



SECOND QUARTER 2020 EARNINGS RELEASE



CONSTRUYENDO
EXPERIENCIAS



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GICSA ANNOUNCES CONSOLIDATED RESULTS FOR SECOND QUARTER 2020

Mexico City, July 28, 2020 – GRUPO GICSA, S.A.B. de C.V. ("GICSA" or "the Company") (BMV: GICSA), a Mexican leading company specialized in the development, investment, commercialization and operation of shopping malls, corporate offices, industrial buildings and mixed use properties, announced today its results for the second quarter ("2Q20") and for the sixth months ("6M20") period ended June 30, 2020.

All figures have been prepared in accordance with International Financial Reporting Standards ("IFRS") and are stated in millions of Mexican pesos (Ps.).

GICSA's financial results presented in this report are unaudited; therefore, figures mentioned throughout this report may present adjustments in the future.

Main Highlights

Corporate

- Our administration is focused on preserving liquidity and on maintaining the continuity of the business, under the best conditions and for the benefit of all our shareholders, clients, suppliers and financial creditors. During 2Q20, the Company entered into agreements to implement support measures to reduce the COVID-19 impact on our business. In summary, we are executing the following actions:
 - **Financial Actions**
 - Reduction of operating expenses by 36%, and corporate expenses and project under development investments by 59%.
 - We achieved negotiations with financial institutions to defer capital amortization for an average period of 6 months for loans at project level, as well as to defer capital amortization and interest payments for loans for project under development. With these negotiations we managed to defer financial obligations for the amount of approximately Ps. 328 million during this crisis.
 - For local bonds with ticker symbols: GICSA 15, GICSA 16U, GICSA 17, GICSA 18U and GICSA 19, we hold a local bondholders' meeting, in which it was approved, modifications related to certain obligations and capitalization of interest for up to 9 months. This will result in the capitalization of approximately Ps. 550 million.
 - As part of our strategy to reduce corporate debt, we undertook the following actions:
 - On April 23, 2020, we purchased 5 million local bonds issued under the ticker symbol GICSA 19. With this transaction, the outstanding balance of GICSA 19 issuance is Ps. 1,591 million (the original amount was Ps. 2,500 million).
 - In line with Banco de Mexico's gradual interest rate reductions, the Company carried out the early payment of coverage rates for Ps. 8,390 million, at a cost of approximately Ps. 164 million; with this adjustment, the new interest rate coverage is 67% TIIE and 82% LIBOR.



- On July 21, 2020, we agreed with Goldman Sachs to pay off the interim loan assigned to 9 properties. With this agreement the amount of debt decreased by Ps. 2,750 million.
- We carried out programs and support plans for our tenants to regularize payments and deferred discounts on the payments of rent.
 - As of today, nearly 800 agreements have been signed, 340 are close to signing and 140 notifications have been sent, which on average correspond to 50% fixed income discount from April to June and is subject to the adjustment of its debits and the fulfilment of its obligations in the following months of 2020.
 - By signing these agreements and despite the highly negative environment generated by this pandemic, we have managed to recover about 60% of our regular cash flow, as well as allows us to mitigate the impact on revenue recognition in our financial statements.
- **Operational and Health Actions**
 - We implemented health protocols complying with the health measures enacted and suggested by the authorities of the places in which we operate.
 - We have strengthened our healthcare and cleaning efforts, intensified the monitoring and maintenance of air conditioners, installed anti-bacterial gel stations at the entrances and interiors of our shopping centers, placed temperature intake and sanitizing mats at the entrances, required mandatory use of face mask, minimum distance of 1.5 meters and at the corporate offices sanitizing showers for our employees.
 - All our shopping centers operate following the capacity restrictions set by authorities at each location. Customer traffic has gradually recovered, per the mobility conditions of each location.
 - The technological support we have allowed us to continue remote operations and constantly monitor the health of our staff. Since July 13, we resumed in person activities at the corporate offices, alternating weekly our staff between work from home and in our offices. Our staff who are part of the vulnerable group will continue to work remotely.

Operational

- GICSA reported a total of 912,162 square meters (m²) of Gross Leasable Area (GLA) comprised of 16 properties in operation at the close of 2Q20. GICSA's proportional GLA was 84.7% equivalent to 772,978 square meters. This represented an increase of 9% of total GLA and 11% of proportional GLA, compared to 2Q19.
- As of 2Q20, the renewal rate of the stabilized portfolio was 98%.
- As of 2Q20, the occupancy rate of the stabilized properties was 90.5% and 89.0% of the total portfolio.



- Average leasing rate per square meter of the stabilized portfolio at the close of 2Q20 was Ps. 393, and Ps. 387 in the total portfolio, an increase of 12.9% and 11.2%, respectively, compared to 2Q19.
- At the close of 2Q20, the lease spread of the shopping malls of the stabilized portfolio was 4%, which was above the inflation rate.

Financial

- Fixed rental revenues were Ps. 712 million in 2Q20, a decrease of 3% compared to 2Q19.
- In 2Q20, consolidated Net Operating Income (NOI) reached Ps. 789 million, while GICSA's proportional NOI was Ps. 663 million, a decrease of 7% and 2%, respectively, compared to 2Q19.
- Consolidated EBITDA reached Ps. 730 million in 2Q20, a decrease of 4% compared to 2Q19; while GICSA's proportional EBITDA increased by 3%, to Ps. 604 million.
- At the close of 2Q20, net income before valuation effects was Ps. 667 million.
- Consolidated debt at the close of 2Q20 was Ps. 29,672 million; while GICSA's proportional debt was Ps. 26,981 million. Consolidated LTV was 40%. With the agreement signed on July 21, our consolidated debt decreased to Ps. 26,922 million, reaching a LTV of 37%.

Pipeline

- As a precautionary measure to preserve the Company's liquidity, as of March 2020, investments in new developments were halted with the exception of Explanada Culiacán, which exceed 90% of work progress, and Cero5Cien, which is self-built with the collection of sales already made.
- Due to health restrictions, Explanada Culiacán and Cero5Cien restarted their construction process during the second week of June, reporting work progress rates of 96% and 39%, respectively, as of the close of 2Q20.
- Regarding the work progress, during 2Q20 the Company invested Ps. 86 million in shopping centers under development and Ps. 25 million in Cero5Cien.



Comments by the Chief Executive Officer

Dear Investors

As is well known, this quarter was characterized by realizing fully the effects of the COVID-19 pandemic, as well as, the great uncertainty with regard to the real depth of its effects in the short, medium and long term. GICSA has not been immune and while the full effects of this crisis are not yet significantly reflected in our financial statements, they have affected our ability to collect cash from our customers due to declines in their sales.

