

MEXICAN STOCK EXCHANGE

STOCK EXCHANGE CODE: **INCARSO**

QUARTER: **02** YEAR: **2013**

INMUEBLES CARSO, S.A.B. DE C.V.

STATEMENT OF FINANCIAL POSITION

AT 30 JUNE 2013 AND 31 DECEMBER 2012

(Thousand Pesos)

CONSOLIDATED

Final Printing

REF	ACCOUNT / SUBACCOUNT	ENDING CURRENT	PREVIOUS YEAR END
		Amount	Amount
10000000	TOTAL ASSETS	47,781,170	45,873,028
11000000	TOTAL CURRENT ASSETS	4,194,330	4,029,865
11010000	CASH AND CASH EQUIVALENTS	960,171	752,843
11020000	SHORT-TERM INVESTMENTS	0	0
11020010	AVAILABLE-FOR-SALE INVESTMENTS	0	0
11020020	TRADING INVESTMENTS	0	0
11020030	HELD-TO-MATURITY INVESTMENTS	0	0
11030000	TRADE RECEIVABLES, NET	214,188	218,606
11030010	TRADE RECEIVABLES	254,981	254,794
11030020	ALLOWANCE FOR DOUBTFUL ACCOUNTS	-40,793	-36,188
11040000	OTHER RECEIVABLES, NET	1,172,291	1,373,457
11040010	OTHER RECEIVABLES	1,172,291	1,373,457
11040020	ALLOWANCE FOR DOUBTFUL ACCOUNTS	0	0
11050000	INVENTORIES	0	0
11051000	BIOLOGICAL CURRENT ASSETS	0	0
11060000	OTHER CURRENT ASSETS	1,847,680	1,684,959
11060010	PREPAYMENTS	788,483	566,737
11060020	DERIVATIVE FINANCIAL INSTRUMENTS	0	0
11060030	ASSETS AVAILABLE FOR SALE	1,059,197	1,118,222
11060050	RIGHTS AND LICENSES	0	0
11060060	OTHER	0	0
12000000	TOTAL NON-CURRENT ASSETS	43,586,840	41,843,163
12010000	ACCOUNTS RECEIVABLE, NET	0	0
12020000	INVESTMENTS	2,268,082	2,215,893
12020010	INVESTMENTS IN ASSOCIATES AND JOINT VENTURES	2,164,775	2,112,586
12020020	HELD-TO-MATURITY INVESTMENTS	0	0
12020030	AVAILABLE-FOR-SALE INVESTMENTS	0	0
12020040	OTHER INVESTMENTS	103,307	103,307
12030000	PROPERTY, PLANT AND EQUIPMENT, NET	1,669,515	1,739,401
12030010	LAND AND BUILDINGS	2,294,391	2,205,158
12030020	MACHINERY AND INDUSTRIAL EQUIPMENT	134,363	191,343
12030030	OTHER EQUIPMENT	140,642	226,178
12030040	ACCUMULATED DEPRECIATION	-899,881	-883,278
12030050	CONSTRUCTION IN PROGRESS	0	0
12040000	INVESTMENT PROPERTY	39,296,050	37,527,655
12050000	BIOLOGICAL NON- CURRENT ASSETS	0	0
12060000	INTANGIBLE ASSETS,NET	0	0
12060010	GOODWILL	0	0
12060020	TRADEMARKS	0	0
12060030	RIGHTS AND LICENSES	0	0
12060031	CONCESSIONS	0	0
12060040	OTHER INTANGIBLE ASSETS	0	0
12070000	DEFERRED TAX ASSETS	0	0
12080000	OTHER NON-CURRENT ASSETS	353,193	360,214
12080001	PREPAYMENTS	0	0
12080010	DERIVATIVE FINANCIAL INSTRUMENTS	0	0
12080020	EMPLOYEE BENEFITS	0	0
12080021	AVAILABLE FOR SALE ASSETS	346,734	346,734
12080040	DEFERRED CHARGES	0	0
12080050	OTHER	6,459	13,480
20000000	TOTAL LIABILITIES	16,485,236	15,587,501
21000000	TOTAL CURRENT LIABILITIES	5,575,917	4,748,726
21010000	BANK LOANS	3,782,222	2,979,372
21020000	STOCK MARKET LOANS	0	0
21030000	OTHER LIABILITIES WITH COST	0	0
21040000	TRADE PAYABLES	75,217	282,157
21050000	TAXES PAYABLE	139,781	166,881
21050010	INCOME TAX PAYABLE	20,823	19,000
21050020	OTHER TAXES PAYABLE	118,958	147,881
21060000	OTHER CURRENT LIABILITIES	1,578,697	1,320,316

MEXICAN STOCK EXCHANGE

STOCK EXCHANGE CODE: **INCARSO**

QUARTER: **02** YEAR: **2013**

INMUEBLES CARSO, S.A.B. DE C.V.

