort to improve our website, delivery times, and service levels at Click & Collect.

Interests

During the quarter, revenue from the credit division grew 1.5% versus the same period of the prior year, and in cumulative terms growth was 4.6%. The customer base was up 7.1% year over year. During Mother's Day and Father's Day promotions, customers opted more for taking direct discounts instead of monthly non-interest payments, generating lower revenue in the short-term. Additionally, the number of customers who pay their total balance has increased.

Leasing

While revenue from leasing continues to be at the expected 4.3% level year over year, total real estate revenue was down 10.5% and 6.0% for the quarter and cumulatively, respectively. This is due to the leasing rights collected in 2015 at the Perisur mall and to the new Puebla Serdán and Toluca shopping malls.

Occupancy levels at shopping malls continue to be at the 96% level.

Cost of Sale and Gross Margin

Cost of sales grew 11.0% during the quarter, and 12.8% in cumulative terms.

Retail Margin

Retail margin is reflecting the good sales obtained in those categories that are most profitable. Cumulatively, we continue to feel the effect of the 1Q15 non-recurring commercial agreements as well as the Winter Sale that required additional price reductions. The following table shows the break-down of the retail margin:

	QUARTER			CUMULATIVE		
	2Q16	2Q15	CHG	2016	2015	CHG
Commercial sales	20,991,533,000	18,684,752,000	12.3%	37,069,594,000	32,901,608,000	12.7%
Cost of goods sale	14,482,551,000	13,053,156,000	11.0%	25,679,285,000	22,771,645,000	12.8%
Commercial Margin	**31.0%**	**30.1%**	**0.87**	**30.7%**	**30.8%**	**- 0.06**

Total Gross Margin

Total gross margin shows a total reduction for the quarter of 48 basis points and 90 basis points for the first half of the year, resulting from a lower contribution of revenue from real estate and credit.

Operating Expenses

Operating expenses grew 7.2% during the quarter and 7.9% cumulatively. The main factors behind this result are: a) expenses related to store openings and renovations, personnel expenses, and the depreciation from new stores, boutiques and shopping malls; b) the strategic omni-channel initiative, and c) the impact of the peso depreciation with respect to the dollar, particularly in IT expenses.

Operating Income

At closing of the second quarter, operating income came to Ps. 3,160 million, for a 12.2% growth as compared to the same period in 2015. The cumulative result for this heading totaled Ps. 4,958 million, up 10.7% with respect to the first half of 2015.

EBITDA

EBITDA for this quarter came to Ps. 3,749 million, or 10.8% higher than the prior year, and cumulatively it totaled Ps. 6,143 million. This translates into a 10.2% growth as compared to the prior year in 2015. EBITDA margin stood at 15.4%, for an expansion of 11 basis points versus the prior year. Cumulatively, the result comes to 14.2%, or a reduction of 11 basis points year over year.

As a point of comparison, 12-month EBITDA margin was 16.1%, with a decrease of 10 basis points as compared to the same metric of the prior year.

Financial Costs and Income

Net financial costs for the quarter were 3.8% below the prior year, reaching Ps. 206 million. The main effect came from a Ps. 21.3 million reduction in the exchange rate loss, stemming from the cash position in US dollars, needed to cover liabilities of import merchandise that is in-transit. Cumulatively, net financial costs were down 0.6% due to: a) a 6.9% increase in the profit from investments, and b) a 22.5% reduction in the exchange rate loss.

Share in Results of Partners and Joint Ventures

This heading registered an increase of 31.8% versus the prior year, for a total Ps. 196.2 million. Cumulatively, there is a 0.5% decrease resulting from a difficult comparison during the first quarter as well as the macro-economic variables in some of the countries in the region where the company operates, particularly Ecuador.

Net Income

The controlling net income at the closing of the second quarter was 13.0% above the same period in 2015, for a total of Ps. 2,252 million. Cumulatively, it was Ps. 3,636 million, representing a 10.3% increase as compared to the first half of the prior year.

RESULTS

Cash and Temporary Investments

The balance in this account as of June 30, 2016 totaled Ps. 5,580 million, or an increase of Ps. 985 million versus the same date of the prior year, due mainly to the conservative growth of the customer base.