In recent weeks, the Mexican federal government, in conjunction with local and municipal authorities in Mexico, implemented a four color-code system (green, yellow, orange and red) to measure the level of risk of each state, which is updated weekly. These colors also indicate the type of activities that can restart operations and the allowed capacity. All our commercial centers contain within them essential businesses; thus, they have remained open with the capacity allowed by the authorities, in compliance with hygiene protocols at the entrances and interior of the properties. In addition, the situation has been gradually changing from red to orange color-code, which has allowed us to open more businesses and our traffic increased progressively according to the indications of each location. As of to date, 58% of our retail spaces of the entire portfolio are operating.

To preserve our liquidity, we took the necessary steps of entering into agreements with credit institutions and local bondholders to adapt the conditions of various financings to current circumstances.

As a result, the Company and local bondholders agreed to the capitalization of interest for up to 9 months. Also, we achieved negotiations with financial institutions to defer capital amortization for an average period of 6 months for loans at project level, as well as to defer capital amortization and interest payments for loans for project under development. With these negotiations we managed to defer financial obligations in the amount of approximately Ps. 870 million during 2020.

In addition, as part of our strategy to reduce corporate debt, we acquired Ps. 500 million of local bonds issued under the ticker symbol GICSA 19. Likewise, on July 21, we agreed with Goldman Sachs to pay off the interim loan for Ps. 2.750 million, reducing consolidated debt to Ps. 26,922 million, with an LTV of 37% as of the close of July.

We implemented support programs and plans for our clients to regularize payments and defer discounts on the payment of rents, which on average amounted to a 50% discount on rents from April to June, which is subject to the regularization of their debits and the fulfillment of their obligations in the following months of 2020. With this action we managed to recover 60% of our collection.

Furthermore, we undertook measures to reduce operating and corporate spending, achieving a reduction close to 40% of our expenses during the remainder of 2020. Similarly, we halted investment in all our new developments with the exception of Explanada Culiacán, which exceed 90% of work progress, and Cero5Cien, which has been built with the collection of sales already made.

Our experience of more than 30 years in the industry, the crises we have faced in the past and the closeness and trust of our customers, suppliers and investors have contributed to the that, despite this adverse environment, our 2Q20 results are not so unfavorable.



On the operational side, our occupancy rate remained stable at 90% and our renewal rate remained at 98%. The lease spread was 4.1% above the inflation rate, and the average leasing rate increased 13% compared to 2Q19, reaching Ps. 393 per square meter.

Our financial figures had moderate variations considering the current situation. Consolidated NOI was Ps. 789 million and proportional NOI was Ps. 663 million during 2Q20, a decrease of 7% and 2%, respectively compared to 2Q19. Consolidated EBITDA was Ps. 729 million and proportional EBITDA reached Ps. 604 million, with variations of -4% and 3%, respectively.

Our priority continues to be the health and well-being of our employees, clients, and related parties, as well as preserving our liquidity and maintaining the operation of our business under the best conditions. We will continue to take the necessary steps to safeguard our ongoing operations and businesses from a long-term perspective, for the benefit of all stakeholders, seeking to maintain the value of our assets to so that we may face our financial obligations and preserve shareholder value.

Certainly, this pandemic is an unprecedented event and will hold great challenges; however, our solid experience, as well as the great effort and enthusiasm of all our employees places us in a favorable position to withstand them and strengthen us.

I reiterate our appreciation for your confidence and continuous support.

Abraham Cababie Daniel
Chief Executive Officer of Grupo GICSA



GICSA's Model

GICSA's business model is focused on capturing value throughout the project cycle for its businesses as well as third-party projects; subsequently generating additional revenue from services to third parties. Our C-Corp structure and business model eliminates fee leakage, consequently maximizing shareholder returns.

The three pillars of our business model are:

1. The portfolio of 16 properties in operation, which generates a consistent and solid cash flow, with a GLA of 912,162 square meters in which GICSA has an 84.7% stake.
2. The portfolio under development and to be developed, consolidate the bases for the Company's growth; it is expected that the 4 properties under construction will add a total of saleable area of 74,405 square meters and GLA of 166,340 square meters to the existing portfolio.
3. The 4 service companies, which cover the full real estate development cycle, provide quality, operating efficiency, and eliminates fee leakages, in which GICSA participates with 100%.

Summary of Key Operational and Financial Indicators

Operating Ratios	2Q20	2Q19	Var. %
Gross Leasable Area (GLA in square meters)	912,162	836,458	9%
GICSA's Gross Leasable Area (GLA in square meters)	772,978	697,616	11%
% of participation in total GLA	85%	83%	2%
Occupancy rate ¹	90%	91%	-0.8%
Average duration of contracts (years)	3.0	3.2	-5%
Average rent ¹ / square meters	Ps. 393	Ps. 349	13%
Renewal rate	98.1%	97.6%	0.4%
Lease spread	4.1%	10.2%	-60%

¹ Excludes portfolio in stabilization

Financial Ratios (In millions of Pesos)	2Q20	2Q19	Var. %	6M20	6M19	Var. %
Revenues from properties ²	Ps. 943,895	Ps. 1,066,479	-11%	Ps. 2,102,711	Ps. 2,104,771	-0.1%
Proportional revenues from properties ²	Ps. 791,918	Ps. 855,343	-7%	Ps. 1,735,700	Ps. 1,694,020	2%
Revenues from properties ² (excluding key money)	Ps. 915,935	Ps. 992,841	-8%	Ps. 2,047,950	Ps. 1,979,945	3%
Proportional revenues from properties ² (excluding key money)	Ps. 767,022	Ps. 795,704	-4%	Ps. 1,689,065	Ps. 1,588,816	6%
Net Operating Income (NOI)	Ps. 789,067	Ps. 850,570	-7%	Ps. 1,744,257	Ps. 1,676,728	4%
GICSA's proportional net operating income (NOI)	Ps. 663,189	Ps. 679,496	-2%	Ps. 1,403,182	Ps. 1,344,874	4%
NOI margin over property revenues ³	84%	80%	5%	82.95%	79.66%	4%
NOI margin over proportional property revenues ³	84%	79%	5%	80.84%	79.39%	2%
EBITDA	Ps. 729,805	Ps. 756,704	-4%	Ps. 1,605,440	Ps. 1,537,973	4%
GICSA's proportional EBITDA	Ps. 603,927	Ps. 585,630	3%	Ps. 1,264,365	Ps. 1,206,120	5%
Total debt	Ps. 29,671,948	Ps. 24,361,338	22%	Ps. 29,671,948	Ps. 24,361,338	22%
GICSA's proportional debt	Ps. 26,980,671	Ps. 21,752,815	24%	Ps. 26,980,671	Ps. 21,752,815	24%
LTV	40%	36%	14%	40.44%	35.56%	14%

² Total revenues from properties of the portfolio under operation, development and divested.