STATEMENT OF FINANCIAL POSITION

AT 30 JUNE 2013 AND 31 DECEMBER 2012

(Thousand Pesos)

CONSOLIDATED

Final Printing

REF	ACCOUNT / SUBACCOUNT	ENDING CURRENT	PREVIOUS YEAR END
		Amount	Amount
21060010	INTEREST PAYABLE	29,732	13,245
21060020	DERIVATIVE FINANCIAL INSTRUMENTS	0	0
21060030	DEFERRED REVENUE	0	0
21060050	EMPLOYEE BENEFITS	10,214	3,655
21060060	PROVISIONS	0	0
21060061	CURRENT LIABILITIES RELATED TO AVAILABLE FOR SALE ASSETS	1,035,130	852,005
21060080	OTHER	503,621	451,411
22000000	TOTAL NON-CURRENT LIABILITIES	10,909,319	10,838,775
22010000	BANK LOANS	652,654	712,728
22020000	STOCK MARKET LOANS	4,979,351	4,978,086
22030000	OTHER LIABILITIES WITH COST	0	0
22040000	DEFERRED TAX LIABILITIES	5,128,005	4,960,326
22050000	OTHER NON-CURRENT LIABILITIES	149,309	187,635
22050010	DERIVATIVE FINANCIAL INSTRUMENTS	0	0
22050020	DEFERRED REVENUE	140,814	168,564
22050040	EMPLOYEE BENEFITS	8,495	19,071
22050050	PROVISIONS	0	0
22050051	NON-CURRENT LIABILITIES RELATED TO AVAILABLE FOR SALE ASSETS	0	0
22050070	OTHER	0	0
30000000	TOTAL EQUITY	31,295,934	30,285,527
30010000	EQUITY ATTRIBUTABLE TO OWNERS OF PARENT	28,725,733	27,983,926
30030000	CAPITAL STOCK	1,262,046	1,262,046
30040000	SHARES REPURCHASED	-58,737	-58,366
30050000	PREMIUM ON ISSUANCE OF SHARES	436,257	436,257
30060000	CONTRIBUTIONS FOR FUTURE CAPITAL INCREASES	0	0
30070000	OTHER CONTRIBUTED CAPITAL	0	0
30080000	RETAINED EARNINGS (ACCUMULATED LOSSES)	27,083,619	26,338,382
30080010	LEGAL RESERVE	147,010	55,229
30080020	OTHER RESERVES	0	0
30080030	RETAINED EARNINGS	26,160,141	24,447,538
30080040	NET INCOME FOR THE PERIOD	776,468	1,835,615
30080050	OTHERS	0	0
30090000	ACCUMULATED OTHER COMPREHENSIVE INCOME (NET OF TAX)	2,548	5,607
30090010	GAIN ON REVALUATION OF PROPERTIES	0	0
30090020	ACTUARIAL GAINS (LOSSES) FROM LABOR OBLIGATIONS	2,548	5,607
30090030	FOREING CURRENCY TRANSLATION	0	0
30090040	CHANGES IN THE VALUATION OF FINANCIAL ASSETS AVAILABLE FOR SALE	0	0
30090050	CHANGES IN THE VALUATION OF DERIVATIVE FINANCIAL INSTRUMENTS	0	0
30090060	CHANGES IN FAIR VALUE OF OTHER ASSETS	0	0
30090070	SHARE OF OTHER COMPREHENSIVE INCOME OF ASSOCIATES AND JOINT VENTURES	0	0
30090080	OTHER COMPREHENSIVE INCOME	0	0
30020000	NON-CONTROLLING INTERESTS	2,570,201	2,301,601

MEXICAN STOCK EXCHANGE

STOCK EXCHANGE CODE: **INCARSO**

QUARTER: **02** YEAR: **2013**

INMUEBLES CARSO, S.A.B. DE C.V.

STATEMENT OF FINANCIAL POSITION INFORMATIONAL DATA

AT 30 JUNE 2013 AND 31 DECEMBER 2012

(Thousand Pesos)

CONSOLIDATED

Final Printing

REF	CONCEPTS	ENDING CURRENT	PREVIOUS YEAR END
		Amount	Amount
91000010	SHORT-TERM FOREIGN CURRENCY LIABILITIES	0	0
91000020	LONG TERM FOREIGN CURRENCY LIABILITIES	0	0
91000030	CAPITAL STOCK (NOMINAL)	274,792	275,163
91000040	RESTATEMENT OF CAPITAL STOCK	928,517	928,517
91000050	PLAN ASSETS FOR PENSIONS AND SENIORITY PREMIUMS	0	0
91000060	NUMBER OF EXECUTIVES (*)	2	2
91000070	NUMBER OF EMPLOYEES (*)	791	789
91000080	NUMBER OF WORKERS (*)	0	0
91000090	OUTSTANDING SHARES (*)	2,261,718,946	2,264,766,384
91000100	REPURCHASED SHARES (*)	483,281,054	480,233,616
91000110	RESTRICTED CASH (1)	0	0
91000120	GUARANTEED DEBT OF ASSOCIATED COMPANIES	0	0

(1) THIS CONCEPT MUST BE FILLED WHEN THERE ARE GUARANTEES OR RESTRICTIONS THAT AFECC T CASH AND CASH EQUIVALENTS

(*) DATA IN UNITS

MEXICAN STOCK EXCHANGE

STOCK EXCHANGE CODE: **INCARSO**

QUARTER: **02**

YEAR: **2013**

INMUEBLES CARSO, S.A.B. DE C.V.

