INDEPENDENT
Auditors' Report

To the Stockholders and Board of Directors of
El Puerto de Liverpool, S. A. B. de C. V.

Opinion

We have audited the consolidated financial statements of El Puerto de Liverpool, S. A. B. de C. V., and its subsidiaries (the Company), which comprise the consolidated statement of financial position as at December 31, 2022, and the consolidated statements of comprehensive income, of changes in stockholders' equity and of cash flows for the year then ended and the notes to the consolidated financial statements, which include significant accounting policies and other explanatory information.

In our opinion, the accompanying consolidated financial statements present fairly, in all material respects, the consolidated financial position of the Company as at December 31, 2022, and its financial performance and its consolidated cash flows for the year then ended in accordance with International Financial Reporting Standards (IFRS) as issued by the International Accounting Standards Board.

Basis for opinion

We conducted our audit in accordance with International Standards on Auditing (ISA). Our responsibilities under those standards are further described in the Auditor's "Responsibilities for the Audit of the Consolidated Financial Statements" section of our report. We are independent of the Company in accordance with the Professional Code of Ethics of the Mexican Institute of Public Accountants, together with other requirements applicable to our audit of the consolidated financial statements in Mexico. We have fulfilled our other ethical responsibilities in accordance with those requirements and code. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Key audit matters

Key audit matters are those matters that, in our professional judgment, were of the most significance in our audit of the consolidated financial statements of the current period. These matters were addressed in the context of our audit of the consolidated financial statements as a whole, and in forming our opinion thereon, and we do not provide a separate opinion on these matters.

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Recoverable value of intangible assets with an indefinite life

As mentioned in Note 14 to the consolidated financial statements, the Company performs annual tests on the recoverable value of its intangible assets with an indefinite life (goodwill, brands and others).

These tests consist of comparing that the estimate of the projected cash flows for the Cash Generating Unit (CGU) to which the intangible assets are allocated is higher than the book value of said assets.

We focused on intangible assets with indefinite lives due to the importance of their balance ($13,258 million pesos as of December 31, 2022) compared to the consolidated financial statements, since the estimation of projected cash flows involves the application of significant judgments by Management to determine the assumptions and premises used.

In particular, we concentrated our audit efforts on: 1) the methodology used to estimate the recoverable value, and 2) the significant assumptions used to estimate the projected cash flows, such as: the estimated rate of growth of sales, the projected EBITDA (Earnings Before Income Tax, Depreciation and Amortization), and the discount rate and the terminal value, which required the application of a greater judgment, when evaluating the impact on the projected results.

We evaluated the cash flow projections prepared by Management and the processes used to prepare them, comparing said projections to the historical results, years prior to the pandemic and budgets approved by the Company's Board of Directors.

We compared the actual results of the current year with the respective budget to rule out the fact that any assumption included in the cash flow projections could be considered too optimistic.

With the support of our valuation experts, we compared:

- The methodology used to estimate the recoverable value to that commonly used in the market for this type of assets.

- The growth of sales, the terminal value and the EBITDA to the historical results of the business and to independent market sources of comparable entities of the industry to which the Company belongs.

- The discount rate used to discount future cash flows to an estimated market rate considering the Company's leverage level, the expectation of leverage in the short and medium terms, and the optimal level of the industry.

We discussed the sensitivity analysis with Management and assessed the degree to which the assumptions need to be modified for impairment to occur.

Additionally, we evaluated the consistency of the disclosures included in the notes to the financial statements with the information provided by Management.

Other Information

Management is responsible for the other information. The other information comprises the annual report presented to the National Banking and Securities Commission (CNBV by its Spanish acronym) and the annual information presented to shareholders, but does not include the consolidated financial statements and our auditor's report thereon, which are expected to be made available to us after the date of this auditor's report.

Our opinion on the consolidated financial statements does not cover the other information and we will not express any form of assurance conclusion thereon.

In connection with our audit of the consolidated financial statements, our responsibility is to read the other information identified above when it becomes available and, in doing so, consider whether the other information is materially inconsistent with the consolidated financial statements or our knowledge obtained in the audit, or otherwise appears to be materially misstated.

When we read the other information not yet received, we will issue the report required by the CNBV and if we conclude that there is a material misstatement therein, we are required to communicate the matter to those charged with governance and, if required, describe the issue in our report.

Responsibilities of Management and those charged with Governance for the consolidated financial statements

Management is responsible for the preparation and fair presentation of the consolidated financial statements in accordance with IFRS and for such internal control as Management determines is necessary to enable the preparation of consolidated financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the consolidated financial statements, Management is responsible for assessing the Company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the Company or to cease operations, or has no realistic alternative but to do so.

Those charged with Governance are responsible for overseeing the Company's financial reporting process.

Auditor's responsibilities for the audit of the consolidated financial statements

Our objectives are to obtain reasonable assurance about whether the consolidated financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not a guarantee that an audit conducted in accordance with ISA will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these consolidated financial statements.

As part of an audit in accordance with ISA, we exercise professional judgment and maintain professional skepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the consolidated financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.

- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Company's internal control.

- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by Management.

- Conclude on the appropriateness of Management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the consolidated financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Company to cease to continue as a going concern.

- Evaluate the overall presentation, structure and content of the consolidated financial statements, including the disclosures, and whether the consolidated financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

- Obtain sufficient appropriate audit evidence regarding the financial information of the entities or business activities within the Company and subsidiaries to express an opinion on the consolidated financial statements. We are responsible for the direction, supervision and performance of the Company and subsidiaries audit. We remain solely responsible for our audit opinion.

We communicated with those charged with Governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

We also provide those charged with Governance with a statement that we have complied with relevant ethical requirements regarding independence, and communicated with them all relationships and other matters that may reasonably be thought to bear on our independence, and where applicable, actions taken to eliminate threats or safeguards applied.

From the matters communicated with those charged with Governance, we determine those matters that were of most significance in the audit of the consolidated financial statements of the current period and are therefore the key audit matters. We describe these matters in our auditor's report unless law or regulation precludes public disclosure about the matter or when, in extremely rare circumstances, we determine that a matter should not be communicated in our report because the adverse consequences of doing so would reasonably be expected to outweigh the public interest benefits of such communication.

PricewaterhouseCoopers, S. C.

Arturo Elizondo O.
Audit Partner
Mexico City, March 9, 2023

REPORT OF THE
Audit and Corporate Practices Committee

Mexico City, February 16, 2023

To the Board of Directors of
El Puerto de Liverpool, S. A. B. de C. V.

We, the undersigned, appointed as members of the Audit and Corporate Practices Committee of this company (the “Committee”), present this report on the activities carried out pursuant to article 43 of the Securities Market Act.

The Committee met four times during the year, addressing, among others, the following points:

I. The General Shareholders’ Meeting held March 10, 2022, appointed Mr. Javier Arrigunaga chairman of the Audit and Corporate Practices Committee for fiscal year 2022. Additionally, the Board of Directors appointed Messrs. Juan Miguel Gandoulf and José Cohen as Committee members.

II. On audit matters:

a) We evaluated the external audit plan and proposal for professional services accepted by Management. Furthermore, pursuant to the “General provisions applicable to entities and issuers supervised by the National Banking and Securities Commission that engage external audit services for basic financial statements,” we recommended to the Board of Directors that the firm PricewaterhouseCoopers be hired as external auditor, through its audit partner Arturo Elizondo Olascoaga, CPA, as External Independent Examiner, to audit the financial statements of the Company and its Subsidiaries for the fiscal year ended December 31, 2022. Additionally, the Committee learned of the additional services this firm supplies and the mechanisms for safeguarding its independence and avoiding self-review, concluding that such mechanisms are appropriate.

b) We evaluated and found that the Company has internal and external mechanisms that provide reasonable certainty of compliance with the Laws and Regulations applicable to it.

c) We were apprised of the Company’s bookkeeping policies as well as their impact on the figures contained in the financial statements as of December 31, 2022 and 2021, ensuring that the financial information was duly presented.

d) We followed up on the organization and functions of the Company’s Internal Audit Department; received its annual report of activities for the year 2022, the relevant findings, and its audit plan for the year 2023.

e) We ascertained that the company has operating systems, policies and procedures by which it may be considered to have an appropriate climate of internal control and bookkeeping.

f) We were apprised of the Company's degree of adherence to the Code of Best Corporate Practices, recommended by the Mexican Stock Exchange, per the report with information at December 31, 2021, filed on May 27, 2022.

g) We were informed of any lawsuits and litigations in progress, as well as the results of those concluded during the period in question.

h) We reviewed the consolidated financial statements as of December 31, 2022, and the notes thereto.

i) We were apprised of the status of the reserves and estimates included in the financial statements at December 31, 2022.

j) We were informed of the observations and recommendations of the External Auditors, related to their examination of the consolidated financial statements as of December 31, 2021.

k) We reviewed the statistics on transactions reported to the authorities pursuant to anti-money laundering regulations.

III. On the matter of corporate practices:

a) We consider the performance of senior management to have been appropriate and efficient, taking into account the circumstances under which they have discharged their responsibilities.

b) We were informed of transactions with related parties, and found that the amounts thereof were not significant with respect to the Company's operations, and that they were conducted in accordance with market conditions.

c) We performed an overall review of the criteria by which overall remuneration is determined for key Company's directors; we consider such remuneration to be reasonable and consistent with market conditions.

As a result of the activities carried out by this Committee, and having heard the opinion of the Company's Independent Auditors, we hereby recommend that the Board of Directors submit the financial statements of El Puerto de Liverpool, S.A.B. de C.V. and Subsidiaries as of December 31, 2022, in the terms in which such statements have been prepared and presented by Company management.

Sincerely,

The Audit and Corporate Practices Committee

Juan Miguel Gandoulf **Javier Arrigunaga** **José Cohen**

CONSOLIDATED STATEMENTS OF Financial Position

December 31, 2022 and 2021
Figures expressed in thousands of pesos

	Note		December 31, 2022		2021
Assets					
CURRENT ASSETS:					
Cash and cash equivalents	7	$	24,516,254	$	32,494,873
Short-term loan portfolio - Net	8		36,976,167		31,514,923
Value added tax recoverable			2,475,026		2,767,846
Other accounts receivable - Net	9		1,314,613		1,111,685
Inventory			28,140,676		23,120,308
Prepaid expenses			1,123,814		1,335,977
Total current assets			94,546,550		92,345,612
NON - CURRENT ASSET:					
Long-term loan portfolio - Net	8		9,336,078		6,825,777
Long-term other accounts receivable - Net	9		290,939		261,849
Derivative financial instruments	10		2,186,440		4,516,211
Investments in associates	11		10,011,058		9,152,496
Investment properties - Net	12		23,507,742		22,431,079
Property, furniture and equipment - Net	13		55,552,887		52,573,640
Intangible assets - Net	14		15,534,602		15,880,069
Financial asset at fair value through other comprehensive income	15		4,951,323		-
Right of use assets	19		12,353,928		11,513,536
Deferred income tax	22.2		7,603,411		6,470,404
Total assets		$	235,874,958	$	221,970,673
Liabilities					
CURRENT LIABILITIES:					
Suppliers		$	33,197,928	$	29,577,960
Creditors			12,131,397		10,658,765
Provisions	16		4,751,726		3,765,394
Short-term debt	17		674,124		4,108,112
Deferred income	8		2,738,667		2,347,740
Short-term lease liabilities	19		2,224,771		2,004,445
Dividends payable	21.1		5,606		1,011,602
Short-term derivative financial instruments	10		-		5,082
Income tax payable			1,213,903		2,116,123
Total current liabilities			56,938,122		55,595,223
NON - CURRENT LIABILITIES					
Long-term debt	17		29,030,916		29,825,109
Long-term lease liabilities	19		11,394,267		10,555,645
Employee benefits - Net	18		3,084,540		2,739,046
Deferred income tax	22.2		2,972,597		3,368,131
Total liabilities			103,420,442		102,083,154
Stockholders' Equity:					
Capital stock	21		3,374,282		3,374,282
Retained earnings			118,914,242		106,879,767
Capital reserves	21.2		9,894,258		9,373,976
Stockholders' equity attributable to parent company			132,182,782		119,628,025
Non-controlling interests			271,734		259,494
Total stockholders' equity			132,454,516		119,887,519
Total liabilities and equity		$	235,874,958	$	221,970,673

The accompanying notes are an integral part of these consolidated financial statements.

CONSOLIDATED STATEMENTS OF

Comprehensive Income

Figures expressed in thousands of pesos, except earnings per share

	Note		December 31, 2022		2021
Operating revenue:					
Net sales of merchandise		$	157,606,549	$	135,700,434
Interest earned from customers			13,199,946		11,138,534
Leasing income			3,721,874		3,090,038
Services			1,134,990		780,745
Other income			370,361		311,994
Total revenue	2.22		176,033,720		151,021,745
Costs and expenses:					
Cost of sales			107,576,972		93,950,314
Provision for credit losses			1,791,024		1,859,558
Administrative expenses			41,150,345		36,478,513
Total costs and expenses	24		150,518,341		132,288,385
Operating income			25,515,379		18,733,360
Interest expense			(3,989,142)		(4,649,854)
Foreign exchange loss			(1,456,423)		(1,033,370)
Financing cost			(5,445,565)		(5,683,224)
Foreign exchange gain			980,772		1,324,545
Return on investments			1,766,647		1,276,461
Financial income			2,747,419		2,601,006
Equity in the results of associates	11.2		376,918		737,292
Profit before income tax			23,194,151		16,388,434
Income tax	22		(5,796,912)		(3,510,175)
Consolidated net income			17,397,239		12,878,259
Other comprehensive income:					
Components to be subsequently reclassified to income:					
Cash flow hedges			(995,380)		857,445
Translation effect of investment in associates - Net of income tax			(476,923)		197,076
Components not to be subsequently reclassified to income:					
Changes in the fair value of equity investments at fair value through other comprehensive income - Net of income tax	15		(694,407)		-
Remeasurement of the liability for defined benefits - Net of income tax			(420,058)		(84,837)
Consolidated comprehensive income		$	14,810,470	$	13,847,943
Net income attributable to:					
Controlling interest		$	17,384,903	$	12,868,176
Non-controlling interests			12,336		10,083
		$	17,397,239	$	12,878,259
Basic and diluted earnings per share	21.4	$	12.96	$	9.57
Comprehensive income attributable to:					
Controlling interest		$	14,798,231	$	13,831,831
Non-controlling interests			12,240		16,112
		$	14,810,471	$	13,847,943
Basic and diluted earnings per share		$	11.03	$	10.29

The accompanying notes are an integral part of these consolidated financial statements.

CONSOLIDATED STATEMENTS OF
Changes in Stockholders' Equity

December 31, 2022 and 2021
Figures expressed in thousands of pesos, except dividends paid per share

	Note	Capital stock	Retained earnings
Balance at January 1, 2021		$ 3,374,282	$ 95,670,435
Changes in accounting policies on investment in associates		-	25,919
Comprehensive income:			
Net income		-	12,868,176
Remeasurement of the liability for defined benefits - net of income tax		-	(90,866)
Translation effect of investment in associates		-	-
Cash flow hedges		-	-
Total comprehensive income		-	12,777,310
Transaction with owners:			
Decrease in reserve of repurchase of shares	21.2	-	419,397
Repurchase of shares	21.2	-	-
Dividends paid ($1.50 pesos per share)		-	(2,013,294)
Total transactions with stockholders		-	(1,593,897)
Balance at December 31, 2021		3,374,282	106,879,767
Changes in accounting policies on investment in associates		-	45,674
Comprehensive income:			
Net income		-	17,384,903
Financial asset at fair value through other comprehensive income - net of income tax		-	(694,407)
Remeasurement of the liability for defined benefits - net of income tax		-	(419,962)
Translation effect of investment in associates - net of income tax		-	-
Cash flow hedges		-	-
Total comprehensive income		-	16,270,534
Transaction with owners:			
Increase in reserve of repurchase of shares	21.2	-	(2,000,000)
Repurchase of shares - net	21.2	-	-
Dividends paid ($1.70 pesos per share)		-	(2,281,733)
Total transactions with stockholders		-	(4,281,733)
Balance at December 31, 2022		$ 3,374,282	$ 118,914,242

The accompanying notes are an integral part of these consolidated financial statements.