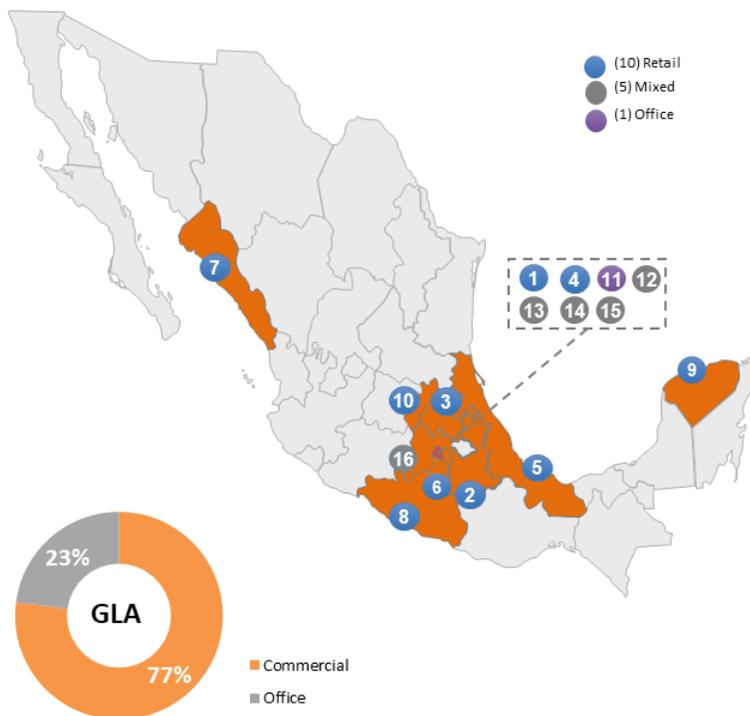
³ NOI / Revenues from properties



Portfolio in Operation

Geographical distribution of the portfolio in operation

At the close of June 30, 2020, GICSA is comprised of 16 properties in operation. These properties are located in Mexico City and metropolitan area, Acapulco, Culiacán, Cuernavaca, Puebla, Querétaro, Mérida, Pachuca and Coatzacoalcos. At the close of 2Q20, the average occupancy rate of GICSA's stabilized properties was 90.5%.



1 City Walk Mexico City	Location: Mexico City Opening: 2010 GLA: 3,506 m ² Occupancy: 90%	2 Explanada Puebla	Location: Puebla Opening: 2018 GLA: 84,852 m ² Occupancy: 95%
3 Explanada Pachuca	Location: Hidalgo Opening: 2019 GLA: 74,963 m ² Occupancy: 79%	4 Forum Buenavista Mexico City	Location: Mexico City Opening ¹ : 2008/2012 GLA: 95,080 m ² Occupancy: 97%
5 Forum Coatzacoalcos Veracruz	Location: Veracruz Opening: 2006 GLA: 32,347 m ² Occupancy: 81%	6 Forum Cuernavaca Morelos	Location: Morelos Opening ¹ : 2016 GLA: 58,121 m ² Occupancy: 84%
7 Forum Culiacán Sinaloa	Location: Sinaloa Opening ¹ : 2003/2009/2014 GLA: 39,680 m ² Occupancy: 91%	8 La Isla Acapulco Guerrero	Location: Guerrero Opening ¹ : 2008 GLA: 33,653 m ² Occupancy: 83%
9 La Isla Mérida Yucatán	Location: Yucatán Opening: 2018 GLA: 57,573 m ² Occupancy: 91%	10 Paseo Querétaro Querétaro	Location: Querétaro Opening: 2018 GLA: 81,148 m ² Occupancy: 94%
11 Torre E3 Mexico City	Location: Mexico City Opening: 2005 GLA: 23,257 m ² Occupancy: 96%	12 Capital Reforma Mexico City	Location: Mexico City Opening: 2012 GLA: 60,678 m ² Occupancy: 95%
13 Masaryk 111 Mexico City	Location: Mexico City Opening: 2008 GLA: 26,435 m ² Occupancy: 98%	14 Masaryk 169 Mexico City	Location: Mexico City Opening: 2018 GLA: 5,616 m ² Occupancy: -
15 Paseo Arcos Bosques Mexico City	Location: Mexico City Opening ¹ : 2008/2012 GLA: 92,149 m ² Occupancy: 84% Rooms: 135	16 Paseo Interlomas State of Mexico	Location: State of Mexico Opening: 2011/2018 GLA ² : 143,103 m ² Occupancy: 87%

Number of properties in operation	16
Nacional presence	8 states + Mexico City and metropolitan area
Total / proportional GLA	912,162 m ² / 772,978 m ²
Occupancy rate ²	90.5%

¹ Includes opening year and subsequent expansions

² Explanada Pachuca and Masaryk 169 projects are in the stabilization process and are not including in the occupancy rate.

Note: All figures represent 100% of properties of 2Q20



Properties of the Portfolio in Operation

As of June 30, 2020, GICSA's portfolio consisted of 912,162 square meters of GLA, equivalent to ten shopping malls, five mixed-use developments and one corporate offices, comprising GICSA's total GLA as follows: 61% correspond to commercial properties, 36% correspond to mixed-use properties (16% commercial use and 20% offices), and 3% to office space.

The following table presents a description of the stabilized properties as of June 30, 2020:

Portfolio in operation	Location	Operations starting year	GLA (square meters)	GICSA's stake %	Proportional GLA (square meters)	GLA % total properties	Occupancy rate	Parking spaces
Stabilized properties								
Commercial use								
City Walk	Mexico City	2010	3,506	100%	3,506	0.4%	90%	147
Forum Buenavista	Mexico City	2008	95,080	100%	95,080	10%	97%	2,372
Forum Coatzacoalcos	Coatzacoalcos, Ver.	2006	32,347	50%	16,174	4%	81%	1,674
Forum Cuernavaca	Cuernavaca, Mor.	2016	58,121	100%	58,121	6%	84%	2,974
Forum Culiacán	Culiacán, Sin.	2003	39,680	100%	39,680	4%	91%	2,553
La Isla Acapulco	Acapulco, Gro.	2008	33,653	84%	28,268	4%	83%	1,929
La Isla Mérida	Mérida, Yuc.	2018	57,573	100%	57,573	6%	91%	2,800
Paseo Querétaro	Querétaro, Qro.	2018	81,148	100%	81,148	9%	94%	3,163
Explanada Puebla	Cholula, Pue.	2018	84,852	100%	84,852	9%	95%	2,000
Sub commercial use			485,960	96%	464,402	53%	91%	19,612
Office use								
Torre E 3	Mexico City	2005	23,257	100%	23,257	3%	96%	1,617
Subtotal office use			23,257	100%	23,257	3%	96%	1,617
Mix use								
Capital Reforma	Mexico City	2012	60,678	100%	60,678	7%	95%	2,065
Masaryk 111	Mexico City	2008	26,435	100%	26,435	3%	98%	710
Paseo Arcos Bosques	Mexico City	2008	92,149	50%	46,075	10%	84%	3,454
Paseo Interlomas	State of Mexico	2011	143,103	50%	71,552	16%	87%	5,478
Subtotal mix use			322,365	64%	204,739	35%	89%	11,707
Total stabilized portfolio			831,583	83%	692,398	91%	90%	32,936
Properties in stabilization								
Commercial use								
Explanada Pachuca	Pachuca, Hgo.	2019	74,963	100%	74,963	8%	79%	2,411
Masaryk 169	Mexico City	2018	1,359	100%	1,359	0.1%	0%	219
Office use								
Masaryk 169	Mexico City	2018	4,257	100%	4,257	0.5%	-	-
Total portfolio in stabilization			80,579	100%	80,579	9%	73%	2,630
Total portfolio in operation			912,162	85%	772,978	100%	89%	35,566