STATEMENTS OF COMPREHENSIVE INCOME

CONSOLIDATED

FOR THE SIX AND THREE MONTHS ENDED 30 JUNE, 2013 AND 2012

(Thousand Pesos)

Final Printing

REF	ACCOUNT / SUBACCOUNT	CURRENT YEAR		PREVIOUS YEAR	
		ACCUMULATED	QUARTER	ACCUMULATED	QUARTER
40010000	REVENUE	1,738,475	697,742	1,700,705	789,925
40010010	SERVICES	157,841	62,686	135,084	61,688
40010020	SALE OF GOODS	134,784	35,442	284,182	92,167
40010030	INTERESTS	0	0	0	0
40010040	ROYALTIES	0	0	0	0
40010050	DIVIDENDS	0	0	0	0
40010060	LEASES	1,438,160	597,697	1,256,031	621,603
40010061	CONSTRUCTIONS	0	0	18,133	13,296
40010070	OTHER REVENUE	7,690	1,917	7,275	1,171
40020000	COST OF SALES	334,568	158,375	469,821	248,142
40021000	GROSS PROFIT	1,403,907	539,367	1,230,884	541,783
40030000	GENERAL EXPENSES	178,954	90,987	160,174	83,589
40040000	PROFIT (LOSS) BEFORE OTHER INCOME (EXPENSE), NET	1,224,953	448,380	1,070,710	458,194
40050000	OTHER INCOME (EXPENSE), NET	16,608	9,477	-13,022	-14,429
40060000	OPERATING PROFIT (LOSS) (*)	1,241,561	457,857	1,057,688	443,765
40070000	FINANCE INCOME	23,084	14,235	119,089	72,165
40070010	INTEREST INCOME	17,880	9,242	119,089	62,152
40070020	GAIN ON FOREIGN EXCHANGE, NET	5,204	4,993	0	10,013
40070030	GAIN ON DERIVATIVES, NET	0	0	0	0
40070040	GAIN ON CHANGE IN FAIR VALUE OF FINANCIAL INSTRUMENTS	0	0	0	0
40070050	OTHER FINANCE INCOME	0	0	0	0
40080000	FINANCE COSTS	270,304	135,278	327,586	167,500
40080010	INTEREST EXPENSE	270,304	135,278	325,334	167,500
40080020	LOSS ON FOREIGN EXCHANGE, NET	0	0	2,252	0
40080030	LOSS ON DERIVATIVES, NET	0	0	0	0
40080050	LOSS ON CHANGE IN FAIR VALUE OF FINANCIAL INSTRUMENTS	0	0	0	0
40080060	OTHER FINANCE COSTS	0	0	0	0
40090000	FINANCE INCOME (COSTS), NET	-247,220	-121,043	-208,497	-95,335
40100000	SHARE OF PROFIT (LOSS) OF ASSOCIATES AND JOINT VENTURES	87,337	32,955	105,525	41,568
40110000	PROFIT (LOSS) BEFORE INCOME TAX	1,081,678	369,769	954,716	389,998
40120000	INCOME TAX EXPENSE	220,820	37,472	192,539	37,824
40120010	CURRENT TAX	166,978	83,992	152,931	68,320
40120020	DEFERRED TAX	53,842	-46,520	39,608	-30,496
40130000	PROFIT (LOSS) FROM CONTINUING OPERATIONS	860,858	332,297	762,177	352,174
40140000	PROFIT (LOSS) FROM DISCONTINUED OPERATIONS	0	0	0	0
40150000	NET PROFIT (LOSS)	860,858	332,297	762,177	352,174
40160000	PROFIT (LOSS), ATTRIBUTABLE TO NON-CONTROLLING INTERESTS	84,390	30,627	76,027	34,533
40170000	PROFIT (LOSS), ATTRIBUTABLE TO OWNERS OF PARENT	776,468	301,670	686,150	317,641
40180000	BASIC EARNINGS (LOSS) PER SHARE	0.18	0.18	0.17	0.17
40190000	DILUTED EARNINGS (LOSS) PER SHARE	0	0	0.00	0.00

MEXICAN STOCK EXCHANGE

STOCK EXCHANGE CODE: **INCARSO**

QUARTER: **02**

YEAR: **2013**

INMUEBLES CARSO, S.A.B. DE C.V.