Capital reserves	Total stockholder's equity attributable to the controlling stockholders	Non-controlling interest	Total stockholder's equity
$ 8,531,932	$ 107,576,649	$ 243,382	$ 107,820,031
-	25,919	-	25,919
-	12,868,176	10,083	12,878,259
-	(90,866)	6,029	(84,837)
197,076	197,076	-	197,076
857,445	857,445	-	857,445
1,054,521	13,831,831	16,112	13,847,943
(419,397)	-	-	-
206,920	206,920	-	206,920
-	(2,013,294)	-	(2,013,294)
(212,477)	(1,806,374)	-	(1,806,374)
9,373,976	119,628,025	259,494	119,887,519
-	45,674	-	45,674
-	17,384,903	12,336	17,397,239
-	(694,407)	-	(694,407)
-	(419,962)	(96)	(420,058)
(476,923)	(476,923)	-	(476,923)
(995,380)	(995,380)	-	(995,380)
(1,472,303)	14,798,231	12,240	14,810,471
2,000,000	-	-	-
(7,415)	(7,415)	-	(7,415)
-	(2,281,733)	-	(2,281,733)
1,992,585	(2,289,148)	-	(2,289,148)
$ 9,894,258	$ 132,182,782	$ 271,734	$ 132,454,516

CONSOLIDATED
Cash Flow Statements

Year ended at december 31, 2022 and 2021
Figures expressed in thousands of pesos

	Note		December 31, 2022		2021
Operating activities					
Profit before income tax		$	23,194,151	$	16,388,434
Adjustments from items not implying cash flows:					
Depreciation and amortization			5,171,085		5,175,344
Provision for impairment of the loan portfolio	8		1,791,024		1,859,558
Lease concessions	19		(7,186)		(44,334)
Other dividend income	15		(58,957)		-
Inventory reserve			1,264,374		1,042,621
Equity in the results of associates	11.2		(376,918)		(737,292)
Loss (gain) on sale of property, furniture and equipment			296,121		(54,393)
Net cost for the period of employee benefits	18		461,855		374,102
Trading derivative financial instruments			535,116		(382,378)
Interest earned			(7,792,624)		(6,183,850)
Interest expense			3,989,142		4,649,854
			5,273,032		5,699,232
(Increase) decrease in:					
Interest earned from customers			7,794,101		6,297,609
Loan portfolio			(9,764,046)		(7,474,188)
Inventory			(6,284,742)		(2,687,928)
Value added tax recoverable			292,820		73,917
Other accounts receivable			(180,005)		1,145,952
Prepaid expenses			212,163		138,599
Increase (decrease) in:					
Suppliers			3,619,968		5,198,171
Provisions			986,332		870,183
Deferred income			390,927		157,538
Creditors			1,443,627		2,504,273
Employee benefits paid			(344,499)		(494,911)
Taxes paid			(7,956,667)		(1,693,951)
Net cash inflow from operating activities			18,677,162		26,122,930
Investment activities					
Capital increase in associates			(1,088,677)		(226,281)
Invest in financial assets at fair value through other comprehensive incom	15		(5,943,333)		-
Dividends received from financial asset at fair value			58,957		-
Dividends received from associates			-		80,081
Acquisition of property, furniture and equipment	13		(5,798,479)		(4,442,720)
Acquisition of investment property	12		(1,540,699)		(641,313)
Sale of property, furniture and equipment			74,942		53,143
Investment in intangibles of definitive useful life	14		(532,262)		(891,411)
Net cash outflows from investing activities			(14,769,551)		(6,068,501)
Cash to be applied in financing activities			3,907,611		20,054,429
Financing activities					
Dividends paid	21.1		(3,287,730)		(3,018,405)
Interest paid	17		(2,885,150)		(3,594,599)
Debt paid	17		(3,400,000)		(5,102,565)
Principal of lease payments	19		(1,098,207)		(1,031,671)
Interest of lease payments	19		(1,137,980)		(1,097,033)
Sale for shares	21.2		930,659		206,920
Repurchase of shares	21.2		(938,074)		-
Net cash flows used in financing activities			(11,816,482)		(13,637,353)
(Decrease) increase in cash and cash equivalents			(7,908,871)		6,417,076
Cash and cash equivalents at the beginning of the year			32,494,873		26,195,936
Effects of exchange rate changes on cash and cash equivalents			(69,748)		(118,139)
Cash and cash equivalents at the end of the year		$	24,516,254	$	32,494,873

The accompanying notes are an integral part of these consolidated financial statements.

NOTES TO THE
Consolidated Financial Statements

December 31, 2022 and 2021
Thousands of pesos, unless otherwise specified

Note 1 - General information:

El Puerto de Liverpool, S. A. B. de C. V., and subsidiaries (the Company or the Group) operate a chain of department stores, founded in 1847, engaged in selling a broad variety of products such as clothes and accessories for men, women and children, household goods, furniture, cosmetics and other consumer products. The Company is registered on the Mexican Stock Exchange and has an important presence in all Mexican Republic. As of December 31, 2022, the Company operated a total of 124 department stores under the Liverpool name: 112 specialty boutiques and 179 stores with the Suburbia name. In 2022, 15 department stores began operations under the name of Suburbia (León “Vía Alta”, Guanajuato; Cancún “Mall”, Quintana Roo; León “Las Torres”, Guanajuato; Villahermosa “Galerías”, Tabasco; Villahermosa “Comalcalco”, Tabasco; Cuautitlán Izcalli “Plaza”, Estado de México; “Galerías Perinorte”, Estado de México; Los Cabos “Patio los Cabos” Baja California Sur; Monterrey “Monterrey Galerías” Nuevo León; Guadalajara “Gran Plaza” Jalisco; Villahermosa “Las Galas” Tabasco; Zinacantepec “Plaza Mia” Estado de México; Lerma “Outlet” Estado de México; Ciudad de México “Parque Tepeyac” y Playa del Carmen “Las Américas”, Quintana Roo. Likewise, 2 department stores began operations under the Liverpool format (Tijuana, Plaza Peninsula, B. C.; Ciudad de México, Mitikah). In 2021, 7 stores began operations, with the name of Suburbia (Ciudad Juárez, Chihuahua; Villahermosa, Tabasco; Los Reyes Tepozán, Estado de México; Puerta Aragón, Ciudad de México; Ecatepec, Estado de México; Naucalpan, de Juárez, Estado de México y Tenaria, Ciudad de México); and 1 department store with the Liverpool format (La Perla Zapopan, Jalisco).

The Company grants its customers financing through the following cards: 1) “Liverpool”, with which customers can buy exclusively at Company's stores; 2) “Liverpool Premium Card (LPC”), with which cardholders can purchase goods and services both in the chain's stores and boutiques and any of the establishments affiliated with the VISA system worldwide; 3) “Suburbia”, made up of two cards, the first with which customers can purchase exclusively in stores under the Suburbia commercial segment and the second (“Suburbia VISA”) with which cardholders can purchase goods and services in stores in the Suburbia chain as in any of the establishments affiliated worldwide to said system.

Additionally, at December 31, 2022 and 2021, the Company is a partner, stockholder or co-owner of shopping malls and holds an interest in 28 different malls, through which it leases commercial space to tenants engaged in a broad number of businesses.

The Company’s headquarters and main place of business is:
Mario Pani 200
Santa Fe, Cuajimalpa
05348 Mexico City

Financial asset at fair value through other comprehensive income

On September 15, 2022, the Company filed with the Securities and Exchange Commission of the United States of America a 13G format, to report the investment of 5,943 million pesos in Nordstrom Inc., representing 9.90% of the total outstanding shares. The Company does not have control or significant influence as part of this transaction, which was paid with the excess in cash. See Note 15.

Reform on labor outsourcing

On April 23, 2021, various provisions were issued in the Federal Labor Law, Social Security Law, Law of the Institute of the National Housing Fund for Workers, Federal Tax Code, Income Tax Law and Value Added Tax Law in order to regulate the outsourcing of personnel.

In general terms, the main aspects are: a) prohibiting the subcontracting of personnel; b) incorporating rules into current legislation that allow legal entities and individuals to contract only specialized services or the execution of specialized works, as long as they are not part of the corporate purpose or the predominant economic activity of the beneficiary thereof; c) establish maximum amounts for the payment of PTU, and d) creation of the Registry of Specialized Services and Specialized Works Providers (REPSE by its Spanish acronym) of the Ministry of Labor and Social Welfare (STPS by its Spanish acronym). These entered into force the day after their publication, except for the obligations indicated in tax matters which entered into force on August 1, 2021, and those of the regulations of Section B, of the Federal Workers' Law to the State Service that came into force in 2022.

The Company carried out an analysis of the application of these new provisions and the following activities were carried out for their adoption:

i. Transfer of employees between group subsidiaries and hiring of employees who provided services in stores (demonstrators).

ii Adequacy and updating labor benefits, including actuarial calculations of long-term benefits of hired and transferred employees.

iii. Change in the corporate purpose of the subsidiaries that will provide services classified as specialized and processing of their registration in the REPSE register.

iv. Review of regulatory compliance with the provisions with suppliers that provide services classified as specialized.

These activities had an impact on the results of the year 2021 for $581,669, which were recorded in the different items of the income statement. As of December 31, 2022, these expenses are part of the normal way of the business, which was determined by applying the current law of the year. See Notes 18 and 24.

Note 2 - Summary of significant accounting policies:

These policies have been consistently applied to all the years presented, unless otherwise stated. The following is a summary of the main accounting policies applied in preparing the consolidated financial statements:

2.1 Basis of preparation

The accompanying consolidated financial statements have been prepared in accordance with International Financial Reporting Standards (IFRS) and their Interpretations (IFRIC) issued by the International Accounting Standards Board (IASB). In accordance with the changes to the Rules for Public Companies traded on the Mexican Stock Exchange, as issued by the National Banking and Securities Commission on January 27, 2009, the Company is required to prepare its consolidated financial statements using IFRS as the regulatory framework.

The consolidated financial statements have been prepared on a historical cost basis, except for cash flow hedging financial instruments, trading derivatives and investments in government securities measured at fair value.

Preparation of consolidated financial statements in accordance with IFRS requires the use of certain critical accounting estimates. The areas involving a greater degree of judgment or complexity or the areas in which the assumptions and estimates are significant for the consolidated financial statements are described in Note 4.

2.1.1 New standards and changes adopted by the Company

As of January 1, 2022, the standards and interpretations mentioned below are effective:

- Property, plant and equipment - Income before intended use: amendments to IAS 16,
- Onerous contracts - Cost of fulfilling a contract: amendments to IAS 37,
- Annual improvements to IFRS 2018-2020 standards - Deferred tax related to assets and liabilities arising from a single transaction: amendments to IAS 12. See Note 2.19.

The modifications listed above did not impact the amounts recognized in prior periods and are not expected to affect the current or future periods significantly.

2.1.2 New standards and interpretations not yet adopted

A number of new standards, modifications and interpretations have been published which are not effective for reporting periods at December 31, 2022 and have not been early adopted by the Company. These standards, amendments and interpretations are not expected to have a material impact on the entity in the current or future reporting periods and on foreseeable future transactions.

2.1.3 Going concern

The Company meets its working capital needs through reinvestment of a significant portion of its annual profits, as well as by contracting short and long-term credit lines, while respecting the debt ceiling approved by the Board of Directors. During 2022, the Company has operated with great liquidity, allowing itself to allocate part of the cash flow in capital investments to open new stores, expand its supply chain facilities and investment in associates. See Note 15.

Interest payments are covered more than once by operating income, which is an objective established by the Board of Directors. Considering the possible variations in operating performance, the Company believes its budget and projections allow it to operate with its current financing level and meet all debt obligations. The Company is currently in compliance with its payment obligations and all debt covenants. See Note 17.

Management expects the Company to secure the resources necessary to continue operating as a going concern in the foreseeable future. Consequently, the consolidated financial statements were prepared on a going concern basis.

2.2 Consolidation

a. Subsidiaries

Subsidiaries are all entities over which the Company has control. The Company controls an entity when the Group is exposed to, or has rights to, variable returns from its involvement with the entity and has the ability to affect those returns through its power over the entity. Subsidiaries are fully consolidated from the date control is transferred to the Company. They are deconsolidated from the date that control ceases.

The balances and unrealized profits or losses in intercompany operations are eliminated in the consolidation process. When necessary, accounting policies have been modified in subsidiary entities in order to be consistent with the policies adopted by the Company. The following is a summary of the Company's interest in subsidiaries at December 31, 2022 and 2021:

Company	Shareholding	Activity
Operadora Liverpool, S. A. de C. V.	99.99%	Sub-holding of Distribuidora Liverpool, S. A. de C. V. and other companies that operate the department stores.
Bodegas Liverpool, S. A. de C. V. and Almacenadora Liverpool, S. A. de C.V.	99.99%	Storage and distribution of merchandise.
Servicios Liverpool, S. A. de C. V.	99.99%	Advisory and administrative services provided to the Company's subsidiaries.
Banlieue, S. A. de C. V.	99.99%	Holding of Suburbia, S. de R. L. de C. V., and other administrative services and real estate companies.
Ten real estate companies	99.93%	Development of real estate projects, mainly shopping malls.

b. Associates

Associates are all those entities over which the Company exercises significant influence, but not control. Usually, associates are those of whom the Company holds between 20% and 50% of the voting rights. Investments in associates are recorded by the equity method and are initially recognized at cost. The Company's investment in associates includes goodwill (net of any accumulated impairment loss, if any) identified at the time of the acquisition. The Company's equity in the profits or losses following the acquisition of associates is recognized in the statement of income and its equity in the comprehensive results of an associated company, is recognized in the Company's "Other comprehensive results". Post-acquisition accrued movements are adjusted against the book value of the investment. When the Company's equity in the losses of an entity equals or exceeds its interest in the entity, including any unsecured account receivable, the Company does not recognize a more significant loss, unless it has incurred obligations or has made payments on behalf of the associated. The associated companies' accounting policies have been modified, when necessary, for consistency with the policies adopted by the Company.

2.3 Segment information

Segment information is presented to be consistent with the internal reports provided to the Financial Review Committee, which is the body responsible for making operating decisions, assigning resources and evaluating the operating segments' yield. See Note 23.

2.4 Foreign currency transactions

a. Functional and presentation currency

The items included in each of the subsidiaries' financial statements are stated in the currency of the primary economic environment in which the entity operates (the functional currency).

The currency in which the consolidated financial statements of the Company are presented is the Mexican peso, which in turn is also the functional currency.

b. Transactions and balances

Foreign currency transactions are converted to the functional currency using the exchange rates in effect on the transaction or valuation dates when the items are re-measured. The profits and losses resulting from such transactions and from other conversion at the exchange rates in effect at the year-end of all monetary assets and liabilities denominated in foreign currency are recognized as exchange fluctuations under foreign exchange loss or gain in the statement of comprehensive income.

2.5 Financial assets

2.5.1 Classification

The Company classifies its financial assets in the following measurement categories:

- Those to be measured subsequently at fair value, and
- Those to be measured at amortized cost.

The classification depends on the entity's business model for managing the financial assets and the contractual terms of the cash flows.

For assets measured at fair value, gains and losses will either be recorded in the statement income or other comprehensive income. See Note 2.7. The Company reclassifies debt investments when and only when its business model for managing those assets changes.

2.5.2 Recognition and derecognition

Regular purchases and sales of financial assets are recognized on trade-date, the date on which the Company commits to purchase or sell the asset. Financial assets are derecognized when the rights to receive cash flows from the financial assets have expired or have been transferred and the Company has transferred substantially all the risks and rewards of ownership.

2.5.3 Measurement

At initial recognition, the Company measures a financial asset at its fair value plus, in the case of a financial asset not at fair value through profit or loss, transaction costs that are directly attributable to the acquisition of the financial asset. The transaction costs of financial assets at fair value through profit or loss are recorded in the statement of income.

The subsequent measurement of financial assets depends on the Company's business model for managing the asset and the cash flow characteristics of the asset. The Company classifies its financial assets according to the following category:

- Amortized cost: Assets that are held for collection of contractual cash flows where those cash flows represent solely payments of principal and interest are measured at amortized cost. Interest income from these financial assets is included in finance income using the effective interest rate method. Any gain or loss arising on derecognition is recognized directly in the statement income and presented in other gains (losses) together with foreign exchange gains and losses. Impairment losses are presented as separate line item in the statement of income.

- Fair value through other comprehensive income: Equity instruments that are not held for trading purposes, and for which the Company has made an irrevocable election at initial recognition to recognize changes in fair value through OCI. These are strategic investments and the Company considered that this classification was more relevant. There is no subsequent reclassification of fair value gains and losses to results after the derecognition of the investment. Dividends from such instruments continue to be recognized in results as other income when the Company's right to receive payments is established.

2.6 Impairment of financial assets

2.6.1 Assets carried at amortized cost

The Company prospectively assesses the expected credit losses associated with its financial assets at amortized cost, considering the results of the portfolio performance evaluation and the objective evidence of impairment. Increases to this provision are recorded in expenses and presented separately in the income statement. See Note 3.3.2.

2.7 Derivative financial instruments and hedging activities

Derivative financial instruments are initially recognized at fair value on the date the derivative financial instrument contract is concluded and subsequently measured at fair value. The method to recognize the utility or loss of changes in the fair values of derivative financial instruments depends on whether they are designated as hedging instruments, and if so, the nature of the item being hedged. The Company only has financial instruments derived from cash flow and trading hedges.

The Company documents at the beginning of the transaction the relationship between the hedging instruments and the items hedged, as well as its objectives and the Risk Management strategy that support its hedging transactions. The Company periodically documents whether the derivative financial instruments used in hedging transactions are highly effective in covering the cash flows of the hedged items.

The fair values of derivative financial instruments used as hedging and trading instruments are disclosed in Note 10. The total fair value of derivative financial instruments used as hedging instruments is classified as non-current assets or liabilities when the maturity of the Remaining of the hedged item is greater than 12 months and is classified as current assets or liabilities when the maturity of the remainder of the hedged item is less than 12 months. Trading derivative financial instruments are classified as current assets or liabilities.

When a hedging instrument matures or is sold, or when the hedge no longer meets the criteria for hedge accounting, any cumulative gain or loss existing in equity at that time is recognized in the consolidated statement of comprehensive income in financial costs (income).

The effective portion of changes in fair value of derivatives that are designated and qualify as cash flow hedges is applied to other comprehensive income.

Derivative instruments designated as hedges cover, in a proportion of one to one and on the same dates, the flows of interest and principal of the loans covered, so that their correlation is exactly 1 and therefore their coverage effectiveness is 100%.

2.8 Cash and cash equivalents

For purposes of presentation in the cash flows statement, cash and cash equivalents include cash in hand, demand deposits in financial institutions, other short-term investments, highly liquid with original maturities of three months or less that are easily convertible into cash and that are subject to insignificant risks of changes in value, and bank overdrafts. See Note 7. The cash equivalents are represented by investments in government instruments.

Cash and cash equivalents include amounts generated by credit, debit card and digital media sales transactions that are settled at the beginning of the following month in the amount of $1,148,566 and $551,404 as of December 31, 2022 and 2021, respectively. These cash equivalents are not subject to credit risk.