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The following table presents the financial results of the stabilized properties as of June 30, 2020:

Portfolio of properties in operation	Occupancy rate				Fixed rent (Ps. Thousands)			Total Revenue (Ps. Thousands)			NOI (Ps. Thousands)			Proportional NOI (Ps. Thousands)			Average rent by square meter		
	2Q20	2Q20	2Q19	Var. %	2Q20	2Q19	Var. %	2Q20	2Q19	Var. %	2Q20	2Q19	Var. %	2Q20	2Q19	Var. %	2Q20	2Q19	Var. %
Stabilized portfolio																			
Commercial Use																			
City Walk	90%	3,743	3,768	-0.7%	4,396	4,911	-10%	3,567	3,746	-5%	3,567	3,746	-5%	432	424	2%			
Forum Buenavista	97%	60,110	78,152	-23%	78,198	128,069	-39%	52,241	99,562	-48%	52,241	99,562	-48%	280	277	1%			
Forum Coatzacoalcos	81%	14,700	22,237	-34%	20,622	32,654	-37%	14,859	22,148	-33%	14,859	22,148	-33%	241	271	-11%			
Forum Cuernavaca	84%	28,127	35,428	-21%	36,751	47,082	-22%	31,211	38,378	-19%	31,211	38,378	-19%	316	285	11%			
Forum Culiacán	91%	40,056	43,080	-7%	53,770	60,208	-11%	49,463	56,399	-12%	49,463	56,399	-12%	377	361	5%			
La Isla Acapulco	83%	13,657	16,019	-15%	18,845	26,018	-28%	13,005	16,688	-22%	10,924	14,018	-22%	198	202	-2%			
La Isla Mérida	91%	36,676	37,312	-2%	47,093	52,608	-10%	39,040	31,556	24%	39,040	31,556	24%	385	282	37%			
Paseo Querétaro	94%	48,940	47,505	3%	70,682	77,424	-9%	60,773	57,463	6%	60,773	57,463	6%	322	270	19%			
Explanada Puebla	95%	38,935	32,576	20%	54,790	43,526	26%	47,505	31,136	53%	47,505	31,136	53%	247	213	16%			
Subtotal Commercial	91%	284,944	316,076	-10%	385,147	472,500	-18%	311,662	357,074	-13%	302,152	343,330	-12%	296	269	10%			
Office Use																			
Torre E 3	96%	47,733	38,941	23%	57,015	48,368	18%	50,625	38,856	30%	50,625	38,856	30%	703	586	20%			
Subtotal Office Use	96%	47,733	38,941	23%	57,015	48,368	18%	50,625	38,856	30%	50,625	38,856	30%	703	586	20%			
Mix Use																			
Capital Reforma	95%	89,980	82,726	9%	113,876	103,638	10%	96,744	87,658	10%	96,744	87,658	10%	556	492	13%			
Masaryk 111	98%	49,129	34,886	41%	59,663	44,375	34%	53,895	36,017	50%	53,895	36,017	50%	648	531	22%			
Paseo Arcos Bosques	84%	124,596	153,356	-19%	150,169	203,605	-26%	126,754	169,977	-25%	126,754	169,977	-25%	672	575	17%			
Paseo Interomas and expansion	87%	81,304	110,438	-26%	127,601	172,738	-26%	106,449	139,734	-24%	106,449	139,734	-24%	327	320	2%			
Subtotal Mix Use	89%	345,009	381,406	-10%	451,309	524,357	-14%	383,842	433,386	-11%	267,241	278,530	-4%	496	447	11%			
Total stabilized portfolio	90%	677,686	736,424	-8%	893,471	1,045,225	-15%	746,129	829,316	-10%	620,017	660,717	-6%	393	349	13%			
Portfolio in process of stabilization																			
Commercial Use																			
Explanada Pachuca	79%	34,241	-	100%	43,530	-	100%	36,043	-	100%	36,043	-	100%	293	-	100%			
Total portfolio in process of stabilization	79%	34,241	-	100%	43,530	-	100%	36,043	-	100%	36,043	-	100%	293	-	100%			
Total projects under development	-	-	-	-	6,894	21,253	-68%	6,894	21,253	-68%	7,128	18,779	-62%	-	-	-			
Total operational portfolio	90%	711,927	736,424	-3%	943,895	1,066,479	-11%	789,067	850,570	-7%	663,189	679,496	-2%	387	349	11%			

Proportional NOI* is the net operating income related to GICSA's direct or indirect stake.