STATEMENTS OF COMPREHENSIVE INCOME OTHER COMPREHENSIVE INCOME (NET OF INCOME TAX)

CONSOLIDATED

FOR THE SIX AND THREE MONTHS ENDED 30 JUNE, 2013 AND 2012

(Thousand Pesos)

Final Printing

REF	ACCOUNT / SUBACCOUNT	CURRENT YEAR		PREVIOUS YEAR	
		ACCUMULATED	QUARTER	ACCUMULATED	QUARTER
40200000	NET PROFIT (LOSS)	860,858	332,297	762,177	352,174
	DISCLOSURES NOT BE RECLASSIFIED ON INCOME				
40210000	PROPERTY REVALUATION GAINS	0	0	0	0
40220000	ACTUARIAL EARNINGS (LOSS) FROM LABOR OBLIGATIONS	340	540	653	-1,476
40220100	SHARE OF INCOME ON REVALUATION ON PROPERTIES OF ASSOCIATES AND JOINT VENTURES	0	0	0	0
	DISCLOSURES MAY BE RECLASSIFIED SUBSEQUENTLY TO INCOME				
40230000	FOREING CURRENCY TRANSLATION	110	130	150	150
40240000	CHANGES IN THE VALUATION OF FINANCIAL ASSETS HELD-FOR-SALE	0	0	0	0
40250000	CHANGES IN THE VALUATION OF DERIVATIVE FINANCIAL INSTRUMENTS	0	0	0	0
40260000	CHANGES IN FAIR VALUE OF OTHER ASSETS	0	0	0	0
40270000	SHARE OF OTHER COMPREHENSIVE INCOME OF ASSOCIATES AND JOINT VENTURES	0	0	0	0
40280000	OTHER COMPREHENSIVE INCOME	0	0	0	0
40290000	TOTAL OTHER COMPREHENSIVE INCOME	450	670	803	-1,326
40300000	TOTAL COMPREHENSIVE INCOME	861,308	332,967	762,980	350,848
40320000	COMPREHENSIVE INCOME, ATTRIBUTABLE TO NON-CONTROLLING INTERESTS	84,390	30,627	76,027	34,533
40310000	COMPREHENSIVE INCOME, ATTRIBUTABLE TO OWNERS OF PARENT	776,918	302,340	686,953	316,315

MEXICAN STOCK EXCHANGE

STOCK EXCHANGE CODE: INCARSO
INMUEBLES CARSO, S.A.B. DE C.V.

QUARTER: 02 YEAR: 2013

STATEMENTS OF COMPREHENSIVE INCOME
INFORMATIONAL DATA

CONSOLIDATED

FOR THE SIX AND THREE MONTHS ENDED 30 JUNE, 2013 AND 2012
(Thousand Pesos)

Final Printing

REF	ACCOUNT / SUBACCOUNT	CURRENT YEAR		PREVIOUS YEAR	
		ACCUMULATED	QUARTER	ACCUMULATED	QUARTER
92000010	OPERATING DEPRECIATION AND AMORTIZATION	8,356	4,230	7,035	3,350

MEXICAN STOCK EXCHANGE

STOCK EXCHANGE CODE: INCARSO
INMUEBLES CARSO, S.A.B. DE C.V.

QUARTER: 02 YEAR: 2013

STATEMENTS OF COMPREHENSIVE INCOME
INFORMATIONAL DATA (12 MONTHS)

CONSOLIDATED

(Thousand Pesos) Final Printing

REF	ACCOUNT / SUBACCOUNT	YEAR	
		CURRENT	PREVIOUS
92000030	REVENUE NET (**)	3,556,000	4,667,160
92000040	OPERATING PROFIT (LOSS) (**)	1,957,080	2,620,935
92000060	NET PROFIT (LOSS) (**)	1,750,800	1,827,834
92000050	PROFIT (LOSS), ATTRIBUTABLE TO OWNERS OF PARENT(**)	1,560,120	1,698,926
92000070	OPERATING DEPRECIATION AND AMORTIZATION (**)	8,356	7,035

(*) TO BE DEFINED BY EACH COMPANY
(**) INFORMATION LAST 12 MONTHS

MEXICAN STOCK EXCHANGE

STOCK EXCHANGE CODE: **INCARSO**
INMUEBLES CARSO, S.A.B. DE C.V.

QUARTER: **02** YEAR: **2013**

STATEMENT OF CHANGES IN EQUITY

(THOUSAND PESOS)