2.9 Inventories

Inventories are recorded at cost or net realizable value whichever is less. The cost includes the cost of the merchandise plus the costs of importation, freight, maneuvering, shipping, storage in customs and distribution centers, decreased in the value of the respective returns. The net realizable value is the estimated sale price in the normal course of operations minus the estimated costs to make the sale. The cost is determined using the average cost method.

Physical inventory counts are conducted periodically at the stores, boutiques and distribution centers and inventory records are adjusted to the results of physical inventory counts. Historically, due to the Company's loss prevention programs and control procedures, stockouts and shrinkage of inventories have been immaterial.

2.10 Investment properties

Investment properties are real property (land and buildings) held to obtain economic benefits through a collection of rent or for capital gains, and are initially valued at cost, including transaction costs. After their initial recognition, investment properties continue to be valued at cost, less accumulated depreciation and impairment losses, if any.

The Company owns shopping malls that house their department stores, as well as commercial space it leases to third parties. In such cases, only the portion leased to third parties is considered as an investment property and the Company's stores are recorded as property, furniture and equipment, in the statement of financial position. See Note 12.

Depreciation is calculated by the straight-line method to distribute the cost at its residual value over their remaining useful lives, as follows:

Buildings:	
Shell and core stage of construction	75 years
Structural work	75 years
Fixed facilities and accessories	35 years

2.11 Property, furniture and equipment

The items comprising property, furniture and equipment are recognized at their historical cost, less depreciation and impairment losses. The historical cost includes expenses directly attributable to the acquisition of these assets and all expenses related to the location of assets at the site and in the conditions necessary for them to operate as expected by Management.

For qualified assets, the cost includes the cost of loans capitalized in accordance with the Company's policies. See Note 2.12.

Expansion, remodeling, and improvement costs represent an increase in capacity and are recognized as an extension of the useful life of goods are capitalized. Maintenance and repair expenses are charged to income for the period they are incurred. The carrying amount of replaced assets is derecognized when they are replaced, recording the entire amount in the consolidated statement of income.

Works in progress represent stores under construction and includes investments and costs directly attributable to the startup of operations. These investments are capitalized upon opening the store and depreciation is computed from that point.

The land is not depreciated. Depreciation of other assets recognized in administrative expenses is calculated based on the straight-line method to distribute its cost at its residual value during its estimated useful lives, as follows:

Buildings:	
Shell and core stage of construction	75 years
Structural work	75 years
Fixed facilities and accessories	35 years
Other assets:	
Operating, communications and security equipment	10 years
Furniture and equipment	10 years
Computer equipment	3 years
Transportation equipment	4 years
Leasehold improvements	Over the term of the lease agreement

The Company assigns the amount initially recorded with respect to an element of property, furniture and equipment, in its different significant parts (components) and depreciates each separately.

The residual values and useful life of the Company's assets are reviewed and adjusted, if necessary, at the date of each consolidated statement of financial position. See Note 13.

The book value of an asset is written off at its recovery value if the book value of the asset is greater than its estimated recovery value. See Note 2.14.

Gains and losses from the sale of assets are due to the difference between income from the transaction and the book value of the assets they are included in the statement of income as other income.

2.12 Borrowings costs

Borrowing costs directly attributable to the acquisition and construction of qualified assets, which constitute assets requiring a substantial period up until they are ready for use or sale are added to the cost during that time, until they are ready for use or sale.

Income obtained from the temporary investment of specific loans not yet used on qualified assets is deducted from the cost of loans eligible for capitalization.

As of December 31, 2022, and 2021 there was no capitalization of financing costs because during these periods, there were no assets that, in accordance with the Company's policies, qualified by requiring a construction period of more than a year.

2.13 Intangible assets

i. Goodwill

Goodwill in acquisitions of subsidiaries is included in intangible assets. Goodwill is not amortized but goodwill impairment reviews are carried out annually or more frequently if events or changes in circumstances indicate a possible impairment and are recorded at cost less accumulated impairment losses. Gains and losses on the disposal of a Company include the carrying value of the goodwill related to the Company sold.

To verify impairment, the goodwill acquired in a business combination is assigned to each of the Cash Generating Units (CGU), which is expected to benefit from the synergies of the combination. Each unit to which the goodwill has been assigned represents the lowest level within the entity to which goodwill is controlled for internal management purposes. Goodwill is controlled at the operating segment level.

ii. Brands

The brands acquired individually are shown at historical cost, while those acquired through business combinations are recognized at their fair value at the date of acquisition. Brands are not amortized and are subject to impairment tests annually. To date, no factors limiting the useful life of these assets have been identified. The brands are considered to have an indefinite useful life due to the positioning they have in the market, some of them, for more than 40 years and because the Company's experience and market evidence indicate that they will continue to generate cash flows for the Company in indefinite form. Additionally, the Company estimates that there are no legal, regulatory or contractual considerations that limit the useful lives of such brands.

iii. Development of computer systems and programs

Activities involved in the development of computer systems and programs include the plan or design and production of a new or substantially improved software or computer system. Expenses pertaining to the development of computer programs are only capitalized when they meet the criteria as shown below.

- Management intends to complete the computer program and use it;
- It is technically possible to complete the computer program so that it is available for use;
- The Company has the capacity to use the computer program;
- It can be proven that the computer program will generate future economic benefits;
- The Company has the technical, financial and other resources necessary to conclude the development of the program for its use, and
- Expenses related to the development of the computer program can be reliably measured.

The licenses acquired for the use of programs, software and other systems are capitalized at the value of the costs incurred for their acquisition and preparation for their use. Other development costs failing to meet these criteria and research expenses, as well as maintenance expenses are recognized and expensed as they are incurred. Development costs previously recognized as expenses are not recognized as assets in subsequent periods.

The costs incurred in the development of software recognized as assets are amortized over their estimated useful lives, recognized in administrative expenses, which fluctuate between five (licenses and fees) and ten years (new IT developments). See Note 14.

iv. Other intangibles

As a result of the acquisition of Suburbia, the Company recognized an intangible derived from the knowledge of the operative process of purchases, commercial planning, product design and commercialization (CATMex). This intangible asset was recognized at fair value at the date of acquisition and was considered indefinite based on the expectation of generating future economic benefits and is subject to annual impairment tests.

2.14 Impairment of non-financial assets

Non-financial assets subject to depreciation are subject to impairment testing. Impairment losses correspond to the amount at which the book value of the asset exceeds its recovery value. The recovery value of assets is the greater of the fair value of the asset less costs incurred for its sale and its value in use. For impairment assessment, assets are grouped at the lowest levels at which they generate identifiable cash flows (cash-generating units). Non-financial assets subject to write-offs due to impairment are valued at each reporting date to identify possible reversals of the impairment.

Goodwill and intangible assets with an indefinite useful life are not subject to amortization and are subjected annually to impairment tests, or more frequently, if there are events or circumstances that indicate that they could be affected. Other assets are subject to impairment tests when events or changes in circumstances indicate that the carrying amount may not be recovered. An impairment loss is recognized for the book value of the asset that exceeds its recoverable value. Recoverable value is the higher of the fair value of an asset less its disposal costs and its value in use. For assessing impairment, assets are grouped into the lowest levels for which there are separately identifiable cash flows, which are largely independent of the cash flows of other assets or groups of assets (cash generating units). Impaired non-financial assets other than goodwill are reviewed to determine the possible reversal of the impairment at the end of each reporting period.

2.15 Accounts payable

Accounts payable are obligations of goods or services acquired from vendors in the normal course of operations. Accounts payable are classified as current liabilities if the payment is to be made within a year or less. Otherwise, they are shown as non-current liabilities.

The Company has established financing programs for suppliers, through which they can discount their documents with different financial institutions. The balance payable derived from these programs is recognized within suppliers in the consolidated statement of financial position. The balance payable discounted by suppliers as of December 31, 2022 and 2021 amount to $5,199,058 and $4,524,078, respectively.

Accounts payable are initially recognized at fair value and subsequently re-measured at their amortized cost, using the effective interest rate method.

2.16 Loans from financial institutions, issues of stock certificates and senior notes.

Loans from financial institutions, issues of stock certificates and senior notes are initially recognized at fair value, net of costs incurred in the transaction. This financing is subsequently recorded at its amortized cost. Differences, if any, between the funds received (net of transaction costs) and the redemption value are recognized in the statement of income during the period of the financing, using the effective interest rate method.

2.17 Cancelation of financial liabilities

The Company cancels financial liabilities if, and only if, the Company's obligations are met, canceled or matured.

2.18 Provisions

Provisions are recognized when the Company has a present legal or constructive obligation as a result of past events, it is probable that an outflow of cash flows to settle the obligation and the amount can be estimated reliably required. The amount recognized as a provision is the best estimate on the reporting period, the expenditure required to settle the present obligation, the payment is made by the amount assessed rationally, the Company has to pay to settle the obligation to the end of the reporting period under review, or to transfer it to a third party at that time. See Note 16.

2.19 Income tax

The income tax comprises currently payable and deferred taxes. The tax is recognized in the statement of income, except when it relates to items applied directly to other comprehensive income or losses or to stockholders' equity. In this case, the tax is also recognized in other items pertaining to comprehensive income or directly to stockholders' equity, respectively.

Deferred income tax is recognized on temporary differences arising from comparing the book and tax values of all assets and liabilities of the Group. However, deferred tax liabilities are not recognized if it arises from the initial recognition of goodwill; nor deferred income tax is recognized if it arises from the initial recognition of an asset or liability in a transaction other than a business combination that at the time of the transaction affects neither accounting nor taxable profit. The deferred asset generated by the temporary differences of IFRS 16, is recognized net of rights for assets of use and liability for lease. Deferred income tax is determined using tax rates (and laws) that have been enacted or substantially enacted at the end of the year and are expected to apply when the deferred income tax asset is realized, or the deferred income tax liability is settled.

The charge corresponding to taxes on profits currently payable is calculated according to the tax laws approved as of the consolidated statement of financial position date in Mexico and in the countries where the Company's associates operate and generate a taxable base. Management periodically evaluates their tax positions with respect to tax refunds as tax laws are subject to interpretation. According to this assessment as of December 31, 2022 and 2021, there are no uncertain positions.

The deferred tax asset is only recognized to the extent that future tax benefits are likely to be achieved and can be applied against any temporary differences in liabilities. The deferred tax on profits is generated on the basis of the temporary differences between investments in subsidiaries and associates, except when the Company can control when those temporary differences are reinvested, and the temporary difference is unlikely to be reinvested in the foreseeable future.

The balances of deferred asset and liabilities, tax-on-profits, are offset when there is a legal right to offset current tax assets against current tax liabilities and when the deferred tax-on-profit assets and liabilities relate to the same tax entity, or different tax entities where the balances are to be settled on a net basis. See Note 22.

2.20 Employee benefits

a. Pensions and seniority premium

The Company's subsidiaries operate pension plans and seniority premiums that are usually funded through payments to trust funds, based on annual actuarial calculations. The Company also has defined benefit plans and a defined benefit pension plan which is a plan that determines the amount of the pension benefits to be received by an employee upon retirement, which usually depends on one or more factors, such as the employee's age, years of service and compensation.

The liability or asset recognized in the consolidated statement of financial position with respect to defined benefit pension plans is the present value of the defined benefit obligation at the consolidated statement of financial position date, less the fair value of the plan assets, along with the adjustments arising from unrecognized actuarial profits or losses and the costs of past services. The defined benefit obligation is calculated annually by independent actuaries, using the projected unit credit method. The present value of defined benefit obligations is determined, discounting estimated cash flows at the interest rates of government bonds denominated in the same currency in which the benefits will be paid, and have expiration terms that approximate the terms of pension obligations.

Actuarial remeasurements arising from adjustments based on the experience and changes in actuarial assumptions are charged or credited to stockholders' equity in other comprehensive-income items in the period they arise.

The plans in Mexico generally expose the Company to actuarial risks, including investment risk, interest rate risk, longevity risk and risk of salary, according to the following:

Investment risk: The rate of return expected for the funds is equivalent to the discount rate, which is calculated using a discount rate determined by reference to long-term government bonds; if the return on assets is less than the fee, this will create a deficit in the plan. Currently, the plan has a balanced investment in fixed income instruments and actions. Due to the long-term nature of the plan, the Company considers it appropriate that a reasonable portion of the plan assets are invested in equities to leverage the yield generated by the fund, taking at least an investment in government instruments of 30% stipulated in the Income Tax Law.

Interest rate risk: A decrease in the interest rate increase plan liabilities; volatility in rates depends exclusively on the economic environment.

Longevity risk: The present value of the defined benefit obligation is calculated by reference to the best estimate of the mortality of plan participants. An increase in the life expectancy of plan participants increased liabilities.

Risk salary: The present value of the defined benefit obligation is calculated by reference to future wages of participants. Therefore, an increase in the expectation of salary increases participants plan liabilities.

b. Annual bonus for retaining executives

Some of the Company's executives receive an annual retainer bonus, calculated as a percentage of their annual compensation and depending on the completion of certain goals established for each officer at the beginning of the year. The Company has set up a reserve of $398,938 at December 31, 2022 ($278,882 at December 31, 2021), which included in Note 16 within the provision of bonuses and compensation to employees.

c. Employees' statutory profit sharing and bonuses

The Company recognizes a liability and a bonus expense and employees' statutory profit sharing based on a calculation that considers the tax profit after certain adjustments. In the case of the PTU derived from the reform on labor, a maximum limit of three months of the worker's salary or the average of the PTU received in the last three years was established, whichever is the lesser. The Company recognizes a provision when it is contractually obligated or when there is a past practice that generates an assumed obligation.

d. Other employees benefits by voluntary separation or dismissal

The Company grants certain benefits to employees that leave the Company either by termination or voluntary decision after 20 years of service. In accordance with IAS 19 "Employee benefits", this practice constitutes an assumed obligation of the Company to its employees, which is recorded based on annual actuarial studies prepared by independent actuaries. See Note 18.

e. Benefits paid to employees for severance required by the law

The Company recognizes and pays compensation on the first of the following dates: a) the Company may not withdraw the offer of those benefits, and b) when the Company recognizes the costs of restructuring that is within the scope of IAS 37 and involves payment termination benefits.

2.21 Capital stock

Common shares are classified as capital.

2.22 Revenue recognition

Income represents the fair value of cash collected or receivable arising from the sale of goods or the rendering of services in the normal course of Company operations. Income is shown net of discounts granted to customers.

The Company uses the IFRS 15 methodology for revenue recognition based on the following steps:

- Identification of the contract with the client;
- Identification of the performance obligations;
- Determination of the transaction price;
- Assignment of the transaction price to performance obligations;
- Recognize income as performance obligations are met.

a. Sale of merchandise.

Revenue from merchandise sales is recognized when the customer buys in stores, over the phone or on the internet and takes possession of the good at the time the merchandise is delivered. The Company does not consider the sale of merchandise and its delivery as separate performance obligations, because customers obtain control of the goods at the time of delivery. For promotions of merchandise sales to months without interest less than one year, as a practical solution, the Company does not adjust the amount of said sales, in accordance with the provisions of IFRS 15. For sales to months without interest exceeding one year, the Company has assessed that the amount of the discount for such sales is not significant.

The Company considers as merchandise sales of the period those in which the customer has obtained control of a product in a post-billing delivery agreement, when all the following criteria are met:

- The reason for the post-billing delivery agreement is requested by the customer;
- The product is identified separately as belonging to the customer;
- The product is currently ready for physical transfer to the customer, and
- The Company may not have the ability to use the product or redirect it to another customer.

The Company's policy is to allow the return of certain items sold. Customer returns usually involve a change of size, color, etc.; however, in cases in which the customer definitively wishes to return the product, the Company allows customers to credit the value of the merchandise to their account, if the purchase was made with the Company's own cards, or to return the amount of the purchase in an electronic cash card or a credit to the customer's bank credit card, if the purchase was made in cash or with external cards, respectively.

b. E-wallets and gift certificates

- E-wallets
  The Company offers promotions, some of which involve benefits granted to its customers represented by e-wallets, the value of which is referred to as a percentage of the selling price. E-wallets can be used by customers to settle future purchases at the Company's department stores. Upon the time the electronic wallets are granted, they are recognized in the deferred income account in the consolidated financial position. The Company deducts the amount granted to its customers in e-wallets from revenue. This account is canceled when the customer redeems the E-wallet; whether partially or entirely through the acquisition of merchandise, recognizing revenue in the same amount. In the Company's historical experience, the likelihood of customers using e-wallets accounts that have been inactive for 24 months is very low. Therefore, e-wallets showing these characteristics are canceled, with a credit to sales.

- Gift certificates
  The Company offers its customers gift certificates with no specific expiration date. Upon their sale, gift certificates are recognized in the deferred revenue account in the statement of consolidated financial position. This account is canceled when the customer redeems the gift certificate; whether partially or entirely, through the acquisition of merchandise, recognizing revenue in the same amount. In the Company's historical experience, the likelihood of customers using gift certificates that have been inactive for 24 months being is remote. Therefore, certificates with these characteristics are canceled against service income and other.

c. Interest income from the customers

In accordance with IFRS 9 "Financial instruments", interest income is recognized by the effective interest rate method. Late payment of interest is recorded as income as it is collected.

d. Lease revenue

The Company's policy for recognition of operating lease revenue is described in Note 2.25

e. Services and other

Income from service agreements is determined as follows:

- Service income is recognized when the customer receives the benefit of the service, such as: beauty salon, travel agency, opticians, marketplace, etc.

2.23 Deferred income

The Company records deferred income arising from different transactions in which cash was received, and in which the conditions for revenue recognition described in paragraph 2.22, b) have not been met. Deferred revenue is shown separately in the consolidated statement of financial position.

2.24 Other accounts receivable

The Company classifies as other accounts receivable all loans or advance payments made to employees and other parties or companies other than the general public. If collection rights or recovery of this amount is realized within 12 months from the period close, they are classified as short-term; otherwise, they are shown as long-term.