Portfolio of properties in operation	Occupancy rate				Fixed rent (Ps. Thousands)			Total Revenue (Ps. Thousands)			NOI (Ps. Thousands)			Proportional NOI (Ps. Thousands)			Average rent by square meter		
	2Q20	6M20	6M19	Var. %	6M20	6M19	Var. %	6M20	6M19	Var. %	6M20	6M19	Var. %	6M20	6M19	Var. %	6M20	6M19	Var. %
Stabilized portfolio																			
Commercial Use																			
City Walk	90%	7,579	7,574	0.1%	9,269	9,733	-5%	7,550	7,452	1%	7,550	7,452	1%	432	424	2%			
Forum Buenavista	97%	141,270	156,460	-10%	199,569	250,306	-20%	147,611	194,483	-24%	147,611	194,483	-24%	280	277	1%			
Forum Coatzacoalcos	81%	33,930	44,956	-25%	51,886	67,423	-23%	34,954	46,893	-25%	17,477	23,447	-25%	241	271	-11%			
Forum Cuernavaca	84%	61,649	68,799	-10%	82,534	91,480	-10%	68,403	74,995	-9%	68,403	74,995	-9%	316	285	11%			
Forum Culiacán	91%	84,919	86,371	-2%	134,573	142,328	-5%	121,800	123,289	-1%	121,800	123,289	-1%	377	361	5%			
La Isla Acapulco	83%	28,905	32,492	-11%	46,583	52,938	-12%	30,988	34,213	-9%	26,030	28,739	-9%	198	202	-2%			
La Isla Mérida	91%	75,043	70,226	7%	100,775	97,050	4%	77,295	58,109	33%	77,295	58,109	33%	385	282	37%			
Paseo Querétaro	94%	101,587	84,494	20%	148,443	134,278	11%	122,784	96,705	27%	122,784	96,705	27%	322	270	19%			
Explanada Puebla	95%	80,878	64,998	24%	110,284	87,240	26%	92,955	64,509	44%	92,955	64,509	44%	247	213	16%			
Subtotal Commercial	91%	615,760	616,369	-0.1%	883,916	932,776	-5%	704,341	700,648	1%	681,906	671,727	2%	296	269	10%			
Office Use																			
Torre E 3	96%	86,404	78,462	10%	108,351	97,142	12%	93,669	79,381	18%	93,669	79,381	18%	703	586	20%			
Subtotal Office Use	96%	86,404	78,462	10%	108,351	97,142	12%	93,669	79,381	18%	93,669	79,381	18%	703	586	20%			
Mix Use																			
Capital Reforma	95%	180,112	166,902	8%	229,234	209,824	9%	198,903	178,158	12%	198,903	178,158	12%	556	492	13%			
Masaryk 111	98%	87,443	70,843	23%	105,700	89,488	18%	92,138	74,273	24%	92,138	74,273	24%	648	531	22%			
Paseo Arcos Bosques	84%	289,739	314,828	-8%	356,229	403,542	-12%	303,238	337,739	-10%	151,619	168,870	-10%	672	575	17%			
Paseo Interomas and expansion	87%	199,727	207,701	-4%	313,873	323,747	-3%	263,701	258,277	2%	131,851	129,139	2%	327	320	2%			
Subtotal Mix Use	89%	757,021	760,273	-0.4%	1,005,036	1,026,601	-2%	857,980	848,447	1%	574,511	550,439	4%	496	447	11%			
Total stabilized portfolio	90%	1,459,185	1,455,105	0.3%	1,997,303	2,056,519	-3%	1,655,990	1,628,476	2%	1,350,085	1,301,547	4%	393	349	13%			
Portfolio in process of stabilization																			
Commercial Use																			
Explanada Pachuca	79%	67,881	-	100%	89,790	-	100%	72,649	-	100%	36,043	-	100%	293	-	100%			
Total portfolio in process of stabilization	79%	67,881	-	100%	89,790	-	100%	72,649	-	100%	36,043	-	100%	293	-	100%			
Total projects under development	-	-	-	-	15,617	48,252	-68%	15,617	48,252	-68%	17,054	43,327	-61%	-	-	-			
Total operational portfolio	90%	1,527,065	1,455,105	5%	2,102,711	2,104,771	-0.1%	1,744,257	1,676,728	4%	1,403,182	1,344,874	4%	387	349	11%			

Proportional NOI* is the net operating income related to GICSA's direct or indirect stake.

The following table presents the operating income composition:

Composition of total income	2Q20	2Q19	6M20	6M19
Fixed rent	75.4%	69.1%	72.6%	69.1%
Variable rent	0.7%	2.4%	2.9%	3.3%
Key money	3.0%	6.9%	2.6%	5.9%
Parking lot	1.8%	4.5%	3.8%	4.3%
Maintenance and advertising	16.1%	13.1%	14.7%	13.2%
Services and others	3.0%	4.0%	3.4%	4.2%
Total income	100%	100%	100%	100%

*Calculation based on the properties of operational portfolio



Leasing contract characteristics

GICSA has a solid management track record, which ensures the diversification of high-quality tenants by industry, as we consider that this type of tenant shields the Company from low cycles in the market that may affect particular industries or sectors.

At the close of 2Q20, GICSA's portfolio had 1,882 leasing contracts with tenants with high credit ratings, diversified in terms of industry and geographical location, assuring a mix in the revenue stream.

The following table shows the distribution of lease contracts per tenant by category as a percentage of revenues from GLA and fixed rent.

Participation of GLA and average fixed rents	% of GLA	% of fixed rents
Women and men apparel	15.5%	19.7%
Entertainment and sports	33.9%	19.5%
Restaurants	9.7%	14.1%
Health & beauty	3.2%	7.5%
Department stores	15.0%	6.6%
Fast food	2.8%	6.4%
Sport apparel and footwear	4.0%	5.9%
Others	4.2%	5.9%
Home and decoration	3.5%	4.8%
Women and men footwear	1.8%	3.6%
Cellphone companies and communications	1.4%	2.7%
Services	1.1%	2.1%
Autoservice store	3.8%	1.1%
Total	100%	100%

The following table shows GICSA's top 10 tenants, in terms of fixed rent.

Main tenants based of monthly fixed rent	% of fixed rents
Inditex group	3.0%
Unilever	2.0%
Chubb	1.8%
Unifin	1.8%
Axo group	1.7%
Cinemex	1.7%
El Palacio de Hierro	1.5%
Avon	1.5%
Procter & Gamble	1.1%
Cinépolis	1.1%
Total	17.2%



Fixed rental revenues

Average monthly fixed rent per square meter of the stabilized portfolio was Ps. 393 in 2Q20, a 12.9% increase compared to Ps. 349 in 2Q19.

Fixed rental revenues for the portfolio of properties in operation reached Ps. 712 million in 2Q20, which were 3.3% lower compared to 2Q19. Revenues of fixed rent as a percentage were 68.8% in Mexican pesos and 31.2% in U.S. dollars.

Contract renewals

At the close of 2Q20, GICSA renewed 89,788 square meters of GLA of the stabilized properties, generating a renewal rate of 98.1%.

Maturity contract

The following table shows some information related to maturity of contracts of the operational properties at the close of 2Q20.

Year	Number of leases that expire	GLA of maturity contract	% the GLA that expire
2020	341	83,659 m ²	10.3%
2021	421	122,377 m ²	15.1%
2022	480	162,799 m ²	20.1%
2023	361	124,338 m ²	15.3%
2024	160	91,918 m ²	11.3%
+ 2024	119	225,586 m ²	27.8%

As per the above table, 2020 concentrated maturity contracts proportional to 10.3% of the GLA of the portfolio in operation. As of June 30, 2020, none of our tenants represented over 3.9% and 3.0% of the operating portfolio GLA and fixed rent, respectively.

Lease spread

Lease spread, defined as the variation in levels of fixed rent based on expired leases to the new level of rental revenues for new leases or renewed leases. The 2Q20 calculation was based on 77,552 square meters of the contracts in shopping malls that hold these characteristics.

At the close of 2Q20, the lease spread for shopping malls in stabilized properties was 4.1%, figure higher than the inflation rate registered during the period.



Projects under development

Status of the commercialization of the projects under development

As of the date of this report, the commercialization of properties in stabilization process and under development registered a progress of 133,366 square meters of GLA under contract, representing 55.0% of the space of the total actual projects under commercialization.

Following table shows the commercialization progress of the projects under development:

Project	Total commercial spaces	Total commercial spaces under contract		Total Leasable Area (m ²)	Total area under contract	
			%		(m ²)	%
Commercial Use						
Masaryk 169 ¹	1	-	-	1,359 m ²	-	-
Explanada Pachuca ¹	205	185	90%	74,963 m ²	59,117 m ²	79%
Explanada Culiacán	202	140	69%	53,213 m ²	29,128 m ²	55%
Galerías Metepec	163	92	56%	55,114 m ²	21,611 m ²	39%
Grand Outlet Riviera Maya	174	71	41%	58,013 m ²	23,510 m ²	41%
Total	745	488	257%	242,662 m²	133,366 m²	55%

¹ In stabilization

Following table shows a breakdown of commercial spaces and GLA under contract during 1Q20.