Customers

At the closing of the second quarter in 2016, the client base accounted for Ps. 28,724 million, or an increase of 7.1% with respect to the figure registered for the same date of the prior year.

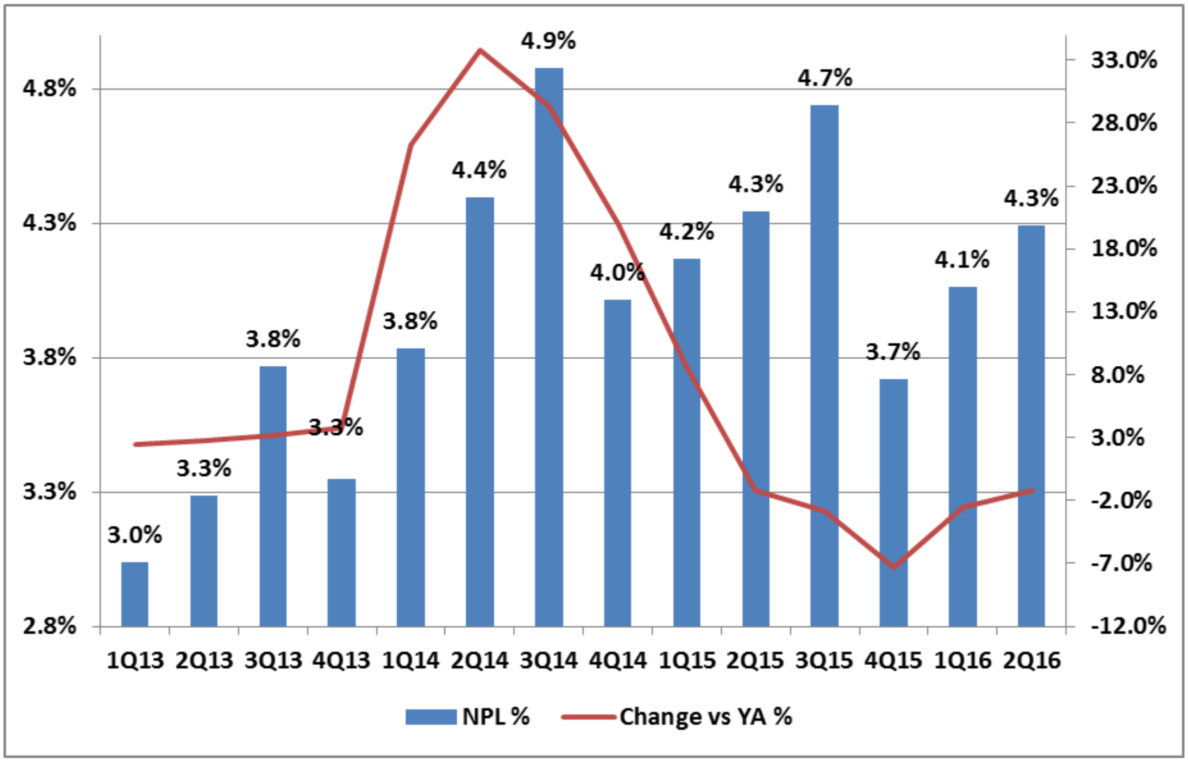
The cumulative share of the Liverpool credit card came to 46.0% of total sales, versus the 45.5% of the same period of the prior year.

Reserves for the past-due portfolio as of June 30 are as follows:

Pesos	Jun 16	Jun 15	VAR %
Reserve's initial balance:	2,219,573,000	2,216,049,000	0.2%
(+) New reserves:	1,219,393,000	1,044,902,000	16.7%
(-) Write off:	(966,118,000)	(966,895,000)	-0.1%
Reserve's final balance:	2,472,848,000	2,294,056,000	7.8%

More than 90 days past due, came to 4.3% of the total portfolio, reporting the same result as those at the closing of the second quarter in 2015.