CONSOLIDATED

Final Printing

CONCEPTS	CAPITAL STOCK	SHARES REPURCHASED	PREMIUM ON ISSUANCE OF SHARES	CONTRIBUTIONS FOR FUTURE CAPITAL INCREASES	OTHER CAPITAL CONTRIBUTED	RETAINED EARNINGS (ACCUMULATED LOSSES)		ACCUMULATED OTHER COMPREHENSIVE INCOME (LOSS)	EQUITY ATTRIBUTABLE TO OWNERS OF PARENT	NON- CONTROLLING INTERESTS	TOTAL EQUITY
						RESERVES	UNAPPROPRIATE D EARNINGS (ACCUMULATED LOSSES)				
BALANCE AT JANUARY 1, 2012	1,262,046	-57,382	436,257	0	0	0	24,583,226	3,869	26,228,016	2,067,186	28,295,202
RETROSPECTIVE ADJUSTMENTS	0	0	0	0	0	0	0	0	0	0	0
APPLICATION OF COMPREHENSIVE INCOME TO RETAINED EARNINGS	0	0	0	0	0	0	0	0	0	0	0
RESERVES	0	0	0	0	0	55,229	-55,229	0	0	0	0
DIVIDENDS	0	0	0	0	0	0	0	0	0	0	0
CAPITAL INCREASE (DECREASE)	0	0	0	0	0	0	0	0	0	0	0
REPURCHASE OF SHARES	0	-622	0	0	0	0	0	0	-622	0	-622
(DECREASE) INCREASE IN PREMIUM ON ISSUE OF SHARES	0	0	0	0	0	0	0	0	0	92,964	92,964
(DECREASE) INCREASE IN NON-CONTROLLING INTERESTS	0	0	0	0	0	0	0	0	0	0	0
OTHER CHANGES	0	0	0	0	0	0	0	-51,000	-51,000	0	-51,000
COMPREHENSIVE INCOME	0	0	0	0	0	0	686,150	76,830	762,980	0	762,980
BALANCE AT JUNE 30, 2012	1,262,046	-58,004	436,257	0	0	55,229	25,214,147	29,699	26,939,374	2,160,150	29,099,524
BALANCE AT JANUARY 1, 2013	1,262,046	-58,366	436,257	0	0	55,229	26,283,153	5,607	27,983,926	2,301,601	30,285,527
RETROSPECTIVE ADJUSTMENTS	0	0	0	0	0	0	0	0	0	0	0
APPLICATION OF COMPREHENSIVE INCOME TO RETAINED EARNINGS	0	0	0	0	0	0	0	0	0	0	0
RESERVES	0	0	0	0	0	91,781	-91,781	0	0	0	0
DIVIDENDS	0	0	0	0	0	0	0	0	0	0	0
CAPITAL INCREASE (DECREASE)	0	0	0	0	0	0	0	0	0	0	0
REPURCHASE OF SHARES	0	-371	0	0	0	0	-31,231	0	-31,602	0	-31,602
(DECREASE) INCREASE IN PREMIUM ON ISSUE OF SHARES	0	0	0	0	0	0	0	0	0	184,210	184,210
(DECREASE) INCREASE IN NON-CONTROLLING INTERESTS	0	0	0	0	0	0	0	0	0	0	0
OTHER CHANGES	0	0	0	0	0	0	0	-3,509	-3,509	0	-3,509
COMPREHENSIVE INCOME	0	0	0	0	0	0	776,468	450	776,918	84,390	861,308
BALANCE AT JUNE 30, 2013	1,262,046	-58,737	436,257	0	0	147,010	26,936,609	2,548	28,725,733	2,570,201	31,295,934

MEXICAN STOCK EXCHANGE

STOCK EXCHANGE CODE: **INCARSO**

QUARTER: **02** YEAR: **2013**

INMUEBLES CARSO, S.A.B. DE C.V.

STATEMENT OF CASH FLOWS

FOR THE SIX MONTHS ENDED 30 JUNE, 2013 AND 2012

(Thousand Pesos)