Properties	1Q20		2Q20		6M20	
	Commercial spaces	GLA (m ²)	Commercial spaces	GLA (m ²)	Commercial spaces	GLA (m ²)
City Walk	1	48	-	-	1	48
Forum Buenavista	0	0	1	1,586	1	1,586
Forum Coatzacoalcos	4	213	-	-	4	213
Forum Cuernavaca	8	1,377	-	-	8	1,377
Forum Culiacán	3	583	-	-	3	583
La Isla Acapulco	2	120	-	-	2	120
La Isla Mérida	3	677	-	-	3	677
Paseo Querétaro	4	851	1	1,666	5	2,517
Explanada Puebla	7	742	-	-	7	742
Paseo Arcos Bosques	3	167	-	-	3	167
Paseo Interlomas	2	257	1	112	3	369
Total stabilized portfolio	37	5,034	3	3,364	40	8,398
Explanada Pachuca	1	3,533	-	-	1	3,533
Total portfolio in stabilization	1	3,533	-	-	1	3,533
Total operational portfolio	38	8,567	3	3,364	41	11,930
Explanada Culiacán	6	392	-	-	6	392
Grand Outlet Riviera Maya	4	1,345	1	45	5	1,390
Total properties under construction	10	1,737	1	45	11	1,782
Total commercialization	48	10,304	4	3,409	52	13,712



Projects under construction

Currently, GICSA has 4 projects under development with a solid progress in terms of construction and commercialization. Likewise, GICSA continues analyzing investment opportunities throughout Mexico to strengthen its portfolio and increase its presence in the country, including acquisition opportunities, developments, the consolidation of existing projects, as well as opportunities for third-party services.

The following shows a breakdown of the work progress for projects that are currently under construction:

Project	GLA	Estimated total investment ¹	Investment Capex as of 2Q20 ¹	Capex pending investments at 2Q20 ¹	Work progress	Estimated opening date
Explanada Culiacán	53,213 m ²	Ps. 1,510,959	Ps. 1,498,072	Ps. 12,887	96%	Second half of 2020
Galerías Metepec	55,114 m ²	Ps. 2,835,108	Ps. 1,765,788	Ps. 1,069,320	47%	In review
Grand Outlet Riviera Maya	58,013 m ²	Ps. 2,269,249	Ps. 718,137	Ps. 1,551,112	31%	In review
Total	166,340 m²	Ps. 6,615,316	Ps. 3,981,997	Ps. 2,633,319	58%	
Cero5Cien*	74,405 m ²	Ps. 5,322,220	Ps. 3,816,821	Ps. 1,505,399	39%	First half of 2021 / Second half of 2021
Grand total	240,745 m²	Ps. 11,937,536	Ps. 7,798,818	Ps. 4,138,718	53%	

¹ Figures are expressed in thousands of Mexican pesos (Ps.)

The following section provides information for every project under construction and development based on estimates and expectations. This information provides a general overview of GICSA's developments. The information included in this section may change or be modified in the future due to external factors; therefore, these amounts must be regarded as estimates, and not as final figures.



Properties under construction



Explanada Culiacán

This project is part of the new Mallertainment concept developed by the Company, which consists of a shopping mall center located in the city of Culiacán. This project combines the concepts of mixed commercial use, entertainment and community concepts. In addition, its one-level design, which is surrounded by parking spaces and has four entrances, ensures a steady vehicle flow.

It is estimated that the project will have an average GLA of 53,213 square meters. Construction began during the first half of 2018 and the opening date is estimated to take place during the second half of 2020. At the end of 2Q20, 55% of the leasable area was under contract with important brands such as: Cinemex, Tomateros, Coppel, Suburbia, True Religion, Under Armour, Original Penguin, Guess, Tommy Hilfiger, Calvin Klein, Promoda, Levi's, Aeropostale and Adidas.



Location	Culiacán, Sinaloa
GLA	53,213 m ²
Estimated total investment ¹	Ps. 1,510,959
Capex to date ¹	Ps. 1,498,072
Expected delivery date	Second half of 2020

¹ Figures are expressed in thousands of Mexican pesos (Ps.)

	Contribution to work as a percentage	At March 31, 2020	At June 30, 2020
Excavation and foundation	8%	100%	100%
Civil work	63%	99%	99%
Installations and equipment	16%	89%	92%
Finishes and facade	13%	66%	79%
Work progress	100%	93%	96%

Video link: <http://www.gicsa.com.mx/en/portfolio/project-detail/explanada-culiac%C3%A1n>

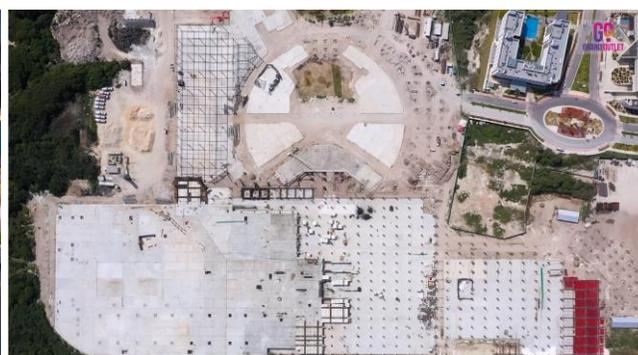


Grand Outlet Riviera Maya

With over 33 million visitors and a population of nearly 1 million inhabitants, Riviera Maya is the ideal place for the world’s largest Outlet “*Mallertainment*”, a place where international visitors could enjoy unlimited shopping, international cuisine and the best entertainment options.

This project will be located in the Riviera Maya of the state of Quintana Roo in a privileged area, just a few steps away from the beach and Cancún International Airport. This innovative project will form part of GICSA’s new category, *Mallertainment*, which is revolutionizing the shopping mall industry in Mexico.

This development will have a total GLA of approximately 58,013 square meters to be developed by GICSA and approximately 90,000 square meters, including the development of our business partner who contributed with the land. At June 30, 2020, 41% of leasable area was under contract with important brands, such as: Coach, Katsuya, Rapsodia, Brooks Brothers, True Religion, Dolce & Gabbana, Salvatore Ferragamo, Hugo Boss, Tommy Hilfiger, Calvin Klein, BCBG, Guess, Levi’s, Adidas, Aéropostale, Abercrombie, STK, Melting Pot, Funtopia and Contender.



Location	Riviera Maya, Quintana Roo
GLA	58,013 m ²
Estimated total investment ¹	Ps. 2,269,249
Capex to date ¹	Ps. 718,137
Expected delivery date	In review

¹ Figures are expressed in thousands of Mexican pesos (Ps.)