In the case of other accounts receivable, the simplified approach of IFRS 9 has been applied to measure the expected credit losses over the life of the instrument.

2.25 Leases

2.25.1 Lessee

Leases are recognized as a right-of-use asset and a liability corresponding to the date the leased asset is available for use by the Company.

Assets and liabilities derived from a lease are initially measured at present value. Lease liabilities include the net present value of the following payments:

- Fixed payments (including if they are substantial), less lease incentives receivable;

- Variable lease payments that are based on an index or rate; initially measured using the index or rate on the start date;

- The amounts expected to be payable by the Company in the guarantee of residual value;

- Price of exercising a purchase option if the Company has reasonable certainty of exercising this option, and

- Penalty payments for the termination of the lease agreement, if the terms of the lease reflect that the Company will exercise this option.

Lease payments that will be made under renewal options with reasonable certainty of being exercised are also included in the measurement of the liability.

The determination of lease liabilities is made using the interest rate implicit in the lease. However, that rate cannot be easily determined, so the Company uses the incremental financing rate, which is the rate that the Company would have to pay to borrow the necessary funds to obtain an asset of similar value to the right of use of assets in a similar economic environment with similar terms, guarantees and conditions.

To determine the incremental financing rate, the Company:

- It uses a risk-free interest rate plus the credit risk curve associated with the rating determined for the Company and applies specific adjustments to the lease, for example, term and currency type.

The Company is exposed to possible future increases in variable lease payments based on an index or rate, which are not included in the lease liability until they take effect. When adjustments to lease payments based on an index or rate take effect, the lease liability is reassessed and adjusted to the right of use asset.

Lease payments are allocated between the principal and the financial cost. The financial cost is charged to income during the lease period in order to produce a constant periodic interest rate on the remaining balance of the liability for each period.

The right-of-use assets are measured at cost, including the following:

- The amount of the initial measurement of the lease liability;

- Any lease payment made on or before the commencement date minus any lease incentive received;

- Any initial direct costs, and

- Restoration costs

The right-of-use assets are generally depreciated in a straight line during the shortest period between the useful life of the asset and the lease term. If the Company is reasonably certain to exercise a purchase option, the right-of-use asset depreciates during the useful life of the underlying asset.

The Company applied the practical file IFRS 16 “Rent concessions related to COVID-19” to recognize the forgiveness of leasing of buildings received as a result of the pandemic as of December 31, 2022 and 2021 for an amount of $7,186 and $44,334, respectively, this amount was recognized as variable income and is included in administration expenses.

The Company applied the exemption for the recognition of low-value assets, which include electronic tablets, printing equipment and small items of office furniture.

Payments associated with short-term leases of furniture and equipment, vehicles and all leases of low-value assets are recognized under the straight-line method as an expense in results. Short-term leases are leases with a lease term of 12 months or less.

2.25.2 Lessor

Revenue from operating leases in which the Company is a lessor is recognized in the statement income under the straight-line method during the term of the lease. The initial direct costs incurred in obtaining an operating lease are added to the carrying amount of the underlying asset and are recognized as expenses during the term of the lease on the same basis as the income from the lease. The respective leased assets are included in the statement of the financial position depending on their nature. Lease income at 2022 and 2021 for $3,721,874 and $3,090,038, respectively, includes non-lease components for $1,038,825 and $992,850, which are recognized in accordance with the income standard for contracts with customers.

As of December 31, 2021, as a result of the COVID-19 pandemic, the Company granted rent forgiveness to its tenants in the amount of $178,856, for the year 2022 such forgiveness was not granted.

The Company accounted for the modifications in operating leases as a new lease from the effective date of the modification, considering the anticipated or accumulated lease payments related to the original lease as part of the payments of the new lease, they continue to be recognized in a straight line.

2.26 Earnings per share

Basic earnings per ordinary share are calculated by dividing the holding interest by the weighted average of ordinary shares outstanding during the period. Earnings per diluted share are determined by adjusting the holding interest and ordinary shares, under the assumption that the entity's commitments to issue or exchange the Company’s own shares would be realized. Basic earnings are the same as diluted earnings due to the fact that there are no transactions that could dilute earnings. See Note 21.

2.27 Supplier rebates

The Company receives rebates from suppliers as reimbursement for discounts granted to customers. Supplier reimbursements related to discounts granted to customers with respect to merchandise sold are negotiated and documented by the purchasing areas and are credited to the cost of sales in the period in which they are received.

2.28 Prepaid payments

The Company recognizes prepaid payments for television advertisement and insurance premiums. Those amounts are recorded at the value that was contracted and are recorded in income when the advertisements are broadcasted and on a straight-line basis for insurance premiums. None of the insurance policies have a term exceeding twelve months.

2.29 Financial assets at fair value through other comprehensive income

Equity securities which are not held for trading and which the group has irrevocably elected at initial recognition to recognize in this category. There is no subsequent reclassification of fair value gains and losses to the income statement after the derecognition of the investment. Dividends from such instruments are recognized in the income statement as other income when the Company’s right to receive payments is established.

Note 3 - Risk management:

The main risks to which the Company is exposed are:

3.1 Real estate risk
3.2 Market risks
3.2.1. Exchange rate risk
3.2.2. Interest rate risk
3.3 Financial risks
3.3.1. Liquidity risk
3.3.2. Credit risk
3.4 Fair value estimation
3.5 Climate change risk

3.1 Real estate risk

The Company owns department stores and either owns or co-owns 28 shopping malls. The Board of Directors is responsible for authorizing the purchase of land and buildings proposed by the Company's real estate area. For every real estate investment, sales are estimated per square meter and the return on the investment is to be generated. The Company has no risk concentration in accounts receivable from lessees, as it has a diversified base and periodically evaluates their payment capacity, especially prior to renewing their lease agreements. Although the value of real property in Mexico is relatively stable, economic development and structural changes in the country are risk factors that could affect the supply and demand of real property and affect rent levels and the risk of vacant commercial space. Commonly, real property in Mexico is quoted in US dollars, and thus an excessive rise in the exchange rate of the peso to the dollar or in the prices of property available to the Company or construction materials could limit the Company's plans to expand. The Company has insurance that duly covers its assets against the risk of fire, earthquake and other natural disasters. All insurance has been contracted with leading companies in the insurance market.

3.2 Market risk

The Company contracts derivative financial instruments to reduce the uncertainty of the return on its projects. The derivative financial instruments contracted are assigned for hedge accounting purposes and are closely linked to the financing contracted by the Company.

The Company's internal control policies require that the representatives of the finance and legal areas conduct an analysis prior to contracting financing or conducting operations with derivative financial instruments. In evaluating the use of derivatives, to cover the financing risks, sensitivity analysis is conducted of the different variables and effectiveness testing is conducted to determine the book treatment of the derivative financial instrument, once contracted.

3.2.1 Exchange rate risk

Except as mentioned in Note 17, the Company has not contracted financing in foreign currencies; however, the Company is exposed to risks related to movements in the exchange rate of the peso to the US dollar and the euro with respect to importations of merchandise mainly from Europe and Asia. As of December 31, 2022, and 2021, purchases of merchandise in a currency other than the Mexico peso represent approximately 16% and 21% of total purchases, respectively.

At December 31, 2022 and 2021, the Company's exposure to exchange rate risks amounted to US$(556,880), €(1,483) and US$(921,842), €(2,529), respectively. In the event of an 8% increase in the exchange rate of the peso to the US dollar, the Company's loss would approximate $841,189 and $1,509,402. The 8% represents the sensitivity rate used when the foreign exchange risk is reported internally to the Results Review Committee and represents the Administration's assessment of the possible variation in exchange rates. The sensitivity analysis includes only the monetary items pending settlement denominated in foreign currency at the end of the year.

The Company maintains an investment in Grupo Unicomer Corp. (Unicomer), and the cash flows received are denominated in US dollars. The risk of conversion is the risk that the variations in exchange rates will cause volatility in the peso value of these cash flows. The Company has not hedged the cash flows it receives from this investment.

Additionally, the Company maintains an investment in shares of Nordstrom, Inc., said transaction was funded with US dollars. Conversion risk is the risk that changes in the exchange rate cause volatility in the value in pesos.

The Company had the following foreign currency monetary assets and liabilities:

	December 31,			
		2022		2021
Thousands of US dollars:				
Monetary assets	US$	573,859	US$	300,655
Monetary liabilities		(1,130,739)		(1,222,497)
Short position	US$	(556,880)	US$	(921,842)
Equivalent in pesos	$	(10,843,289)	$	(18,867,525)
Thousands of Euros:				
Monetary assets	€	7,824	€	2,739
Monetary liabilities		(9,307)		(5,268)
(Short) long position	€	(1,483)	€	(2,529)
Equivalent in pesos	$	(30,818)	$	(58,863)

The exchange rates of the peso to the dollar, in effect at the date of the consolidated statement of financial position and the date of approval of the independent auditor's report, were as follows:

		February 17, 2023		December 31, 2022
US dollar	$	18.4142	$	19.4715
Euro	$	19.5660	$	20.7810

3.2.2 Interest rate risk

The contracted financings are subject to fixed and variable interest rates and expose the Company to the risk of variability in interest rates and, therefore, to its cash flows. The Company's policy is to cover most of its financing towards a fixed rate profile. The main objective of the use of derivative financial instruments is to know with certainty the effective flows that the Company will pay to comply with its obligations. With interest rate swaps, the Company agrees with other parties to deliver or receive monthly the difference between the interest amount of the variable rates agreed in the debt contracts and the amount of the interest of the fixed rates contracted in derivative financial instruments. In 2022 and 2021, 100% and 91%, respectively, of the debt is agreed at a fixed rate. The Company continuously analyzes its exposure to interest rates. A number of different interest rate scenarios are evaluated such as, refinancing, renewal of existing positions, alternative financing and hedging. Based on these scenarios, the Company calculates the corresponding impact on results or its consolidated financial position.

The Company contracts interest rate swaps that have critical terms similar to the item covered, such as the reference rate, restart dates, payment dates, maturities and nominal amount. As all critical terms agreed upon during the year, there is an economic relationship.

The ineffectiveness of coverage for interest rate swaps is assessed using the same principles as for hedges of purchases in foreign currency. They can occur due to the following:

- Adjustment of the creditor value/debtor value in interest rate swaps that do not correspond to the loan, and
- The critical differences between interest rate swaps and loans.

There was no recognized ineffectiveness during 2022 or 2021 in relation to interest rate swaps.

Sensitivity analysis for interest rates

The following sensitivity analyses have been determined considering the current derivative financial instruments at December 31, 2022 and assuming the following:

If interest rates had been 10 basis points below and all the other variables remained constant. The other items comprising comprehensive income for the year ended December 31, 2022 and 2021 would have increased by $55,764 and $53,056 net of deferred taxes, mainly as a result of the changes in fair value of hedge derivative financial instruments contracted to hedge against exposure to changes in interest rates.

Reference interest rate reform
There is no direct contractual impact on the “Swaps” due to the fact that the current operations are agreed at fixed rates, and the swap contract itself foresees that it uses the TIIE rate or the one that substitutes it. In the case of the valuation of swaps, there are little representative variations derived from the change in the discount curves used.

The information corresponding to the interest rate derivative financial instruments that have been contracted is shown in Note 10 of these consolidated financial statements.

3.3 Financial risks

3.3.1 Liquidity risk

Liquidity risk is the risk that the Company will be unable to meet its fund requirements. Company’s Management has established policies, procedures and limits that govern the Treasury function. The Treasury is responsible for ensuring the Company’s liquidity and for managing its working capital to guarantee payments to vendors, capital investments and fund the costs and expenses of the operation. The Company finances its operations through a combination of: 1) using cash available, 2) reinvestment of a significant portion of profits, and 3) contracting financing and leasing denominated in pesos.

In 2021, derived from the opening of stores and positive cash flows, the Company did the following: a) part of the cash flow was used to expand the sales floor, through the opening of new stores; b) due to the good performance of the portfolio, it was not necessary to grant facilities to cardholders for the deferral of payments; c) inventory levels and purchase orders returned to similar levels prior to the pandemic; d) payment terms were not extended to suppliers; e) the dividends corresponding to the results of 2021 were paid; e) the share repurchase plan was resumed, and f) during September and October, a portion of the senior notes maturing in 2026 for US$252,377 equivalent to $5,102,565 was prepaid.

For 2022, the favorable results in revenue generation and collection increase the Company excess of cash flows.

The Company has short-term lines of credit available for approximately $6,763,629; as well as overdraft lines to access debt instruments for $7,562,500.

The following table shows the contractual maturities of the Company’s financial liabilities according to the expiration periods. This information has been prepared considering the cash flows without discounting, from the first date on which the Company will be required to pay and includes the contractual interests and the main cash flows:

	Between 1 month and 1 year	Between 1 and 5 years	More than 5 years
December 31, 2022:			
Suppliers and creditors	$ 45,329,325	$ -	$ -
Senior notes and contractual interests	2,325,165	26,685,503	10,975,172
Lease liabilities	2,329,885	7,489,052	13,914,034
	$ 49,984,375	$ 34,174,555	$ 24,889,206
December 31, 2021:			
Suppliers and creditors	$ 40,236,725	$ -	$ -
Senior notes and contractual interests	5,889,373	24,733,098	16,246,316
Lease liabilities	1,920,963	6,901,151	13,008,978
	$ 48,047,061	$ 31,634,249	$ 29,255,294

3.3.2 Credit risk

Credit risk is when the Company suffers losses as a result of customers defaulting on payments, financial institutions in which it maintains investments or the counterparties with which derivative consolidated financial statements are contracted.

Loan portfolio

The Company's accounts receivable are comprised of loans granted to our customers through the use of credit cards issued by the Company to purchase merchandise, goods and services at our stores or establishments affiliated to with VISA system. During 2022, two pilot programs were implemented for the following products: 1) Consumer credit, a product that grants an amount of credit to Suburbia customers to purchase merchandise and 2) Guaranteed card, a product that consists of the cardholder leaving a deposit as guarantee, the amount of the deposit will be equal to your credit limit.

The Company has a robust risk management system for the loan portfolio, whose main components include: 1) credit granting processes, portfolio administration and management, and collection management; 2) information security, technological infrastructure and processes and procedures in store and corporate; 3) the regulatory risk, which includes aspects related to compliance with the provisions issued by the Consumer Advocacy Agency, and 4) the risk of fraud.

Credit application forms are evaluated and approved through automated procedures using parameterized scorecards (grading factors) designed by the Company. For managing the initial lines of credit, limits are also evaluated automatically by the Company's system and are periodically monitored by the risk department to increase or decrease them based on the cardholder's record. The Company has the infrastructure to manage credit line growth strategies, with risk rating models (scorecards) that allow risk predictability. Additionally, there are processes and policies for early identification of potential changes in payment capacity, prompt corrective decision making and determination of current and potential losses.

The Company continuously monitors the recovery of its portfolio based on a broad range of tools and mathematical models, as well as considering a number of factors that include historical trends of portfolio aging, a record of cancellations and future expectations of performance. In times of economic crisis and with high unemployment indexes, the Company restricts approval of applications and loans made, as well as restricting credit limits of current customers. Given the Company's line of business, there are no real guarantees related to accounts receivable. The best way to represent the maximum exposure to credit risk is the carrying value of accounts receivable.

For the management of delinquent accounts, the Company has policies, processes, analytical tools and infrastructure to manage the recovery of the portfolio. Collection management is segmented by risk level and delinquency level through specialized internal and external offices. Through automated systems, monthly account cutoffs are conducted and any accounts failing to show the requirement payment are detected.

Accounts not receiving payment are immediately blocked to prevent the balance from continuing to grow and the automated computation of late-payment interest begins. Based on the evaluation of certain variables, late-payment risks of the accounts in default and the actions to be taken on those accounts are determined. The following actions are taken on accounts in default: telephone calls to customers, sending of letters and home visits, among others. Accounts showing no payment after 150 days are automatically assigned to collection agencies to take over collection efforts, and accounts showing more than 240 days default are written off.

Accounting policy for the provision for credit losses

To calculate this provision, the Company recognizes future losses in the portfolio based on the level of impairment of credit risk. The key information used to measure the provision for expected credit losses (ECL) includes the following parameters:

- Probability of Default (PD);
- Significant Increase in Credit Risk (SICR);
- Loss Given Default (LGD), and
- Exposure at Default (EAD).

The expected credit loss methodology uses information derived from statistical models using historical data.

To measure the expected credit losses, the loan portfolio has been grouped according to the credit risk characteristics ("Liverpool" and "LPC" credit cards), the days of non-compliance and the historical performance of the portfolio. In the case of the Suburbia and Suburbia VISA ("Suburbia") portfolio, the simplified approach is used, which considers a period of 3 years in accordance with the provisions of IFRS 9, as it is a recently created product, which causes there is not enough history for the generation of own models and the application of the general approach.

The Company estimates the LGD parameters based on the history of the recovery rate of claims against unpaid credits. The LGD model considers the recovery of cash. EAD represents the expected exposure at the time of payment default.

The EAD of a financial asset is the gross carrying amount at the time of default. Likewise, EAD also considers the portion of the undrawn line of credit that can potentially be exercised in the future.

The significant increase in risk is estimated with the change between the PD with which the account originated and the PD that it has at the time of calculating the provision, for this, certain thresholds are determined for credits in stage 1, which if are passed, then the credits migrate to stage 2.

The Company prospectively assesses expected credit losses related to its financial assets carried at amortized cost.

The impairment methodology depends on whether there has been a significant increase in credit risk. Once the Company has classified its financial assets according to credit risk, they are evaluated individually or collectively to identify signs of impairment and thus recognize the provision for impairment arising from credit risk.