CONSOLIDATED

Final Printing

REF	ACCOUNT/SUBACCOUNT	CURRENT YEAR	PREVIOUS YEAR
		Amount	Amount
OPERATING ACTIVITIES			
50010000	PROFIT (LOSS) BEFORE INCOME TAX	1,081,678	954,716
50020000	+(-) ITEMS NOT REQUIRING CASH	0	0
50020010	+ ESTIMATE FOR THE PERIOD	0	0
50020020	+ PROVISION FOR THE PERIOD	0	0
50020030	+(-) OTHER UNREALISED ITEMS	0	0
50030000	+(-) ITEMS RELATED TO INVESTING ACTIVITIES	-99,240	-230,980
50030010	DEPRECIATION AND AMORTISATION FOR THE PERIOD	8,356	7,035
50030020	(-)+ GAIN OR LOSS ON SALE OF PROPERTY, PLANT AND EQUIPMENT	-2,379	-22,391
50030030	+(-) LOSS (REVERSAL) IMPAIRMENT	0	0
50030040	(-)+ EQUITY IN RESULTS OF ASSOCIATES AND JOINT VENTURES	-87,337	-96,539
50030050	(-) DIVIDENDS RECEIVED	0	0
50030060	(-) INTEREST RECEIVED	-17,880	-119,085
50030070	(-) EXCHANGE FLUCTUATION	0	0
50030080	(-)+ OTHER INFLOWS (OUTFLOWS) OF CASH	0	0
50040000	+(-) ITEMS RELATED TO FINANCING ACTIVITIES	270,304	325,333
50040010	(+) ACCRUED INTEREST	270,304	325,333
50040020	(+) EXCHANGE FLUCTUATION	0	0
50040030	(+) DERIVATIVE TRANSACTIONS	0	0
50040040	(-)+ OTHER INFLOWS (OUTFLOWS) OF CASH	0	0
50050000	CASH FLOWS BEFORE INCOME TAX	1,252,742	1,049,069
50060000	CASH FLOWS FROM (USED IN) OPERATING ACTIVITIES	-91,901	-267,724
50060010	+(-) DECREASE (INCREASE) IN TRADE ACCOUNTS RECEIVABLE	331,783	410,734
50060020	+(-) DECREASE (INCREASE) IN INVENTORIES	-45,480	133,326
50060030	+(-) DECREASE (INCREASE) IN OTHER ACCOUNTS RECEIVABLE	-229,286	-294,352
50060040	+(-) INCREASE (DECREASE) IN TRADE ACCOUNTS PAYABLE	-206,942	-247,480
50060050	+(-) INCREASE (DECREASE) IN OTHER LIABILITIES	225,002	-175,901
50060060	+(-) INCOME TAXES PAID OR RETURNED	-166,978	-94,051
50070000	NET CASH FLOWS FROM (USED IN) OPERATING ACTIVITIES	1,160,841	781,345
INVESTING ACTIVITIES			
50080000	NET CASH FLOWS FROM (USED IN) INVESTING ACTIVITIES	-1,397,480	-478,000
50080010	(-) PERMANENT INVESTMENTS	0	0
50080020	+ DISPOSITION OF PERMANENT INVESTMENTS	0	0
50080030	(-) INVESTMENT IN PROPERTY, PLANT AND EQUIPMENT	-1,417,845	-650,190
50080040	+ SALE OF PROPERTY, PLANT AND EQUIPMENT	2,485	53,105
50080050	(-) TEMPORARY INVESTMENTS	0	0
50080060	+ DISPOSITION OF TEMPORARY INVESTMENTS	0	0
50080070	(-) INVESTMENT IN INTANGIBLE ASSETS	0	0
50080080	+ DISPOSITION OF INTANGIBLE ASSETS	0	0
50080090	(-) ACQUISITIONS OF VENTURES	0	0
50080100	+ DISPOSITIONS OF VENTURES	0	0
50080110	+ DIVIDEND RECEIVED	0	0
50080120	+ INTEREST RECEIVED	17,880	119,085
50080130	+(-) DECREASE (INCREASE) ADVANCES AND LOANS TO THIRD PARTS	0	0
50080140	-(+) OTHER INFLOWS (OUTFLOWS) OF CASH	0	0
FINANCING ACTIVITIES			
50090000	NET CASH FLOW FROM (USED IN) FINANCING ACTIVITIES	438,297	-432,274
50090010	+ BANK FINANCING	800,000	2,762
50090020	+ STOCK MARKET FINANCING	0	0
50090030	+ OTHER FINANCING	0	0
50090040	(-) BANK FINANCING AMORTISATION	-58,489	-58,491
50090050	(-) STOCK MARKET FINANCING AMORTISATION	0	0
50090060	(-) OTHER FINANCING AMORTISATION	0	0
50090070	+(-) INCREASE (DECREASE) IN CAPITAL STOCK	0	0
50090080	(-) DIVIDENDS PAID	0	0
50090090	+ PREMIUM ON ISSUANCE OF SHARES	0	0
50090100	+ CONTRIBUTIONS FOR FUTURE CAPITAL INCREASES	0	0
50090110	(-) INTEREST EXPENSE	-270,304	-325,333
50090120	(-) REPURCHASE OF SHARES	-32,910	-51,212
50090130	(-)+ OTHER INFLOWS (OUTFLOWS) OF CASH	0	0

MEXICAN STOCK EXCHANGE

STOCK EXCHANGE CODE: **INCARSO**

QUARTER: **02** YEAR: **2013**

INMUEBLES CARSO, S.A.B. DE C.V.

STATEMENT OF CASH FLOWS

FOR THE SIX MONTHS ENDED 30 JUNE, 2013 AND 2012

(Thousand Pesos)

CONSOLIDATED

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REF	ACCOUNT/SUBACCOUNT	CURREENT YEAR	PREVIOUS YEAR
		Amount	Amount
50100000	NET INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS	201,658	-128,929
50110000	EFFECT OF EXCHANGE RATE CHANGES ON CASH AND CASH EQUIVALENTS	5,670	653
50120000	CASH AND CASH EQUIVALENTS AT BEGINNING OF PERIOD	752,843	881,412
50130000	CASH AND CASH EQUIVALENTS AT END OF PERIOD	960,171	753,136

MEXICAN STOCK EXCHANGE

STOCK EXCHANGE CODE: **INCARSO**

QUARTER: **02** YEAR: **2013**

INMUEBLES CARSO, S.A.B. DE C.V.

**DISCUSSION AND ANALYSIS OF THE
ADMINISTRATION ON THE RESULTS OF
OPERATIONS AND FINANCIAL CONDITION OF THE
COMPANY**

PAGE 1 / 1

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MEXICAN STOCK EXCHANGE

STOCK EXCHANGE CODE: **INCARSO**

QUARTER: **02** YEAR: **2013**

**INMUEBLES CARSO, S.A.B. DE
C.V.**

FINANCIAL STATEMENT NOTES

PAGE 1 / 1

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MEXICAN STOCK EXCHANGE

STOCK EXCHANGE CODE: **INCARSO**
INMUEBLES CARSO, S.A.B. DE C.V.

QUARTER: **02** YEAR: **2013**

INVESTMENTS IN ASSOCIATES AND JOINT VENTURES (THOUSAND PESOS)

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COMPANY NAME	PRICIPAL ACTIVITY	NUMBER OF SHARES	% OWNER SHIP	TOTAL AMOUNT	
				ACQUISITION COST	CURRENT VALUE
PLAZA SATELITE		1	0	520,180	1,312,570
CABI COATZACOALCOS		1	0	180,160	589,725
CENTRO HISTORICO		24,120,000	0	265,120	262,480
TOTAL INVESTMENT IN ASSOCIATES				965,460	2,164,775

NOTES

MEXICAN STOCK EXCHANGE

STOCK EXCHANGE CODE: INCARSO
INMUEBLES CARSO, S.A.B. DE C.V.