Accounts more than 90 days past due (%) and growth rate year over year



Inventories and Accounts Payable

Inventories at the end of the quarter totaled Ps. 15,778 million, up 20.3% from the figure registered the year before. This increase is reflecting the following effects: a) the contribution of new stores, b) the devaluation of the Mexican peso, and c) the arrival of the Christmas season merchandise earlier than expected.

In terms of accounts payable to suppliers, the balance as of the end of the quarter showed an 18.4% growth as compared to the same quarter of the prior year, for a total of Ps. 13,902 million.

Debt with Cost and Cash Flow

The following shows the break-up of the debt with cost heading:

Pesos	Jun 16	Jun 15	VAR %
Cost bearing debt	(14,460,836,000)	(13,627,076,000)	6.1%
Financial derivative instruments acquired for hedging purposes	2,060,850,000	953,763,000	116.1%
TOTAL	(12,399,986,000)	(12,673,313,000)	-2.2%

It is important to mention that dollar-denominated loans are completely covered by a cross currency swap.

The ratio of the gross and net leverage over EBITDA at the closing of the quarter came to 0.80 times and 0.44 times, respectively. Both ratios are calculated by deducting the effect of the valuation at market prices of the derivative hedging financial instruments.

Cash flow from operating activities came to Ps. 1,155 million, stemming mainly from the working capital result.

Investments in Projects and Renovations

As of June 30, 2016 investments in expansion and renovation projects totaled Ps. 2,971 million.

Expansion and Recent Events

We continue working on expanding and renovating the flagship Liverpool Perisur store, the Monterrey Galerias store, as well as the Perisur, Atizapán, Satélite, and Monterrey shopping malls, all of which will continue throughout the year.

The following schedule for opening stores is in place for the following year:

Liverpool department stores:
La Fe, Monterrey (opened on March 8, 2016)
Zamora, Michoacán
Tampico City Center, Tamaulipas
Hermosillo, Sonora

Fábricas de Francia department stores:
Tecámac, Estado de México
Nicolás Romero, Estado de México
Los Mochis, Sinaloa
Uriangato, Guanajuato
Tuxtepec, Oaxaca

Boutiques:
In the quarter we opened a Banana Republic store and a Chico's store. In our effort to continue developing the Williams Sonoma franchise, we opened two additional stores as well as two West Elm and two Pottery Barn stores.

After analyzing in detail the performance of each of the brands and their locations, during the quarter we closed: 4 Gap, 2 Aéropostale, and 4 Destination Maternity stores.

Ripley
On July 5th we announced our Partnership Agreement with the Ripley Corp, S.A. controlling companies. The following are the most relevant aspects of this agreement:

- Once the minimum required conditions have been satisfactorily met, we will carry out a Tender Offer to buy up to 100% of the shares.
- The Tender Offer will be rendered successful if we are able to acquire at least 25.5% of the shares that have been subscribed and paid-in- full by the company.
- The share price for the Tender Offer will be 420 Chilean pesos per share.The parties have agreed to a Shareholders Pact, which will only come into force if the Tender Offer is rendered successful.

The pact includes a commitment to manage the Company jointly, as well as reciprocal restrictions and rights with respect to the transference of the Company's shares that are common in agreements of this sort, including a liquidity option in favor of the current controlling shareholders to sell shares to Liverpool starting on the fifth anniversary of the date when the tender offer is rendered successful.

The details of this offer can be reviewed on our Investor Relations website, in the Relevant Events section for the before mentioned date.

Analyst Coverage

In compliance with the Mexican Securities Law, the Company lists the Institutions and Financial Groups that analyze our financial and operating performance:

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

Company Profile

El Puerto de Liverpool, S.A.B. de C.V. (As of June 30, 2016)

Stores:		
Liverpool	80	1,330,779 sqmt
Fábricas de Francia	29	209,031 sqmt
Duty Free	4	4,925 sqmt
Total Stores	**113**	**1,544,735 sqmt**
Commercial Malls:	25	469,238 sqmt
Boutiques:	111	61,604 sqmt

Credit Cards

Number of cards	2Q 2016	2Q 2015	% Var
Liverpool Cards	4,136,736	3,919,919	5.5%

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