In determining whether the credit risk of an account has increased significantly since its initial recognition, the Company considers reasonable and supportable information that is relevant and available without further cost or effort, including quantitative and qualitative information. As additional support, the Company assumes that a considerable increase in credit risk occurs when an asset defaults, that is, when loans accumulate 90 days or more without receiving a payment.

The expected credit loss model is based on changes in credit quality from initial recognition and considers the following phases:

Stage 1
This stage includes loans that have not had a significant increase in credit risk and the basis for recognition of the provision considers expected losses for the next 12 months.

Stage 2
This phase includes loans that have suffered a considerable increase in credit risk, but for which there is no objective evidence of impairment. Interest income is still calculated on the gross book value of the asset. And the recognition basis of the provision considers the expected losses throughout the remaining life of the loan.

Stage 3
This stage includes loans with objective evidence of impairment at the date of each cutoff. Interest income is calculated on the net book value. And the recognition basis of the estimate is over the remaining life of the account.

The expected credit loss model also considers the evaluation of the impact in the calculation of support programs provided to customers when these are applied. The model to evaluate the increase in the level of risk, even when a support program is applied, considers the following elements: a) the worst default; b) the worst Behavior (Score); c) changes in the risk level assignment (ECL) and d) the LGD, to recognize in advance the drop in portfolio recovery caused by these programs.

Penalty
The portfolio is written off when there is no reasonable expectation of recovery. The indicator that there is no reasonable expectation of recovery is that the debtor does not propose a payment plan to the Company, after 150 days without payment, from that moment, the credits are automatically assigned to the external lawyers firms specialized in collection to continue the collection efforts, and when reaching 240 days without receiving payments, they are canceled from the accounting. See Note 8.

Loan portfolio impairment losses are presented as net impairment losses within operating income. Subsequent recoveries of amounts previously paid are credited against the same line.

For stage 1, the PD is determined by the probability that the loan may default in the next 12 months. In stage 2, the PD is the probability of default over the remaining life of the loan. For loans in stage 3 the PD considers 100% of probability that the credit will not be recovered. See Note 8.

Prospective information incorporated in the Expected Credit Loss (ECL)

The Company uses prospective information considering historical data and its experience in managing this type of data. Likewise, the Company carried out a historical analysis to identify the macroeconomic variables that affect expected credit losses, these being the Consumer Confidence Index (ICC5), Gross Domestic Product (GDP) and the Equilibrium Interbank Interest Rate (TIIE). Based on expected changes in these factors, the Company adjusts historical loss rates.

In the case of macroeconomic factors, the Company has built a scenario stressing the variables that affect the model (GDP, TIIE and ICC5), in order to reflect the increase in risks with respect to historical changes related to the probability cardholder default.

Financial institutions and counterparties in derivative operations

Cash surpluses are invested in credit institutions with a high credit rating, such as in government instruments and counterparties in derivative operations are high credit quality financial institutions. It should be mentioned that none of the Company's derivative financial instruments require it to keep cash deposits in margin accounts to guarantee these operations.

3.4 Fair value estimate

The financial instruments in the statement of financial position are recorded at fair value based on the following hierarchy.

- Level 1 fair values are derived from prices quoted (not adjusted) in active markets for identical liabilities or assets.
- Level 2 fair values are derived from indicators different from the quoted prices included in Level 1, but that include indicators that are observable directly to quoted prices or indirectly, that is to say, derived from these prices, and
- Level 3 fair values are derived from valuation techniques that include indicators for assets or liabilities that are not based on observable market information.

December 31, 2022:	Book value	Level 1	Level 2	Level 3
Assets arising from hedge derivative financial instruments	$ 2,179,187	$ -	$ 2,179,187	$ -
Assets arising from trading derivatives	7,253	-	7,253	-
Asset at fair value through other comprehensive income	4,951,323	4,951,323	-	-
Cash and cash equivalents	20,712,052	20,712,052	-	-
Total	$ 27,849,815	$ 25,663,375	$ 2,186,440	$ -
December 31, 2021:				
Assets arising from hedge derivative financial instruments	$ 3,976,208	$ -	$ 3,976,208	$ -
Assets arising from trading derivatives	540,003	-	540,003	-
Cash and cash equivalents	30,248,299	30,248,299	-	-
Liabilities arising from hedge derivative financial instruments	(5,082)	-	(5,082)	-
Total	$ 34,759,428	$ 30,248,299	$ 4,511,129	$ -

During the years ended December 31, 2022 and 2021, there were no transfers between levels 1 and 2. The carrying amount of short-term financial instruments is similar to its fair value due to materializing in the short term.

Derivative financial instruments that are classified at level 2, for determining fair value, the pricing model recognized in the financial sphere was used, (estimated future cash flows brought to present value) using available market information to the valuation date. The key assumptions of market inputs used were: a) futures curve US Government bonds, b) futures curve Mexican Government and c) Quotation at market value.

3.5 Climate change risk

Our risk management processes consider the environmental, social, and corporate governance (ESG) factors that may impact a company's finances, assets, or reputation. During the first approach, the risks to which the Group is exposed as a result of climate change are transition risks (e.g., regulatory changes and risks to the reputation) and physical risks (even if the risk of physical damage is low due to the Group's activities and geographic location). Within the physical dangers, extreme climate conditions may occur, such as greater intensity of rains, higher occurrence of hurricanes, extended droughts, extended periods of warm temperatures during the winter, or cold weather during the summer. These may affect consumers' economies, reduce the demand for some of our inventory, produce interruptions or delays in the production and delivery of materials and products in our supply chain, and cause a shortage of personnel in our stores.

The Group is committed to operating more respectfully towards the environment each time, by working on the processes, incorporating criteria of circular economy, eco-efficiency, and reduction of greenhouse gas (GHG) emissions, which contribute to climate change. By 2040, the Group's objective is to be a Net Zero company as to direct GHG emissions, through investments in: a) recycling 100% of possible residue, b) reducing consumption of drinking water, and c) reducing energy consumption through efficiency initiatives and an increase in the use of renewable sources of energy. There are ongoing projects related to self-generated energy using solar panels at our location and incorporating the first hybrid and electric units for product distribution to clients, for which we have established charging stations. Likewise, there are projects to implement an integral system of sustainable packaging and facilities, such as distribution centers with neutrality in water consumption, GHG emissions, and waste management. Consult the Environmental performance section in the Group's Integrated Annual Report produced by the management to obtain more information regarding the climate risk and the commitments undertaken by the Group to tackle it.

The Group maintains insurance policies for earthquakes, floods, and other similar circumstances, including property, accident, and business interruption insurance, and established plans to operate in emergencies such as the ones previously described.

As of December 31, 2022, the Group has not identified risks associated with climate change that may negatively or materially affect the financial situation of the Group. Nevertheless, the management constantly evaluates the impact of climate-related matters. The Group's consolidated financial statements consider climate-related issues when these are material and applicable. In particular, the Group's commitments to reduce GHG emissions were considered when making cash flow projections to conduct the impairment tests and evaluate the useful life of its long-term assets. Assumptions might change in the future as a response to extreme climate conditions, future environmental regulations, new commitments made, and the consumers' changing demand. Even when trying to foresee the climate change effects, these could have an impact on the cash flows, performance, and future financial situation of the Group.

Note 4 - Key sources of uncertainty in the estimates and critical judgments:

In applying the Company's accounting policies, which are described in Note 2, Management makes judgments, estimates and assumptions on the book figures of assets and liabilities. The related estimates and assumptions are based on historical experience and other factors considered relevant. Actual results could differ from those estimates.

Estimates and underlying assumptions are analyzed on a regular basis. The reviews of book estimates are recognized in the review period or future periods, if the review affects both the current period and subsequent periods.

The following are the sources of key uncertainty in the estimates made at the date of the consolidated statement of financial position, and which have a significant risk of deriving an adjustment to the book values of assets and liabilities during the following financial period.

4.1 Estimated impairment of intangible assets with an indefinite useful life

The methodology applied by the Company to determine whether goodwill, rights to its brands and other intangibles have suffered any impairment in value is described in Note 14.

4.2 Estimation of useful lives of brands and other intangible assets with an indefinite life

The brands acquired as part of Suburbia have demonstrated their stability by having had permanence in the market for several decades and are well-recognized in Mexico. The knowledge of the operative process of procurement, commercial planning, product design and marketing (called CATMex) is unique in the Mexican market. It has generated economic benefits for Suburbia for several decades. Based on our own experience, during 175 years of operating in Mexico, the Company believes that CATMex will continue to generate cash flows for the Company indefinitely.

To date, no factors limiting the useful life of the aforementioned intangible assets have been identified and there are no legal, regulatory or contractual considerations that limit them, so in the opinion of the Company's Management, it was determined to appoint the brands of Suburbia and CATMex as having an indefinite useful life. See Note 14.

Note 5 - Category of financial instruments:

December 31, 2022:	Amortized cost	Fair value through profit or loss	Derivates used	Total
Financial assets:				
Cash and bank deposits	$ 3,804,202	$ -	$ -	$ 3,804,202
Investments	20,712,052	-	-	20,712,052
Short and long-term loan portfolio	46,312,245	-	-	46,312,245
Other short and long-term accounts receivable	1,605,552	-	-	1,605,552
Financial asset at fair value through other comprehensive income	-	4,951,323	-	4,951,323
Long-term derivative financial instruments	-	-	2,186,440	2,186,440
Financial liabilities:				
Issuance of long-term senior notes and short and long-term bank borrowings	$ 29,705,040	$ -	$ -	$ 29,705,040
Suppliers, creditors and provisions	50,081,051	-	-	50,081,051

December 31, 2021:	Amortized cost	Fair value through profit or loss	Derivates used	Total
Financial assets:				
Cash and bank deposits	$ 2,246,574	$ -	$ -	$ 2,246,574
Investments	30,248,299	-	-	30,248,299
Short and long-term loan portfolio	38,340,700	-	-	38,340,700
Other short and long-term accounts receivable	1,373,534	-	-	1,373,534
Long-term derivative financial instruments	-	-	4,516,211	4,516,211
Financial liabilities:				
Issuance of long-term senior notes and short and long-term bank borrowings	$ 33,933,221	$ -	$ -	$ 33,933,221
Suppliers, creditors and provisions	44,002,119	-	-	44,002,119
Short-term derivative financial instruments	-	5,082	-	5,082

Note 6 - Credit quality of financial instruments:

		December 31, 2022		2021
Loan portfolio:				
Counterparties without external risk ratings:				
Group 1 - Customers with Liverpool credit card	$	37,289,021	$	31,684,120
Group 2 - Customers with LPC credit card		11,127,018		9,214,588
Group 3 - Customers with Suburbia credit card		2,820,254		2,329,141
Total loan portfolio (1)		51,236,293		43,227,849

(1) Balances are included before the provision for credit losses.

		2022		2021
Cash and short-term bank deposits [1]				
AAA		24,485,489		32,457,764
AA		-		-
A		-		-
		24,485,489		32,457,764
Financial assets - derivative financial instruments [2]				
AAA		2,186,441		4,516,211
AA		-		-
		2,186,441		4,516,211
	$	77,908,223	$	80,201,824

Group 1 - For the Company, credits granted through the Liverpool credit card represent a lesser risk because its use is sporadic and seasonal and is restricted to the products on sale at Company stores.

Group 2 - The LPC credit card, operated by the Company, imply a different risk level due mainly to the fact that they can be used at a broad number of establishments, allow their holders to draw cash from ATMs and are intended for continuous use.

Group 3 - For the Company, credits granted through the Suburbia credit card represent a lesser risk because its use is sporadic and seasonal and is restricted to the products on sale at Company stores. The Suburbia VISA credit card, operated by the Company, imply a different risk level due mainly to the fact that they can be used at a broad number of establishments, allow their holders to draw cash from ATMs and are intended for continuous use. However, as mentioned in note 3.3.2, the company uses the simplified approach for this group as it does not have sufficient history to generate its own models and apply the general approach.

1 The rest of the cash equivalents in the statement of financial position correspond to petty cash.

2 The Company does not consider risk factors arising from default on counterparty obligations, due to which, it has not been necessary to set up reserves in this regard at December 31, 2022 and 2021.

Note 7 - Cash and cash equivalents:

		December 31, 2022		2021
Cash and bank deposits	$	3,804,202	$	2,246,574
Investments		20,712,052		30,248,299
Total	$	24,516,254	$	32,494,873

Note 8 - Loan portfolio and liabilities related to contracts with customers:

	December 31, 2022	December 31, 2021
Credits related to customer contracts:		
Liverpool	$ 37,289,021	$ 31,684,120
LPC	11,127,018	9,214,588
Suburbia	2,820,254	2,329,141
	51,236,293	43,227,849
Provision for impairment of loan portfolio:		
Liverpool	(3,284,151)	(3,169,256)
LPC	(1,253,133)	(1,301,303)
Suburbia	(386,764)	(416,590)
	(4,924,048)	(4,887,149)
Total loan portfolio	$ 46,312,245	$ 38,340,700
Total short-term loan portfolio	$ 36,976,167	$ 31,514,923
Total long-term loan portfolio	$ 9,336,078	$ 6,825,777

The fair value of the short-term loan portfolio at December 31, 2022 and 2021 closely resembles their book value. The fair value of the long-term loan portfolio until December 31, 2022 and 2021, as established in $8,869,780 and $6,817,559, will be considered level 3 and will be determined using the technique of effective yield at the present value at a current discount rate according to the average term of the portfolio and the risk of it.

The provision for credit losses as of December 31, 2022 and 2021 was determined as follows:

Liverpool

	December 31, 2022			December 31, 2021		
Stage:	Balance	Provision	%	Balance	Provision	%
1	$ 29,992,019	$ 1,114,667	3.72%	$ 28,583,205	$ 1,653,441	5.78%
2	6,534,856	1,612,527	24.68%	2,522,586	1,054,077	41.79%
3	762,146	556,957	73.08%	578,329	461,738	79.84%
	$ 37,289,021	$ 3,284,151		$ 31,684,120	$ 3,169,256	

LPC

	December 31, 2022			December 31, 2021		
Stage:	Balance	Provision	%	Balance	Provision	%
1	$ 9,306,391	$ 504,434	5.42%	$ 7,385,681	$ 471,871	6.39%
2	1,500,788	472,722	31.50%	1,559,782	593,569	38.05%
3	319,839	275,977	86.29%	269,125	235,863	87.64%
	$ 11,127,018	$ 1,253,133		$ 9,214,588	$ 1,301,303	

Suburbia

	December 31, 2022				December 31, 2021			
	From 0 to 29 days	From 30 to 89 days expired	From More than 90 days expired	Total	From 0 to 29 days	From 30 to 89 days expired	From More than 90 days expired	Total
Expected loss rate	8.93%	50.03%	90.05%		14.23%	62.30%	90.20%	
Credit portfolio	$ 2,615,015	$ 79,138	$ 126,101	$ 2,820,254	$ 2,199,690	$ 47,497	$ 81,954	$ 2,329,141
Provision for credit losses	$ 233,622	$ 39,590	$ 113,552	$ 386,764	$ 313,063	$ 29,591	$ 73,936	$ 416,590

As of December 31, 2022 and 2021, the movements in the allowance for impairment of accounts receivable are shown here:

Liverpool

		Stage 1
January 1, 2021	$	1,072,792
Remeasurement of financial assets that remain in the same stage		14,080
From stage 1 to stage 2		(54,209)
From stage 1 to stage 3		(16,096)
From stage 2 to stage 1		777,222
From stage 2 to stage 3		-
From stage 3 to stage 1		141,589
From stage 3 to stage 2		-
Financial assets granted during the period		249,080
Remeasurement of financial assets that changed stage in the period		(201,072)
Financial assets written off in the period		(329,945)
December 31, 2021		1,653,441
Remeasurement of financial assets that remain in the same stage		(394,690)
From stage 1 to stage 2		(377,795)
From stage 1 to stage 3		(26,048)
From stage 2 to stage 1		565,802
From stage 2 to stage 3		-
From stage 3 to stage 1		66,405
From stage 3 to stage 2		-
Financial assets granted during the period		203,632
Remeasurement of financial assets that changed stage in the period		(526,132)
Financial assets written off in the period		(49,948)
December 31, 2022	$	1,114,667

The financial assets written off during the period still subject to collection activities for their recovery amount to $1,011,350 and $1,840,494, as of December 31, 2022 and 2021, respectively.

LPC

		Stage 1
January 1, 2021	$	710,056
Remeasurement of financial assets that remain in the same stage		(116,407)
From stage 1 to stage 2		(79,553)
From stage 1 to stage 3		(8,120)
From stage 2 to stage 1		356,981
From stage 2 to stage 3		-
From stage 3 to stage 1		146,717
From stage 3 to stage 2		-
Financial assets granted during the period		53,919
Remeasurement of financial assets that changed stage in the period		(396,081)
Financial assets written off in the period		(195,641)

Provision for credit losses					
	Stage 2		Stage 3		Total
$	1,288,418	$	1,198,595	$	3,559,805
	32,623		(2,400)		44,303
	54,209		-		-
	-		16,096		-
	(777,222)		-		-
	(46,229)		46,229		-
	-		(141,589)		-
	34,357		(34,357)		-
	59,348		22,916		331,344
	917,447		511,470		1,227,845
	(508,874)		(1,155,222)		(1,994,041)
	1,054,077		461,738		3,169,256
	(81,825)		(2,779)		(479,294)
	377,795		-		-
	-		26,048		-
	(565,802)		-		-
	(48,472)		48,472		-
	-		(66,405)		-
	15,721		(15,721)		-
	106,170		43,136		352,938
	963,016		432,676		869,560
	(208,153)		(370,208)		(628,309)
$	1,612,527	$	556,957	$	3,284,151

Provision for credit losses					
	Stage 2		Stage 3		Total
$	680,151	$	839,226	$	2,229,433
	32,271		2,047		(82,089)
	79,553		-		-
	-		8,120		-
	(356,981)		-		-
	(19,975)		19,975		-
	-		(146,717)		-
	31,483		(31,483)		-
	50,261		11,162		115,342
	331,776		224,766		160,461
	(234,970)		(691,233)		(1,121,844)

LPC

		Stage 1
December 31, 2021		471,871
Remeasurement of financial assets that remain in the same stage		80,111
From stage 1 to stage 2		(57,702)
From stage 1 to stage 3		(7,497)
From stage 2 to stage 1		379,553
From stage 2 to stage 3		-
From stage 3 to stage 1		33,794
From stage 3 to stage 2		-
Financial assets granted during the period		73,711
Remeasurement of financial assets that changed stage in the period		(360,943)
Financial assets written off in the period		(108,464)
December 31, 2022	$	504,434

The financial assets written off during the period still subject to collection activities for their recovery amount to $461,614 a

The balance of the provision for expected losses for the loan portfolio is shown below:

		2022		2021
At January 1	$	4,887,149	$	6,486,302
Increased in provision for credit losses recognized in income during the year		1,791,024		1,859,558
Loan portfolio written off during the year as uncollectible		(1,754,125)		(3,458,711)
At December 31	$	4,924,048	$	4,887,149

Sensitivity analysis for the provision for credit losses

If the Company were to change the prospective information adjustment factor by 10% up or down the macroeconomic paths, the provision for credit losses would increase by $15,706 and decrease by $16,030.