	Contribution to work as a percentage	At March 31, 2020	At June 30, 2020
Excavation and foundation	18%	98%	98%
Civil work	41%	30%	30%
Installations and equipment	24%	5%	5%
Finishes and facade	17%	0%	0%
Work progress	100%	31%	31%

Video link: <http://www.gicsa.com.mx/en/portfolio/project-detail/grand-outlet-mallertainment-riviera-maya>



Galerías Metepec

This project will be located in the commercial area of Metepec in the State of Mexico, which has one of the highest GDP per capita in Mexico. This project will be one of the first mixed-use developments in the area and will include brands arriving to this area for the first time.

The complex will be used for commercial purposes, with a GLA of approximately 55,114 square meters. The main tenants will be department stores, retail stores, restaurants, movie theaters, gyms, as well as offices for local businesses or personal use.



Location	Metepec, State of Mexico
GLA	55,114 m ²
Estimated total investment ¹	Ps. 2,835,108
Capex to date ¹	Ps. 1,765,788
Expected delivery date	In review

¹ Figures are expressed in thousands of mexican pesos (Ps.)

	Contribution to work as a percentage	At March 31, 2020	At June 30, 2020
Excavation and foundation	13%	94%	94%
Civil work	43%	79%	79%
Installations and equipment	23%	5%	5%
Finishes and facade	21%	0%	0%
Work progress	100%	47%	47%

Video link: <http://www.gicsa.com.mx/en/portfolio/project-detail/paseo-metepec>



CERO5CIEN RESIDENCIAL

The project will be located in Lomas de Vista Hermosa, one of the most exclusive residential areas in Mexico, therefore with a great demand for spaces focused on the ultra-high-end segment.

The philosophy behind the project is to create a residential development in which residents live each day in their own personal paradise, with extraordinary amenities and in a privileged location. The project will be developed in a land comprised of 55,000 square meters, from which only 35% will be constructed upon and the remainder will be used for amenities, green areas and lakes.

Cero5Cien will have 106 units; as of June 30, 2020, 53 units had been pre-sold representing 50%. The delivery of the project is estimated to take place during 2021.



Location	Mexico City
GLA	74,405 m ²
Estimated total investment ¹	Ps. 5,322,220
Capex to date ¹	Ps. 3,816,821
Expected delivery date	First half of 2021 / Second half of 2021

¹ Figures are expressed in thousands of Mexican pesos (Ps.)

	Contribution to work as a percentage	At March 31, 2020	At June 30, 2020
Excavation and foundation	10%	73%	73%
Civil work	34%	55%	56%
Installations and equipment	16%	10%	10%
Finishes and facade	40%	26%	27%
Work progress	100%	38%	39%



Statement of Financial Position

Statement of Financial Position compared to as December 31, 2019 vs. June 30, 2020.

(Figures in thousands of Pesos)

Statements of Financial Position	June 2020	December 2019	Variation
Assets			
Current assets			
Cash and cash equivalents (see details on the next page)	587,556	2,954,751	-80%
Restricted cash	2,620,997	2,735,300	-4%
Accounts and notes receivable- net	1,217,842	704,016	73%
Real Estate Inventory	3,380,161	3,276,753	3%
Tax credits	1,968,844	1,250,041	58%
Advances for project developments	780,745	687,246	14%
Related parties	1,352,293	1,038,985	30%
Total current assets	11,908,438	12,647,092	-6%
Non-current assets			
Investment properties	56,616,563	55,544,200	2%
Property, furniture and equipment – net	707,816	762,642	-7%
Investment in associates and in joint ventures	848,746	843,178	0.7%
Derivative Financial Instruments	5,813	0	100%
Deferred income taxes provision	1,985,300	1,978,780	0.3%
Assets by right of use	905,291	944,808	-4%
Guarantee deposits and prepayments	400,350	289,234	38%
Total non-current assets	61,469,879	60,362,842	2%
Total assets	73,378,317	73,009,934	1%
Liabilities and stockholders' equity			
Current liabilities			
Suppliers	671,001	651,090	3%
Current portion of long-term local bank loans	553,084	820,516	-33%
Current portion of long-term local bonds	1,087,597	90,021	1108%
Rent, security deposit and key money	10,835	13,908	-22%
Related parties	215,835	117,579	84%
Lease contract creditors	76,080	83,871	-9%
Income tax payable	593,186	423,457	40%
Total current liabilities	3,207,618	2,200,442	46%
Non-current liabilities			
Long-term bank loans	20,583,561	18,990,050	8%
Stock Certificates	7,096,184	8,411,422	-16%
Labor liabilities	41,603	57,563	-28%
Lease contract creditors	883,682	870,089	2%
Tenant deposits, rent and key money	1,410,280	1,256,254	12%
Derivative Financial Instruments	357,333	212,972	68%
Long-term income tax payable	564,495	564,495	0%
Deferred income tax provision	9,325,353	9,323,884	0%
Total non-current liabilities	40,262,491	39,686,729	1%
Total liabilities	43,470,109	41,887,171	4%
Capital stock	636,605	636,605	0%
Stock repurchase	(283,130)	-280,771	1%
Retained earnings	9,595,667	9,595,667	0%
Premium in capital	14,785,633	15,699,953	-6%
Controlling interest	24,734,775	25,651,454	-4%
Non- controlling interest	5,173,433	5,471,309	-5%
Total stockholders' equity	29,908,208	31,122,763	-4%
Total liabilities and stockholders' equity	73,378,317	73,009,934	1%



Integration and Update of Cash as of June 30, 2020

INTEGRATION OF CASH AS OF JUNE 30, 2020		
(Figures in thousands of Pesos)		
Companies	Total cash and cash equivalent on the Balance Sheet	Total available cash in hand
SUBTOTAL GICSA SAB AND SUBHOLDINGS	\$ 545,680	\$ 545,680
SUBTOTAL PROJECTS	\$ 28,269	\$ 28,269
SUBTOTAL ARCADE PORTFOLIO	\$ 639	\$ 639
SUBTOTAL DEVELOPMENT AND OTHERS	\$ 3,509	\$ 3,509
SUBTOTAL SERVICES	\$ 9,459	\$ 9,459
TOTAL GRUPO GICSA AND SUBSIDIARIES AS OF JUNE 30, 2020	\$ 587,556	\$ 587,556

We concluded the second quarter of 2020 with a total cash and cash equivalents of Ps. 587 million, which are available in cash.



Consolidated Statement of Comprehensive Income

For period ended on June 30, 2020 compared to June 30, 2019.