QUARTER: 02 YEAR: 2013

BREAKDOWN OF CREDITS
(THOUSAND PESOS)

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CREDIT TYPE / INSTITUTION	FOREIGN INSTITUTION (YES/NO)	CONTRACT SIGNING DATE	EXPIRATION DATE	INTEREST RATE	MATURITY OR AMORTIZATION OF CREDITS IN NATIONAL CURRENCY						MATURITY OR AMORTIZATION OF CREDITS IN FOREIGN CURRENCY					
					TIME INTERVAL						TIME INTERVAL					
					CURRENT YEAR	UNTIL 1 YEAR	UNTIL 2 YEAR	UNTIL 3 YEAR	UNTIL 4 YEAR	UNTIL 5 YEAR OR MORE	CURRENT YEAR	UNTIL 1 YEAR	UNTIL 2 YEAR	UNTIL 3 YEAR	UNTIL 4 YEAR	UNTIL 5 YEAR OR MORE
BANKS																
FOREIGN TRADE																
BANCO SANTANDER , S.A.	NOT	18/12/2012	15/01/2013	5.75	0	400,000	0	0	0	0						
BBVA BANCOMER, S.A.	NOT	26/10/2012	24/01/2013	5.71	0	800,000	0	0	0	0						
THE BANK OF NEW YORK MELLON,	YES	22/06/2009	22/11/2019	9.85	0	59,348	0	0	0	461,802						
THE BANK OF NEW YORK MELLON,	YES	20/08/2009	20/10/2017	9.67	0	61,874	31,011	61,874	61,873	36,094						
BANCO INBURSA, S.A	NOT	11/09/2008	11/09/2013	6.53	0	1,125,525	0	0	0	0						
BANCO INBURSA, S.A	NOT	11/09/2008	11/09/2013	6.53	0	535,475	0	0	0	0						
BANAMEX	NOT	18/04/2013	17/07/2013	6.55	0	800,000	0	0	0	0						
SECURED																
COMMERCIAL BANKS																
OTHER																
TOTAL BANKS					0	3,782,222	31,011	61,874	61,873	497,896	0	0	0	0	0	0

MEXICAN STOCK EXCHANGE

STOCK EXCHANGE CODE: INCARSO
INMUEBLES CARSO, S.A.B. DE C.V.

QUARTER: 02 YEAR: 2013

BREAKDOWN OF CREDITS
(THOUSAND PESOS)

CONSOLIDATED
Final Printing

CREDIT TYPE / INSTITUTION	FOREIGN INSTITUTION (YES/NO)	CONTRACT SIGNING DATE	EXPIRATION DATE	INTEREST RATE	MATURITY OR AMORTIZATION OF CREDITS IN NATIONAL CURRENCY						MATURITY OR AMORTIZATION OF CREDITS IN FOREIGN CURRENCY					
					TIME INTERVAL						TIME INTERVAL					
					CURRENT YEAR	UNTIL 1 YEAR	UNTIL 2 YEAR	UNTIL 3 YEAR	UNTIL 4 YEAR	UNTIL 5 YEAR OR MORE	CURRENT YEAR	UNTIL 1 YEAR	UNTIL 2 YEAR	UNTIL 3 YEAR	UNTIL 4 YEAR	UNTIL 5 YEAR OR MORE
STOCK MARKET																
LISTED STOCK EXCHANGE																
UNSECURED																
CERTIFICADOS BURSATILES	NOT	10/08/2012	03/08/2017	5.51	0	0	0	0	0	4,979,351						
SECURED																
PRIVATE PLACEMENTS																
UNSECURED																
SECURED																
TOTAL STOCK MARKET LISTED IN STOCK EXCHANGE AND PRIVATE PLACEMENT					0	0	0	0	0	4,979,351	0	0	0	0	0	0

MEXICAN STOCK EXCHANGE

STOCK EXCHANGE CODE: INCARSO
INMUEBLES CARSO, S.A.B. DE C.V.

QUARTER: 02 YEAR: 2013

BREAKDOWN OF CREDITS
(THOUSAND PESOS)