Deferred income

8.1 Liabilities related to customer contracts are shown below:

		December 31, 2022		2021
Contract liability - deferred income	$	2,738,667	$	2,347,740
Total current contract liabilities	$	2,738,667	$	2,347,740

The following table shows how much of the recognized income was included in the balance of the liability for contracts at the beginning of the period:

		December 31, 2022		2021
Deferred income (see Note 2.22 b)	$	1,615,661	$	1,829,039
Total current contract liabilities	$	1,615,661	$	1,829,039

Provision for credit losses		
Stage 2	Stage 3	Total
593,569	235,863	1,301,303
(7,966)	(896)	71,249
57,702	-	-
-	7,497	-
(379,553)	-	-
(23,729)	23,729	-
-	(33,794)	-
8,079	(8,079)	-
30,770	16,295	120,776
277,932	225,742	142,731
(84,082)	(190,380)	(382,926)
$ 472,722	$ 275,977	$ 1,253,133

and $967,674, as of December 31, 2022 and 2021, respectively.

Note 9 - Other accounts receivable - Net:

		December 31, 2022		2021
Short-term accounts receivable:				
Other debtors [1]	$	926,340	$	787,681
Tenants- Net [2]		12,430		120,122
Broxel, S. A. P. I. de C. V.		259,690		159,319
Short-term loans to employees		116,153		44,563
		1,314,613		1,111,685
Long-term loans to employees		290,939		261,849
Total	$	1,605,552	$	1,373,534

1. Mainly includes accounts receivable from voucher issuing companies and other debtors other than merchandise.
2. This amount includes the provision for credit losses for $136,651 and $172,903, as of December 31, 2022 and 2021, respectively.

Note 10 - Derivative financial instruments:

The Company uses Derivative Financial Instruments (DFI) to reduce the risk of adverse movements in the interest rates of its long-term debt and ensure certainty in cash flows that it will pay to comply with the obligations incurred, in addition, the Company uses negotiation instruments, forward exchange rate contracts, which aim to reduce the risk of exchange rate movements in the cost of acquiring the goods.

The main instruments used are interest rate and currency swaps and the positions contracted at the end of each year are shown below:

Assets

Notional amount [1]		Dates: Contracting	Dates: Maturity	Interest rate: Contracted by DFI	Interest rate: Agreed in the debt		Fair value at December 31, 2022		2021
USD	300,000	October 2014	October 2024	6.81%	3.95%	$	2,068,141	$	2,778,317
USD	250,000	September 2016	October 2026	8.88% [2]	-		7,253		540,003
USD	350,000	September 2016	October 2026	8.59%	3.88%		59,649		821,711
USD	50,000	October 2016	October 2026	8.87%	3.88%		12,195		119,757
USD	50,000	October 2016	October 2026	8.76%	3.88%		12,096		119,796
USD	50,000	October 2016	October 2026	8.84%	3.88%		27,106		136,627
Total							2,186,440		4,516,211
Less long-term portion							(2,186,440)		(4,516,211)
Current portion (short-term)						$	-	$	-

Liabilities

Notional amount [1]		Dates: Contracting	Dates: Maturity	Interest rate: Contracted by DFI	Interest rate: Agreed in the debt		Fair value at December 31, 2022		2021
$	1,500,000	September 2017	August 2022	7.84%	TIIE + 0.25%	$	-	$	(5,082)
Less long-term portion							-		-
Current portion (short-term)						$	-	$	(5,082)

1. The notional amounts related to derivative financial instruments reflect the reference volume contracted; however, they do not reflect the amounts at risk as concerns future flows. Amounts at risk are generally limited to the unrealized profit or loss from valuation to market of those instruments, which can vary depending on changes in the market value of the underlying item, its volatility and the credit rating of the counterparties.
2. As of September 30, 2021, the derivative financial instrument no longer meets the requirements to be considered a hedge, derived from this it was presented as a trading instrument. The accumulated profit in the capital of this instrument was recognized in the consolidated statement of comprehensive income within a financial income for $156,259.

Note 11 - Investments in associates:

Concept	Activity	Place of incorporation and operations	Proportion of shareholding and voting rights December 31, 2022	2021	December 31, 2022	2021
Investment in associates (i), (ii)	Sales	Mexico and Central America	50%	50%	$ 8,257,623	$ 7,663,171
Other investments in associates (iii)	Malls	Mexico	Several	Several	1,753,435	1,489,325
					$ 10,011,058	$ 9,152,496

(i) Unicomer
Unicomer is a private company that operates a chain of stores engaged in the sale of furniture and household appliances through a chain of more than 1,213 stores, with different formats in Central America, South America and the Caribbean. The Company has a 50% equity interest in Unicomer. This acquisition gave rise to the goodwill of $757,623, which is included as part of the investment value. The Company does not exercise joint control over Unicomer because the criteria for control is not met. Under IFRS, it exercises significant influence over Unicomer, because it owns 50% of the voting rights and is entitled to designate two members of the Board of Directors.

(ii) Moda Joven Sfera México, S. A. de C. V. (Sfera México)
In 2006, the Company incorporated an entity in association with El Corte Inglés, S. A. with 49% of the capital (the leading department store chain in Spain). This entity operates a chain of 51 stores in Mexico, specializing in family clothing and accessories under the commercial name Sfera.

(iii) Other investments
Malls
Mainly correspond to the Company's equity in the following malls: Angelópolis in the city of Puebla, Plaza Satélite in the state of México, Galerías Querétaro in the city of Querétaro and Parque Tepeyac in Mexico City.

11.1 Following is a summary of the combined financial information pertaining to the Company's associates:

	Unicomer December 31, 2022	Unicomer December 31, 2021	Sfera México December 31, 2022	Sfera México December 31, 2021
Summarized statement of financial position:				
Current assets:				
Cash and cash equivalents	$ 3,013,105	$ 3,139,132	$ 161,584	$ 70,284
Other current assets	25,068,535	25,608,675	962,323	776,366
Total current assets	28,081,640	28,747,807	1,123,907	846,650
Non-current assets	18,809,919	17,961,011	1,684,920	1,754,793
Total assets	$ 46,891,559	$ 46,708,818	$ 2,808,827	$ 2,601,443
Current liabilities:				
Suppliers	$ 3,921,819	$ 5,117,491	$ 237,573	$ 341,067
Other current liabilities	15,160,985	15,417,012	127,925	78,708
Total current liabilities	19,082,804	20,534,503	365,498	419,775
Non-current liabilities	14,137,857	13,406,896	1,087,080	1,116,653
Total liabilities	33,220,661	33,941,399	1,452,578	1,536,428
Net assets	13,670,899	12,767,419	1,356,249	1,065,015
Participation of the company in the net assets of associates	$ 6,835,449	$ 6,383,710	$ 664,551	$ 521,838
Goodwill	757,623	757,623	-	-
Equity in net assets of associates	$ 7,593,072	$ 7,141,333	$ 664,551	$ 521,838

	Unicomer Year ended December 31, 2022	Unicomer Year ended December 31, 2021	Sfera México Year ended December 31, 2022	Sfera México Year ended December 31, 2021
Summarized statement of comprehensive income:				
Revenue	$ 25,066,987	$ 24,133,251	$ 2,128,472	$ 1,903,589
Interest income	8,736,859	7,499,537	16,555	223
Depreciation and amortization	(1,545,577)	(1,729,739)	(214,555)	(198,663)
Interest expense	(1,763,568)	(1,553,670)	(97,907)	(112,464)
Income tax expense	(854,351)	(968,596)	(110,663)	(49,515)
Net income	468,428	1,354,022	291,234	122,689
Company's equity in profits of associates	$ 234,214	$ 677,011	$ 142,704	$ 60,281

11.2 The reconciliation of movements in the investment in associates is as follows:

	Unicomer	Sfera México	Other	Total
Balance at January 1, 2021	$ 6,387,628	$ 409,384	$ 1,306,925	$ 8,103,937
Translation effect of investment in associates	124,845	-	-	124,845
Equity method	677,011	60,281	-	737,292
Dividends paid	(80,081)	-	-	(80,081)
Capital increase in associates	6,010	49,000	171,271	226,281
Other - Net	25,920	3,173	11,129	40,222
Balance at December 31, 2021	7,141,333	521,838	1,489,325	9,152,496
Translation effect of investment in associates	(629,767)	-	-	(629,767)
Equity method	234,214	142,704	-	376,918
Capital increase in associates[1]	803,799	-	284,878	1,088,677
Other - Net	43,493	9	(20,768)	22,734
Balance at December 31, 2022	$ 7,593,072	$ 664,551	$ 1,753,435	$ 10,011,058

1. In November 2022, the Company made a capital increase in Unicomer for 40 million dollars, equivalent to $803,799.

Note 12 - Investment properties - Net:

		Amount
Balance at January 1, 2021	$	22,129,016
Acquisitions		641,313
Disposals		(174)
Depreciation		(339,076)
Balance at December 31, 2021	$	22,431,079
Balance at January 1, 2021		
Cost	$	26,459,998
Accumulated depreciation		(4,028,919)
Balance at December 31, 2021	$	22,431,079
Acquisitions	$	1,540,699
Disposals		(104,533)
Depreciation		(359,503)
Balance at December 31, 2022	$	23,507,742
Balance at January 1, 2022		
Cost	$	27,896,164
Accumulated depreciation		(4,388,422)
Balance at December 31, 2022	$	23,507,742

Investment properties include shopping malls, works in progress and other land intended to construct future shopping malls.

The fair value of investment properties of the Company at December 31, 2022 and 2021 amounts to $29,028,886 and $26,783,082, respectively, through discounted cash flows, the key assumptions used were the projected annual growth of business and projected cash flow, using an average discount rate of 14.70% (12.90% in 2021), classified as level 2.

The operating costs directly related to the income from leasing investment properties are comprised as follows:

		Year ended December 31,		
		2022		2021
Repairs and maintenance	$	790,019	$	683,053
Advertising		151,089		96,600
Personnel compensation and benefits		73,113		72,602
Real estate taxes and water		117,997		102,098
Hired services		38,675		26,509
Other expenses		8,591		7,363
Electrical power and utilities		5,243		5,127
Rent of equipment		2,816		-
Travel expenses		3,124		1,854
Total	$	1,190,667	$	995,206

Note 13 - Property, furniture and equipment - Net:

	Land	Buildings	Furniture and equipment
At December 31, 2022:			
Beginning balance	$ 6,915,106	$ 28,328,243	$ 6,254,951
Acquisitions	-	7,475	297,627
Transfers	6,969	4,034,519	1,270,234
Disposals	-	-	(120,770)
Depreciation	-	(545,157)	(1,150,154)
Ending balance	6,922,075	31,825,080	6,551,888
At December 31, 2022:			
Cost	6,922,075	38,826,848	19,310,993
Accumulated depreciation	-	(7,001,768)	(12,759,105)
Ending balance	$ 6,922,075	$ 31,825,080	$ 6,551,888
At December 31, 2021:			
Beginning balance	$ 6,915,106	$ 28,034,920	$ 6,732,675
Acquisitions	-	11,417	180,540
Transfers	-	819,768	480,425
Disposals	-	(9,232)	(17,723)
Depreciation	-	(528,630)	(1,120,966)
Ending balance	6,915,106	28,328,243	6,254,951
At December 31, 2021:			
Cost	6,915,106	34,784,854	17,863,902
Accumulated depreciation	-	(6,456,611)	(11,608,951)
Ending balance	$ 6,915,106	$ 28,328,243	$ 6,254,951

1 The balance of works in progress at the end of the fiscal year 2022 corresponds to various projects where the Company is building a distribution center, some stores or shopping malls and remodeling some existing ones.

Note 14 - Intangible assets - Net:

	Indefinite useful life		
	Goodwill	Trademarks	Other intangible
Balance at January 1, 2021	$ 7,481,553	$ 3,668,021	$ 2,108,566
Movements:			
Investments	-	-	-
Disposals	-	-	-
Amortization	-	-	-
Balance at December 31, 2021	7,481,553	3,668,021	2,108,566
Movements:			
Investments	-	-	-
Disposals	-	-	-
Amortization	-	-	-
Balance at December 31, 2022	$ 7,481,553	$ 3,668,021	$ 2,108,566

	Leasehold improvements		Computer equipment		Transportation equipment		Works in progress[1]		Total
$	4,192,041	$	649,143	$	271,639	$	5,962,517	$	52,573,640
	14,270		59,462		254,873		5,164,772		5,798,479
	850,939		323,783		11,360		(6,497,804)		-
	(24,819)		(27,082)		(107,324)		-		(279,995)
	(445,755)		(313,962)		(84,209)		-		(2,539,237)
	4,586,676		691,344		346,339		4,629,485		55,552,887
	9,669,225		4,401,551		1,017,112		4,629,485		84,777,289
	(5,082,549)		(3,710,207)		(670,773)		-		(29,224,402)
$	4,586,676	$	691,344	$	346,339	$	4,629,485	$	55,552,887
$	4,293,613	$	681,661	$	303,742	$	3,723,211	$	50,684,928
	26,690		32,802		67,513		4,123,758		4,442,720
	349,115		233,735		1,409		(1,884,452)		-
	(14,734)		(2,121)		(3,180)		-		(46,990)
	(462,643)		(296,934)		(97,845)		-		(2,507,018)
	4,192,041		649,143		271,639		5,962,517		52,573,640
	8,828,835		4,045,388		858,203		5,962,517		79,258,805
	(4,636,794)		(3,396,245)		(586,564)		-		(26,685,165)
$	4,192,041	$	649,143	$	271,639	$	5,962,517	$	52,573,640

Definite useful life					
	Licenses and fees		New IT developments		Total
$	921,628	$	1,720,259	$	15,900,027
	328,000		563,411		891,411
	(720)		-		(720)
	(283,069)		(627,580)		(910,649)
	965,839		1,656,090		15,880,069
	34,513		497,749		532,262
	(38,498)		(50)		(38,548)
	(272,963)		(566,218)		(839,181)
$	688,891	$	1,587,571	$	15,534,602

Impairment test of goodwill, brands and other intangibles

The Company conducts annual tests to determine whether the goodwill, brands and other intangibles, the rights of its brands and other intangibles (CATMex) have suffered any impairment in their value. As of December 31, 2021, the Company performed the respective tests without determining any adjustment for impairment.

The Company identified the Suburbia commercial segment as the Cash Generating Unit (CGU), in which goodwill, trademarks and other intangibles with an indefinite life were assigned. The recoverable value of the CGUs is based on calculations of fair value less cost of disposal, which is prepared based on historical results and expectations about the development of the market in the future included in the business plan. In 2021, a partial economic recovery was observed due to the spread of vaccines, so the Company returned to pre-pandemic levels of economic activity. The recovery value calculation considers the cash flow projections based on financial budgets approved by Management, and their recovery derived from the pandemic, these cash flows cover a period of eight years (maturity period of the stores) and a terminal period discounted at present value with an estimated discount rate considering the Company's level of leverage.

As of December 31, 2022, the excess of fair value less disposal costs over book value amounted to $6,716,761 (42%). The level of the fair value hierarchy used was level 3.

The determination of the fair value less the cost of disposal requires the use of estimates that consider the assumptions mentioned below:

	2022 (%)	2021 (%)
Discount rate	13.00	10.90
EBITDA margin (average budgeted)	15.70	14.10
The expected growth rate of sales (average budgeted)	12.00	10.40
Terminal value growth rate	3.50	3.50

If the discount rate used to in the years ended December 31, 2022 and 2021 were 1 percentage point higher, no impairment would result in both years.

If the EBITDA used to calculate the fair value as of December 31, 2022 and 2021 were 1 percentage point lower, no impairment would result.

If the sales growth rate used in the calculation of fair value for the CGU had been 1 percentage point lower than the estimate of the Administration as of December 31, 2022, it would not result in an impairment.

If the terminal value in the year ended December 31, 2022 and 2021, were 1 percentage point higher, no impairment would result in both years.

Note 15 - Financial asset at fair value through other comprehensive income:

Financial asset at fair value through other comprehensive income comprise:

	December 31, 2022	2021
Listed securities		
Nordstrom, Inc.	$ 4,951,323	$ -

On September 15, 2022, the Company invested acquired 15,755,000 shares of the North American department store Nordstrom, Inc., for the amount of 295 million of dollars equivalent to $5,943 million pesos, said amount represents 9.90% of the total outstanding shares.

As of December 31, 2022, the valuation of these shares generated losses recognized in other comprehensive income for the amount of $992,010 ($694,407, net of taxes).

The dividends generated at year end amounted to $58,957, which were recognized in the income statement.

Note 16 - Provisions:

		Bonuses and compensation paid to employees [1]		Other provisions [2]		Total
At January 1, 2021	$	1,534,756	$	1,360,455	$	2,895,211
Charged to statement of income		4,483,559		3,080,211		7,563,770
Used during the year		(4,114,884)		(2,578,703)		(6,693,587)
At December 31, 2021		1,903,431		1,861,963		3,765,394
Charged to statement of income		6,047,891		4,434,382		10,482,273
Used during the year		(5,673,177)		(3,822,764)		(9,495,941)
At December 31, 2022	$	2,278,145	$	2,473,581	$	4,751,726

1 Includes provisions for sales commissions, holidays and other fringe benefits.

2 Other provisions include liabilities for services rendered by consultants and maintenance of stores and offices.

Note 17 - Debt:

The Company's debt is comprised as follows:

		December 31, 2022		2021
Short-term debt:				
Interest payable	$	674,124	$	708,112
Stock certificates		-		3,400,000
	$	674,124	$	4,108,112
Long-term debt:				
Stock certificates	$	13,500,000	$	13,500,000
Senior notes		15,530,916		16,325,109
	$	29,030,916	$	29,825,109

17.1 Debt securities certificates:

Based on a Revolving Stock Certificates Program authorized by the National Banking and Securities Commission (CNBV by its acronym in Spanish), the Company may issue debt securities certificates up to the amount of $30,000 million pesos for a term of up to 5 years as from July 21, 2017.

Currently, the Company has placed the following unsecured issues:

Maturity	Interest payable	Interest rate		December 31, 2022		2021
Mar 2022	Semiannually	Fixed at 7.64%	$	-	$	1,900,000
Aug 2022	Monthly	TIIE at 28 days plus 0.25 basis points		-		1,500,000
Aug 2027	Semiannually	Fixed at 7.94%		3,500,000		3,500,000
Nov 2029	Semiannually	Fixed at 7.96%		5,000,000		5,000,000
Aug 2030	Semiannually	Fixed at 8.03%		5,000,000		5,000,000
				13,500,000		16,900,000
Less - Issues of long-term stock certificates				(13,500,000)		(13,500,000)
More - Interest payable				674,124		708,112
Current portion			$	674,124	$	4,108,112

Maturities pertaining to the long-term portion of this liability at December 31, 2022 are as follows:

Maturity		Amount
2027	$	3,500,000
2029		5,000,000
2030		5,000,000
	$	13,500,000

The issuances of debt securities certificates and other financing contracted by the Company do not establish the obligation to maintain certain proportions in its financial structure or compliance with financial ratios; however, they require that the Company and the significant subsidiaries defined in the respective contracts comply with certain restrictions for the payment of dividends, mergers, divisions, change of corporate purpose, issuance and sale of capital stock, capital investments and liens. As of December 31, 2022, and 2021, the Company complied with the conditions above.

The fair value of the stock certificates is as follows:

	December 31,							
	2022				2021			
Maturity date		Book Value		Fair value (1)		Book Value		Fair value (1)
Mar 2022	$	-	$	-	$	1,900,000	$	1,893,426
Aug 2022		-		-		1,500,000		1,495,800
Aug 2027		3,500,000		3,190,040		3,500,000		3,364,165
Nov 2029		5,000,000		5,019,695		5,000,000		5,019,695
Aug 2030		5,000,000		4,320,000		5,000,000		4,582,100
	$	13,500,000	$	12,529,735	$	16,900,000	$	16,355,186

1 The fair value of debt securities certificates is determined based on reference to price quotations published in an active market (classified as level 1 in the fair value hierarchy).

On March 17 and August 19, 2022, the LIVERPOL 12 and the LIVERPOL 17-2 bonds matured for a total of $1,900 and $1,500 million pesos, respectively, which were paid with its own resources.

17.2 Senior Notes

Below are the details of the Senior Notes as of December 31, 2022 and 2021:

	Interest			December 31,		
Maturity	payable	Interest rate		2022		2021
Oct. 2024 (1)	Semiannually	Fixed at 3.95%	$	5,841,450	$	6,140,160
Oct. 2026 (2)	Semiannually	Fixed at 3.875%		9,689,466		10,184,949
			$	15,530,916	$	16,325,109

1 In September 2014, the Company issued Senior Notes for an amount of US$300 million, with an interest rate of 3.95% per annum and maturing in 2024. The Securities constitute obligations payable by the Company and have the unconditional guarantee of Distribuidora Liverpool, S. A. de C. V. (subsidiary).

2 In September 2016, the Company issued Senior Notes for an amount of US$750 million, with an interest rate of 3.875% per annum and maturing in 2026. The Securities constitute obligations payable by the Company and have the unconditional guarantee of Distribuidora Liverpool, S. A. de C. V. (Subsidiary). In September and October 2021, the Company made a prepayment of US$252,357, equivalent to $5,102,565, plus interest for $545,446.

The securities above were subject of a private offering to qualified institutional buyers in the United States and other foreign markets under Rule 144A and Regulation S under the Securities Act 1933 of the United States of America.

The fair value of issuances of Senior Notes is as follows:

	December 31,							
	2022				2021			
Maturity date		Book Value		Fair value (1)		Book Value		Fair value (1)
Oct. 2024	$	5,841,450	$	5,654,642	$	6,140,160	$	6,462,825
Oct. 2026		9,689,466		9,145,573		10,184,949		10,872,739
	$	15,530,916	$	14,800,215	$	16,325,109	$	17,335,564

1 The fair value of Senior Notes is determined based on price quotations published in an active market (classified as level 1 in the fair value hierarchy).

A reconciliation of debt as required by IAS 7 “Cash flow statement” is as follows:

		December 31,		
		2022		2021
Beginning balance of debt and interest	$	33,933,221	$	38,554,026
Repayments		(3,400,000)		(5,102,565)
Foreign exchange variation		(794,193)		523,538
Interest accrued		2,851,162		3,552,821
Interest paid		(2,885,150)		(3,594,599)
Closing balance of debt and interest	$	29,705,040	$	33,933,221

Note 18 - Employee benefits:

The value of employee benefit obligations at December 31, 2022 and 2021, amounted to $3,339,262 and $3,042,949, respectively, as follows:

		December 31,		
		2022		2021
Pension plans	$	(1,606,115)	$	(1,534,484)
Seniority premium		(875,167)		(775,408)
Other employee benefits		(857,980)		(733,057)
	$	(3,339,262)	$	(3,042,949)

The net cost for the period ended at December 31, 2022 and 2021 are as follows:

		Year ended December 31,		
		2022		2021
Pension plans	$	184,080	$	88,473
Seniority premium		144,061		134,139
Other employee benefits for voluntary separation or dismissal		133,714		151,490
	$	461,855	$	374,102

The amount included as a liability in the consolidated statements of financial position is integrated as follows:

		December 31,		
		2022		2021
Defined benefit obligations	$	(3,339,262)	$	(3,042,949)
Fair value of plan assets		254,720		303,903
Liability in the consolidated balance sheet	$	(3,084,540)	$	(2,739,046)

The movement in the defined benefit obligation is as follows:

		December 31,		
		2022		2021
Beginning balance at January 1	$	(3,042,949)	$	(2,885,805)
Service cost		(224,314)		(152,469)
Interest cost		(265,651)		(236,465)
Actuarial loss		(37,813)		(121,636)
Benefits paid		231,465		353,426
Ending balance at December 31	$	(3,339,262)	$	(3,042,949)

The movement in the liability is as follows:

		December 31,		
		2022		2021
Beginning balance at January 1	$	(2,739,046)	$	(2,729,902)
Provision of the year		(461,855)		(374,102)*
Actuarial remeasurements		(128,637)		(139,692)
Company contributions		18,054		151,224
Benefits paid		226,942		353,426
Ending balance at December 31	$	(3,084,540)	$	(2,739,046)

* In 2021, derived from the reform on labor, the Company hired 2,731 employees respecting their seniority and benefits, which represented an increase in labor liabilities of $37,249.

The movement in plan assets is as follows:

		2022		2021
Beginning balance at January	$	303,903	$	155,903
Financial loss on plan assets		(63,072)		(2,552)
Fund contributions		118,837		-
Transfer of assets		(100,425)		150,552
Benefits paid		(4,521)		-
Ending balance at December 31	$	254,720	$	303,903

Principal categories of plan assets at the end of the reporting period are as follows:

		Fair value of plan assets December 31,		
		2022		2021
Debt instruments	$	63,680	$	75,976
Equity instruments		191,040		227,927
	$	254,720	$	303,903

The expected return on plan assets represents the weighted average expected return for the different categories of plan assets. The Company's assessment of expected yields is based on historical trends and analysts' predictions on the market of assets for the life of related obligations.

The significant actuarial assumptions are as follows:

	December 31,	
	2022	2021
Discount rate	10.25%	9.25%
Inflation rate	3.50%	3.50%
Salary growth rate	4.75%	4.75%
Pension increase rate	4.50%	4.50%

Assumptions concerning future mortality are established based on the actuarial study as per statistics and the published experience of each territory. Those assumptions give rise to the average life expectancy of an individual retiring at age 65.

Retiring at year-end:

	2022	2021
Men	20 years	17 years
Women	21 years	20 years

The sensitivity of the obligation for defined benefits resulting from changes in the weighted average of the main assumptions is as follows:

	Change in assumptions			Increase (decrease) in assumptions		
	2022	2021		2022		2021
Discount rate	0.5%	0.5%	$	(96,757)	$	(95,436)
Rate of salary increases	0.5%	0.5%		142,106		137,111
Pension increase rate	0.5%	0.5%		(7,180)		(6,870)
Life expectancy	1.0%	1.0%		(14,904)		(17,963)

The sensitivity above analyses are based on a change in one assumption, with all other assumptions remaining constant. In practice, this is unlikely and changes in other assumptions can be correlated. The same method (present value of defined benefit obligations calculated by the projected unit credit method at the end of the reporting period) was applied in calculating the sensitivity of the obligation for defined benefits to significant actuarial assumptions.

The methods and types of assumptions used in the sensitivity analysis were the same as those used in the preceding period.

Note 19 - Operating leases:

19.1. The Company as a lessee:

This note provides information for leases in which the Company is a lessee.

i. Amounts recognized in the consolidated statement of financial position

The status shows the following amounts related to leases:

		December 31,		
		2022		2021
Right-of-use assets:				
Buildings	$	11,827,728	$	10,873,441
Furniture and equipment		315,494		469,579
Vehicles		210,706		170,516
	$	12,353,928	$	11,513,536

		December 31,		
		2022		2021
Lease liabilities:				
Current	$	2,224,771	$	2,004,445
Non-current		11,394,267		10,555,645
	$	13,619,038	$	12,560,090

The additions and derecognition of right-of-use assets during 2022 amounted to $2,664,531 and $390,975, respectively, and in 2021 they amounted to $1,627,591 and $353,407, respectively.

ii. Amounts recognized in the consolidated statement of income

The consolidated statement of income shows the following amounts related to leases:

	Year ended December 31, 2022	2021
Depreciation charge of the right-of-use assets:		
Buildings	$ 1,134,249	$ 1,112,140
Furniture and equipment	150,840	172,852
Vehicles	148,075	133,609
	$ 1,433,164	$ 1,418,601
Interest expense (included in finance cost)	$ 1,137,980	$ 1,097,033
Expenses relating to short-term leases (included in the cost of sales and administrative expenses)	448,523	298,675
Expenses relating to leases of low-value assets that are not shown above as short-term leases (included in administrative expenses)	165,405	130,051
Expense relating to variable lease payments not included in lease liabilities (included in the cost of sales and administrative expenses)	367,192	377,238

Building lease forgiveness received as a result of the pandemic as of December 31, 2022 and 2021 amounts to $7,186 and $44,334, respectively. These amounts were recognized as variable income and are included in administrative expenses.

The total cash flow for the leases in 2022 and 2021 was $2,236,187 and $2,128,704, respectively. The building lease concessions did not generate cash outflow in 2022 and 2021, for $7,186 and $44,334, respectively.

iii. Leasing activities of the Company and how they are accounted for

The Company rents real estate, furniture and equipment, and vehicles. Rental contracts are usually made for fixed periods of 12 months to 15 years but may have options for extension of time as described in subsection v. below.

Contracts may contain lease and non-lease components. The Company assigns the consideration in the contract to the lease and non-lease components based on their relative independent prices.

The lease terms are negotiated individually and contain a wide range of different terms and conditions. Lease agreements do not impose any covenant apart from the guarantee on leased assets that the lessor maintains. Leased assets cannot be used as collateral for loan purposes.

iv. Variable lease payments

Some of the property leases contain variable payment terms that are linked to the sales generated in a store. For individual stores, up to 100% of lease payments are based on variable payment terms with a percentage range of 2% to 3% of sales. Variable payment terms are used for various reasons, including minimization of the fixed cost base for newly established stores. Variable lease payments that depend on sales are recognized in the statement income in the period when the condition triggers such payments occurs.

v. Extension and termination option

Extension and termination options are included in a series of leases of real estate, furniture and equipment throughout the Company. These are used to maximize operational flexibility in managing the assets used in the Company's operations. Most extension and termination options are held by the Company and not the lessor.

Following is the reconciliation of the lease liability required by IAS 7 "Statement of cash flows":

	December 31, 2022	December 31, 2021
Beginning balance of lease liabilities	$ 12,560,090	$ 12,411,010
Acquisitions	2,664,531	1,627,591
Disposals	(500,190)	(402,506)
Lease concessions	(7,186)	(44,334)
Accrued interest	1,137,980	1,097,033
Principal payment	(1,098,207)	(1,031,671)
Interest paid	(1,137,980)	(1,097,033)
Closing balance of lease liabilities	$ 13,619,038	$ 12,560,090

19.2 The Company as lessor

Operating leases are related to commercial leases. Lease periods are from one to more than five years. All operating leases over five years contain clauses for review of market income every two years. The contracts do not establish the option for tenants to buy the leased premises at the expiration date of the lease periods.

As of December 31, 2021, as a result of the COVID-19 pandemic, the Company granted rental concessions to its tenants for an amount of $178,856. As of December 31, 2022, such forgiveness was not granted.

Below is an analysis of lease revenue:

	Year ended December 31, 2022	Year ended December 31, 2021
Fixed rent	$ 3,411,040	$ 2,896,945
Variable rent	176,070	124,266
Total lease revenue	$ 3,587,110	$ 3,021,211

Following is an analysis of the minimum annual payments agreed with the lessees in the lease agreements entered into at terms of over one year:

	December 31, 2022	December 31, 2021
Up to 1 year	$ 3,302,503	$ 2,896,945
From 1 to 5 years	13,210,013	11,587,782
Over 5 years	16,512,517	14,484,728
Total minimum payments agreed	$ 33,025,033	$ 28,969,455

Note 20 - Balances and transactions with related parties:

During 2022 and 2021, Grupo Financiero Invex, S. A. de C. V. (Invex) provided the Company with a pension plan and workers' savings fund administration services, as well as with fiduciary services. Invex and the Company share some stockholders. Fees paid to Invex for these services totaled $6,902 and $8,225 in 2022 and 2021, respectively. At December 31, 2022 and 2021 there were no outstanding balances for these items. During 2022 and 2021, the Company contracted corporate travel services for its employees with Orion Tours, S. A. de C. V. (Orion), whose General Director is Vice-Chairman of the Company's Board of Directors. Fees paid to Orion for these services totaled $71,608 and $20,644 in 2022 and 2021, respectively. These services and fees were contracted using market conditions. At December 31, 2022 and 2021, no balances were pending to be paid for these items.

Compensation for directors and other key members of management during the year was as following:

		2022		2021
Total short term	$	72,958	$	64,322

Compensation paid to directors and key executives is determined by the Financial Review Committee, based on their performance and market trends.

Note 21 - Stockholders' equity:

21.1 Capital stock at December 31, 2022 and 2021, is comprised of the following:

		Minimum fixed capital
1,009,318,128 Series "1" shares are duly represented, constituting 88.1693% of the 1,144,750,000 Series "1" shares without expression of nominal value, subscribed and paid 197,446,100 common and registered shares and Series "C-1" without expression of nominal value, subscribed and paid	$	269,112
Cumulative inflation increase at December 31, 1997		3,105,170
Total	$	3,374,282

The Board of Directors approved on March 10, 2022, the payment of dividends from the Net Fiscal Income Account ("CUFIN") for $2,281,733. On May 27, 2022, $1,368,776 were paid, and in October 2022, $912,429 was settled.

The Board of Directors approved on March 18, 2021, the payment of dividends from the CUFIN for $2,013,294. On October 29, 2021, $1,006,526 was paid, and in January 2022, $1,006,525 was settled.

The Board of Directors approved on March 12, 2020, the payment of dividends from the CUFIN in the amount of $2,013,294. At the Extraordinary General Shareholders' Meeting, held on May 14, 2020, the shareholders agreed to defer the payment for the fiscal year 2021. On January 14, 2021, $8 was paid. On January 22, 2021, $1,005,354 was paid, and in March 2021, $1,006,525 were settled.

In accordance with IAS 29 "Hyperinflation", an entity must recognize the effects of inflation in the financial information when an economy accumulates 100% inflation in a three-year period. Mexico was considered a hyperinflationary economy until 1997, and for that reason, the Company recognized all the cumulative inflation effects up to that year.