CONSOLIDATED
Final Printing

CREDIT TYPE / INSTITUTION	FOREIGN INSTITUTION (YES/NO)	DATE OF AGREEMENT	EXPIRATION DATE		MATURITY OR AMORTIZATION OF CREDITS IN NATIONAL CURRENCY						MATURITY OR AMORTIZATION OF CREDITS IN FOREIGN CURRENCY					
					TIME INTERVAL						TIME INTERVAL					
					CURRENT YEAR	UNTIL 1YEAR	UNTIL 2 YEAR	UNTIL 3 YEAR	UNTIL 4 YEAR	UNTIL 5 YEAR OR MORE	CURRENT YEAR	UNTIL 1YEAR	UNTIL 2 YEAR	UNTIL 3 YEAR	UNTIL 4 YEAR	UNTIL 5 YEAR OR MORE
OTHER CURRENT AND NON-CURRENT LIABILITIES WITH COST																
TOTAL OTHER CURRENT AND NON-CURRENT LIABILITIES WITH COST					0	0	0	0	0	0	0	0	0	0	0	0
SUPPLIERS																
VARIOS	NOT	01/12/2012	31/01/2013		0	75,217										
TOTAL SUPPLIERS					0	75,217					0	0				
OTHER CURRENT AND NON-CURRENT LIABILITIES																
VARIOS	NOT				0	1,578,697	149,309	0	0	0						
TOTAL OTHER CURRENT AND NON-CURRENT LIABILITIES					0	1,578,697	149,309	0	0	0	0	0	0	0	0	0
GENERAL TOTAL					0	5,436,136	180,320	61,874	61,873	5,477,247	0	0	0	0	0	0

NOTES

MEXICAN STOCK EXCHANGE

STOCK EXCHANGE CODE: **INCARSO**
INMUEBLES CARSO, S.A.B. DE C.V.

QUARTER: **02** YEAR: **2013**

MONETARY FOREIGN CURRENCY POSITION

CONSOLIDATED

(THOUSAND PESOS)

Final Printing

FOREIGN CURRENCY POSITION (THOUSANDS OF PESOS)	DOLLARS		OTHER CURRENCIES		THOUSAND PESOS TOTAL
	THOUSANDS OF DOLLARS	THOUSAND PESOS	THOUSANDS OF DOLLARS	THOUSAND PESOS	
MONETARY ASSETS	9,443	122,851	0	0	122,851
CURRENT	9,443	122,851	0	0	122,851
NON CURRENT	0	0	0	0	0
LIABILITIES POSITION	1,370	17,842	0	0	17,842
CURRENT	1,370	17,842	0	0	17,842
NON CURRENT	0	0	0	0	0
NET BALANCE	8,073	105,009	0	0	105,009

NOTES

MEXICAN STOCK EXCHANGE

STOCK EXCHANGE CODE: **INCARSO**

QUARTER: **02** YEAR: **2013**

INMUEBLES CARSO, S.A.B. DE C.V.

DEBT INSTRUMENTS

PAGE 1 / 2

CONSOLIDATED

Final Printing

FINANCIAL LIMITATIONS IN CONTRACT, ISSUED DEED AND / OR TITLE

MEXICAN STOCK EXCHANGE

STOCK EXCHANGE CODE: **INCARSO**

QUARTER: **02** YEAR: **2013**

INMUEBLES CARSO, S.A.B. DE C.V.

DEBT INSTRUMENTS

PAGE **2 / 2**

CONSOLIDATED

Final Printing

ACTUAL SITUATION OF FINANCIAL LIMITED

MEXICAN STOCK EXCHANGE

STOCK EXCHANGE CODE: **INCARSO**
INMUEBLES CARSO, S.A.B. DE C.V.

QUARTER: **02** YEAR: **2013**

DISTRIBUTION OF REVENUE BY PRODUCT

CONSOLIDATED

TOTAL INCOME
(THOUSAND PESOS)

Final Printing

MAIN PRODUCTS OR PRODUCT LINE	NET SALES		MARKET SHARE (%)	MAIN	
	VOLUME	AMOUNT		TRADEMARKS	CUSTOMERS
NATIONAL INCOME					
ARRENDAMIENTOS	0	1,438,160	0		
VENTA DE INMUEBLES	0	134,784	0		
ingresos hoteleria	0	116,861	0		
OTROS	0	7,690	0		
EXPORT INCOME					

INCOME OF SUBSIDIARIES ABROAD					
HOTELERIA	0	40,980	0		
TOTAL	0	1,738,475			

NOTES

MEXICAN STOCK EXCHANGE

STOCK EXCHANGE CODE: **INCARSO**
INMUEBLES CARSO, S.A.B. DE C.V.

QUARTER: **02** YEAR: **2013**

ANALYSIS OF PAID CAPITAL STOCK

CONSOLIDATED

CHARACTERISTICS OF THE SHARES

Final Printing

SERIES	NOMINAL VALUE	VALID COUPON	NUMBER OF SHARES				CAPITAL STOCK	
			FIXED PORTION	VARIABLE PORTION	MEXICAN	FREE SUBSCRIPTION	FIXED	VARIABLE
B-1	0	0	2,261,718,946	0	0	2,261,718,946	274,792	0
TOTAL			2,261,718,946	0	0	2,261,718,946	274,792	0

TOTAL NUMBER OF SHARES REPRESENTING THE PAID IN CAPITAL STOCK ON THE DATE OF SENDING THE INFORMATION

2,261,718,946

NOTES

MEXICAN STOCK EXCHANGE

STOCK EXCHANGE CODE: **INCARSO**

QUARTER: **02** YEAR: **2013**

INMUEBLES CARSO, S.A.B. DE C.V.

DERIVATIVE FINANCIAL INSTRUMENTS

PAGE 1 / 1

CONSOLIDATED

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