The companies and trusts mentioned below hold a share of approximately 87% of Series 1 of the Company's share capital as of December 31, 2022 and 2021, as mentioned below:

Shareholder	Number of shares of common stock	Percentage ownership of common stock (%)
Banco Nacional de México, S. A., Institución de Banca Múltiple, Grupo Financiero Banamex-Trust No. 15228-3	278,691,361	20.8
Banco INVEX, S. A. Institución de Banca Múltiple, INVEX Grupo Financiero-Trust No. 0327	221,455,612	16.5
Banco Nacional de México, S. A., Institución de Banca Múltiple, Grupo Financiero Banamex-Trust No. 504288-5	109,114,664	8.1
Banco INVEX, S. A. Institución de Banca Múltiple, INVEX Grupo Financiero-Trust No. 0387	101,492,311	7.6
UBS Casa de Bolsa S. A. de C. V.	96,234,447	7.2
Banco INVEX, S. A. Institución de Banca Múltiple, INVEX Grupo Financiero-Trust No. 4165	67,460,443	5.0
Pictec and Cie	59,617,452	4.4
Scotiabank Inverlat S. A. Institución de Banca Múltiple-Trust No. 11033735	36,839,656	2.7
GBM Fondo de Inversión Total, S. A. de C. V. SIRV (GBMAGR.)	966,622	0.1
Other	370,323,532	27.6
Total	1,342,196,100	100

21.2 Capital reserves

Capital reserves are comprised as follows.

	December 31, 2022		December 31, 2021
Reserve for translation effects	$ 291,344	$	1,462,674
Legal reserve	582,500		582,500
Reserve for the repurchase of shares (1) and (2)	7,992,585		6,000,000
Investment reserve	94,319		94,319
Reserve for financial assets at fair value through other comprehensive income - net of income tax	694,407		-
Reserve for valuation of derivative financial instruments	239,103		1,234,483
	$ 9,894,258	$	9,373,976

1. During 2022, the Company purchased 9,666,614 series C-1 shares in the market at prices ranging between $87.44 and $118.70. The total purchase was $938,074, to which was added $958 transaction costs before taxes. Similarly, the Company sold 9,666,614 series C-1 shares in the market at prices ranging between $87.40 and $118.84. The total of the sale was $930,659, to which was added $931 of transaction costs before taxes.

   During the first quarter of 2021, the Company sold 3,114,053 series C-1 shares in the market at prices ranging between $61.68 and $70.60. The total of the sale was $206,920, to which was added $206 of transaction costs before taxes.

2. In the Ordinary General Shareholders' Meeting, held on March 10, 2022, the shareholders agreed to increase the reserve for the acquisition of their own shares up to $8,000,000.

   At the ordinary General Shareholders' Meeting, held on March 18, 2021, the shareholders agreed to increase the reserve for the acquisition of their own shares to $6,000,000.

The reserve for the repurchase of shares represents the reserve authorized by the Stockholders in order for the Company to be able to acquire its own shares, provided the criteria set out in the bylaws and in the Securities Market, Law is met.

The balance of the reserve for the acquisition of own shares as of December 31, 2022 and 2021, is $7,992,585 and $6,000,000, respectively.

21.3 The reconciliation of the reserve for the valuation of derivative financial instruments is as follows:

At January 1, 2021	$	377,038
Swap reclassification (1)		156,259
Valuation effect		701,186
At December 31, 2021		1,234,483
Valuation effect		(995,380)
At December 31, 2022	$	239,103

1. As of September 30, 2021, the derivative financial instrument no longer meets the requirements to be recorded as a hedge, derived from this, it is presented as a negotiation instrument, and the profit accumulated in the capital as of that date was recognized in the consolidated statement of comprehensive income within a financial income for an amount of $156,259.

The income of the year is subject to the legal provision that requires at least 5% of the income of each year to be used to increase the legal reserve until it is equal to one-fifth of the amount of paid-in capital.

21. 4 The balances of the tax accounts of stockholders' equity are:

	December 31,			
		2022		2021
Capital contributions account	$	121,306,698	$	112,519,076
After-tax earnings account (CUFIN)		182,893,707		159,579,878
Reinvested after tax earnings account (CUFINRE)		183,774		170,461
Total	$	304,384,179	$	272,269,415
Average weighted number of ordinary shares to determine the basic earnings per share at December 31, 2022 and 2021		1,342,206,042		1,346,254,191

21.5 Tax provisions related to stockholders' equity:

Dividends to be paid will be free from income tax if they come from the CUFIN. Any dividends paid in excess of CUFIN and reinvested CUFIN (CUFINRE) will cause a tax equivalent to 42.86%. The current tax is payable by the Company and may be credited against its current income tax of the year or the year on which it is paid. The remaining amount may be credited in the following two fiscal years against the tax of the year or against the provisional payments. Dividends paid coming from profit previously taxed by income tax will not be subject to tax withholding or additional tax payment. Income tax law sets the obligation of keeping CUFIN with profit generated up to December 31, 2013, and starting another CUFIN with profit generated from January 1, 2014.

Note 22 - Income Tax:

22.1 The income tax for the period is calculated by applying a 30% rate on the taxable profit. The income tax is integrated as follows:

		Year ended December 31, 2022		2021
Income tax	$	7,045,102	$	5,219,069
Deferred income tax		(1,248,190)		(1,708,894)
	$	5,796,912	$	3,510,175

Movements in deferred tax were as follows:

		December 31, 2022		2021
At January 1	$	3,074,691	$	1,276,091
Effect on the statement of income		1,248,190		1,708,894
Effect on the other comprehensive income		283,686		89,706
At December 31	$	4,606,567	$	3,074,691

22.2 The deferred tax balance is composed as follows:

		December 31, 2022		2021
Deferred income tax asset:				
Tax loss carryforwards	$	1,631,732	$	1,659,002
Lease liabilities - Net		469,554		388,090
Provision for credit losses		1,761,398		1,749,761
Provisions, employee benefits and others		2,672,227		2,940,340
Inventories		252,430		218,657
Cash flows hedges		55,115		51,966
Investment in share of associates		425,032		191,588
Financial asset at fair value through other comprehensive income - Net of income tax		297,603		-
Other items		235,986		287,623
		7,801,077		7,487,027
Deferred income tax liability:				
Real estate and property, furniture and equipment		1,507,354		2,450,199
Intangible assets		1,377,826		1,548,174
Prepayments		217,593		240,958
Supplies		50,220		35,351
Other items		41,517		137,654
		3,194,510		4,412,336
Deferred income tax		4,606,567		3,074,691
Asset tax recoverable		24,247		27,582
Total deferred income tax asset	$	4,630,814	$	3,102,273

Net movements of deferred tax assets and liabilities during the year are explained below:

	Tax loss carryforward	Provision for credit losses	Provisions Employees benefits and others	Lease liability - net
At January 1, 2021	$ 988,471	$ 2,306,670	$ 2,324,744	$ 295,762
Charged / credited to				
the statement of income	670,531	(556,909)	615,596	92,328
Other comprehensive income	-	-	-	-
At December 31, 2021	1,659,002	1,749,761	2,940,340	388,090
Charged / credited to				
the statement of income	(27,270)	11,637	(268,113)	81,464
Other comprehensive income	-	-	-	-
At December 31, 2022	$ 1,631,732	$ 1,761,398	$ 2,672,227	$ 469,554

1. Includes $297,603 of financial asset at fair value from the investment in Nordstrom shares.

The deferred tax due to the existence of undistributed earnings in the subsidiaries has not been recognized because the Company is able to control the timing of the reversal of the temporary differences associated with the investments or such gains are not subject to income tax payment come from the CUFIN.

At December 31, 2022, the Company has unamortized tax loss carryforwards for income tax purposes, to be indexed in the year in which they are applied, for a restated amount of:

Year	Amortizable tax loss
2026	$ 59,671
2030	3,376,242
2031	2,101,354
2032	124,022
	$ 5,661,289

In determining deferred income tax at December 31, 2022 and 2021, the Company applied to temporary differences, the applicable rates according to their estimated date of reversal.

22.3 The reconciliation of the legal income tax rate and the effective rate, stated as a percentage of the profit before income tax, is as follows.

	Year ended December 31, 2022	2021
Profit before income tax	$ 23,194,151	$ 16,388,434
Statutory rate	30%	30%
Income tax at statutory rate	$ 6,958,245	$ 4,916,530
Plus (less) effects of taxes of the following items:		
Non-deductible expenses	376,244	296,580
Non-taxable income	(9,963)	(27,247)
Annual inflation adjustment taxable (deductible) income	(17,702)	68,685
Equity in the results of associates	48,574	221,188
Investment property, furniture and equipment	(1,480,727)	(1,643,786)
Cost of sales update	(115,340)	(141,176)
Update of tax losses	(87,782)	(90,959)
Other permanent items	125,364	(89,640)
Income tax	$ 5,796,913	$ 3,510,175
Effective income tax rate	25%	21%

Investment properties furniture and equipment	Investment in shares of associates	Inventories	Intangibles	Other[1]	Total
$ (3,183,111)	$ 155,438	$ 252,827	$ (1,736,983)	$ (127,727)	$ 1,276,091
732,912	36,150	(34,170)	188,809	(36,353)	1,708,894
-	-	-	-	89,706	89,706
(2,450,199)	191,588	218,657	(1,548,174)	(74,374)	3,074,691
942,845	233,444	33,773	170,348	70,062	1,248,190
-	-	-	-	283,686	283,686
$ (1,507,354)	$ 425,032	$ 252,430	$ (1,377,826)	$ 279,374	$ 4,606,567

Note 23 - Segment information:

Segment information is reported based on the information used by the Financial Review Committee in making strategic and operating decisions. An operating segment is defined as a component of an entity in which there is separate financial information that is evaluated regularly.

IFRS 8 requires disclosure of assets and liabilities pertaining to one segment, if measurement is regularly provided to the decision-making body; however, with respect to the Company, the Financial Review Committee only evaluates the performance of the operating segments based on an analysis of income and operating profit, but not of each segment's assets and liabilities.

Impacts of COVID-19

By the end of the fourth quarter of 2021, 100% of the 122 Liverpool stores, 164 Suburbia stores and 29 Shopping Centers were in operation, although with restrictions in terms of capacity, hours and, in certain cases, limitation of opening at the end of the weekend. Derived from stores closing, the income generated from the digital segment increased significantly at the end of 2020.

In 2022, since all the stores were open, most of the income was generated in the stores, reaching the income that they had before the pandemic.

The Company continues to use the “Safe Space” for Liverpool, Suburbia, Boutiques and Shopping Centers, which considers all the sanitary protocols required for their reopening.

The Click & Collect operation recovered progressively according to the reopening of the stores, reaching a 25% share of the total volume of online orders at the end of the period. “Curbside pick up” spaces were enabled in the parking lots, an initiative that reinforces the Click & Collect modules, which allows customers to pick up their merchandise without having to get out of their car.

Liverpool commercial segment

Includes the sale of clothing and accessories for men, women and children, household goods, furniture, cosmetics and other consumer products through department stores that operate under the name Liverpool, “Liverpool Duty-Free and boutiques such as “Banana Republic”, “GAP”, “Pottery Barn”, “West Elm” and “Williams-Sonoma”. It also includes the operations of our website www.liverpool.com.mx, Liverpool pocket, marketplace and phone sales. The store formats of this segment are mainly focused on the income population A, B and C +, according to the National Statistical and Geography Institute (INEGI) criteria.

Suburbia commercial segment

Includes the Suburbia stores and the operative division of purchases, commercial planning, product design and commercialization (CATMex). Suburbia offers a wide selection of products but mainly its own brands such as Weekend, Non-Stop, Contempo, La Mode, Metropolis and Gianfranco Dunna in the stores and our website www.suburbia.com.mx, focused on the population of income C and D +, according to the INEGI criteria.

Real estate segment

The real estate segment is an important complement for the Liverpool commercial segment. The Company operates shopping centers known as “Galerías”, through which it leases commercial spaces to tenants dedicated to a wide variety of businesses that provide a greater number of potential customers for departmental warehouses.

Credit segment

The credit segment is an important complement to the Liverpool and Suburbia commercial segment. The Company finances its clients in the form of “Liverpool and Suburbia” departmental credit cards, which customers can buy exclusively at Company stores. Additionally, the Company operates the “LPC” and “Suburbia” credit cards, the former can be used to acquire goods and services both in the chain's stores and boutiques and in any store throughout the world operating with VISA cards.

23.1 Income and results per segment

The Company reports its results for each operating segment at the income, costs and expenses, and operating profit level. The other income statement items are not assigned, as they are managed on a corporate level.

The following is an analysis of income and results per segment to be reported:

Year ended	Commercial				
at December 31, 2022:	Liverpool	Suburbia	Credit	Real Estate	Consolidated
Net income	$ 138,862,181	$ 20,249,719	$ 13,199,946	$ 3,721,874	$ 176,033,720
Cost and expenses	(124,453,111)	(19,135,263)	(5,149,407)	(1,780,560)	(150,518,341)
Operating income	$ 14,409,070	$ 1,114,456	$ 8,050,539	$ 1,941,314	$ 25,515,379
Timing of revenue recognition:					
Over time	$ 138,862,181	$ 20,249,719	$ 13,199,946	$ 3,721,874	$ 176,033,720

Year ended	Commercial				
at December 31, 2022:	Liverpool	Suburbia	Credit	Real Estate	Consolidated
Net income	$ 118,610,795	$ 18,182,378	$ 11,138,534	$ 3,090,038	$ 151,021,745
Cost and expenses	(109,342,396)	(17,229,806)	(4,209,322)	(1,506,862)	(132,288,385)
Operating income	$ 9,268,399	$ 952,572	$ 6,929,212	$ 1,583,177	$ 18,733,360
Timing of revenue recognition:					
Over time	$ 118,610,795	$ 18,182,378	$ 11,138,534	$ 3,090,038	$ 151,021,745

The information disclosed in each segment is shown net of eliminations corresponding to transactions conducted between Group companies. Inter-segment results and transactions are eliminated at the consolidated level, forming part of the Group's final consolidation. This form of presentation is the same as that used by Management in its periodic review processes of the Company's performance.

Taxes and financing costs are viewed at the Group level and not within the reporting segments. As a result, this information is not shown in each reporting segment. Operating income is the key performance metric for management, which is reported on a monthly basis to the Company's Corporate Governance.

23.2 Geographic information

The information by geographic segments of the Company is reported including the commercial and credit segment, using the following zones:

	Year ended December 31, 2022	2021
Ciudad de México and Estado de México	$ 49,591,064	$ 42,496,373
Hidalgo, Puebla, Morelos, Guerrero, Veracruz and Tlaxcala	25,989,819	22,278,619
Nuevo León, Tamaulipas, Chihuahua, Coahuila, Sinaloa, Sonora and Durango	28,424,885	23,551,596
Jalisco, Michoacán, Colima and Nayarit	19,106,944	16,051,694
Chiapas, Tabasco, Quintana Roo, Yucatán, Campeche and Oaxaca	15,469,228	12,557,592
Guanajuato, Querétaro, Aguascalientes, Zacatecas and San Luis	15,530,725	13,614,330
Other	18,199,181	17,381,503
Total	$ 172,311,846	$ 147,931,707

Note 24 - Costs and expenses by nature:

The cost of sales and administration expenses are comprised as shown below:

	Year ended December 31, 2022		2021
Cost of merchandise	$ 101,159,387	$	88,455,441
Cost of distribution and logistics	5,153,211		4,452,252
Inventory reserve	1,264,374		1,042,621
	107,576,972		93,950,314
Personnel compensation and benefits	21,083,453		18,094,806
Services contracted	5,100,840		4,258,094
Depreciation and amortization	5,171,085		5,175,344
Provision for impairment of loan portfolio	1,791,024		1,859,558
Leases	226,902		179,415
Repairs and maintenance	2,472,391		2,017,195
Electrical power	1,193,506		1,092,768
Supplies	1,676,341		1,467,450
Advertising	2,006,489		1,762,748
Other (1)	2,219,338		2,430,693
Total	$ 150,518,341	$	132,288,385

1. Includes, among others, insurance premiums, travel expenses and property tax.

Personnel compensation benefits are comprised as follows:

	Year ended December 31, 2022		2021
Salary and bonds (1)	$ 17,794,307	$	15,392,211
Commissions paid to sales staff	2,710,341		2,225,128
Other payments	578,805		477,467
	$ 21,083,453	$	18,094,806

1 In 2021, the Company had store personnel services (demonstrators) and as part of the reform on labor, 2,731 employees were hired, which generated an increase in salaries and bonuses of $37,791, as well as an increase in expenses for settlements and additional PTU for an amount of $229,362 and $314,516, respectively.

Note 25 - Contingencies and commitments:

25.1 Contingencies

The Company is involved in various lawsuits and claims arising from the normal course of its operations, none of which is of importance, both individually and in aggregate, so it is expected that they will not have an important effect on your financial situation and future consolidated operating results.

25.2 Commitments

During the year 2018, the Company signed with a subsidiary of Infraestructura Energética Nova, S. A. B. de C. V. (lEnova), an agreement for a period of 15 years of sale of electricity, said power plant is located in Sonora.

In 2019, another agreement was signed with lEnova for a period of 15 years for the purchase and sale of electric power, said power plant is located in Chihuahua. In December 2020, the Company signed a power purchase agreement with Energeo Los Molinos, S. A. P. I. de C. V. for a period of 15 years and considers 54 load centers.

During the fiscal year 2020, the Company signed an agreement with Iberdrola, S. A. de C. V., starting the supply in December of the same year. This agreement includes 21 load centers with a duration of 5 years.

In January 2021, a second agreement was signed with Iberdrola Clientes, S. A. de C. V., to supply three load centers in the country's peninsula of Yucatán. The duration of this agreement is 5 years.

Note 26 - Authorization of issuance of consolidated financial statements:

The consolidated financial statements were authorized for issuance on February 17, 2023, by the Board of Directors and are subject to approval by the stockholders' meeting.