(Figures in thousands of Pesos)

Consolidated Statement of Comprehensive Income	2Q20	2Q19	Variation 2Q20 vs 2Q19
Revenues			
Rental income and key money	765,600	854,706	-10%
Maintenance and advertising income	133,386	143,862	-7%
Parking income and operating services	41,650	101,679	-59%
Revenues from real estate services	3,475	54,044	-94%
Total operating revenue	944,111	1,154,291	-18%
Revenues from administration of properties	3,538	2,794	27%
Revenues from construction services executed for third parties	8,108	12,464	-35%
Revenues from the sale of real estate inventories	3,367	0	100%
Total Other Operating Revenue	15,013	15,258	-2%
Total revenue	959,124	1,169,549	-18%
Cost of execution of work for third party	(7,798)	(29,541)	-74%
Cost for sale of real estate inventories	0	0	100%
Total Costs	(7,798)	(29,541)	-74%
Expenses for third party property management	(2,649)	5,442	-149%
Operating expenses from owned properties	(169,729)	(273,490)	-38%
Administrative expenses	(59,436)	(145,809)	-59%
Amortization and depreciation	(52,453)	(41,172)	27%
Total Expenses	(284,267)	(455,030)	-38%
Total costs and expenses	(292,065)	(484,571)	-40%
Operating income before valuation effects	667,059	684,978	-3%
Fair value adjustments to investment properties	(127,201)	370,871	-134%
Other expenses (income) net	6,312	(10,952)	-158%
Results of associates and joint venture	9,329	6,948	34%
Operating profit	555,499	1,051,845	-47%
Finance income	39,514	45,559	-13%
Finance costs	(576,563)	(321,136)	80%
Foreign exchange gains - Net	200,184	65,855	204%
Finance (costs) income - Net	(336,865)	(209,722)	61%
Income before income tax	218,634	842,123	-74%
Deferred Income Taxes	24,565	(274,388)	-109%
Consolidated net profit	243,199	567,735	-57%
Consolidated net profit attributable to			
Controlling interest	160,400	481,302	-67%
Non-controlling interest	82,799	86,433	-4%
	243,199	567,735	-57%



NOI – EBITDA Reconciliation

The following table shows the reconciliation of NOI and EBITDA with the income statement, as of June 30, 2020 and June 30, 2019:

(Figures in thousands of pesos)

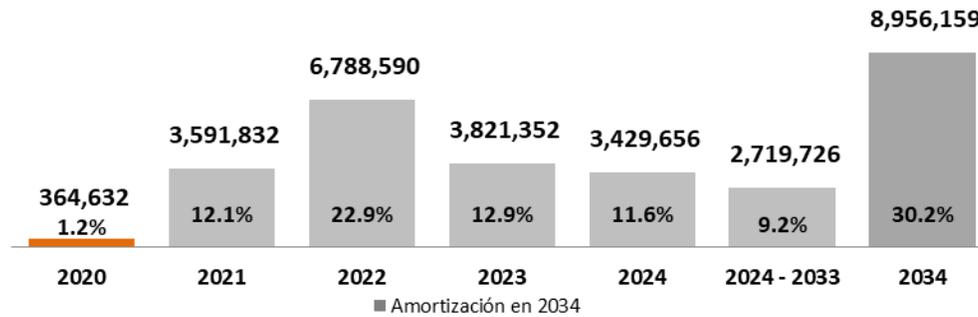
Reconciliation between NOI and EBITDA	2Q20	2Q19	Var. %
Operating income before valuation effects/Total revenues minus costs and expenses	667,059	684,978	-3%
Minus			
Revenues from property management to third parties	3,538	2,794	27%
Revenues from construction work services to third parties ¹	8,108	12,464	-35%
Revenues from sale of real estate inventories ²	3,367	0	100%
Other revenues	0	0	0%
Revenues from Forum Coatzacoalcos ³	5,762	10,505	-45%
Plus			
Expenses for third party property management	2,649	(5,442)	-149%
Cost of execution of work for third party ¹	7,798	29,541	-74%
Cost of sale for real estate inventories ²	0	0	0%
Amortization and depreciation	52,453	41,172	27%
Other revenues	0	0	0%
Forum Coatzacoalcos costs ³	20,622	32,216	-36%
EBITDA	729,805	756,704	-4%
Minus			
Results from services to third parties	(59,261)	(93,867)	-37%
Profit from real estate inventories ²	0	0	0%
NOI	789,067	850,571	-7%
Minus			
Adjusted NOI attributable to non-controlling participation	125,878	171,074	-26%
Adjusted proportional NOI	663,189	679,497	-2%
Plus			
Results from services to third parties	(59,261)	(93,867)	-37%
Profit from real estate inventories ²	0	0	100%
Adjusted proportional EBITDA	603,927	585,630	3%

1. We incur in costs and expenses related to real estate for our development projects and projects to develop provided to third parties, which are registered as income for our statement Comprehensive income for services, maintenance and advertising items.
2. Proceeds from sale of non-recurring real estate inventories.
3. Records the results of GICSA Forum Coatzacoalcos under the equity method. These adjustments correspond to a consolidation of 100% of the results for purposes of presentation of pro-forma adjusted EBITDA.



Debt Position Breakdown

Debt Amortization



Debt Analysis	2Q20	1Q20	Var. %
GICSA's pro-form debt	29,671,948	29,752,260	-0.3%
GICSA's proportional debt	26,980,671	26,541,707	2%
Loan-Value ratio ⁽¹⁾	40%	40%	-
% Local Currency (Ps.)	75%	73%	-
% Foreign currency (DlIs)	25%	27%	-

¹ Thousands of pesos

² Value calculated taking the total debt dividing the value of the Company's assets at the close.

Accredited / Property	Expiration due date	Current balance		Base rate	Margin	GICSA's Participation	Proportional debt balance	
		MXN	USD				MXN	USD
GICSA	06-Dec-21	141,500,000	-	-	-	100%	141,500,000	-
Paseo Interlomas	17-Jan-22	1,258,283,483	-	TIIE 28 D	2.00	50%	629,141,741	-
Paseo Arcos Bosques	13-Nov-22	-	118,347,955	Libor 1M	2.75	50%	-	59,173,977
Paseo Arcos Bosques	13-Nov-22	565,400,607	-	TIIE 28 D	2.50	50%	282,700,304	-
Capital Reforma	31-May-24	-	113,083,437	Libor 1M	2.35	100%	-	113,083,437
Sub total simple credit		1,965,184,090	231,431,391			69%	1,053,342,045	172,257,414
Explanada Culiacán	20-Oct-23	575,793,327	-	TIIE 28 D	3.50	100%	575,793,327	-
Paseo Interlomas Expansion	15-Sep-24	855,132,203	-	TIIE 28 D	3.00	50%	427,566,102	-
Lomas Altas	15-Sep-24	396,875,829	-	TIIE 28 D	3.50	100%	396,875,829	-
Sub total of credit for properties under construction		1,827,801,359	-			77%	1,400,235,257	-
Interim Loan	25-May-21	2,250,000,000	-	TIIE 28 D	2.827	100%	2,250,000,000	-
Class A-1 Senior	18-Dec-34	7,200,000,000	-	9.50%	-	100%	7,200,000,000	-
Class A-1 Senior	18-Dec-34	-	100,000,000	4.80%	-	100%	-	100,000,000
Class A-2 Senior	18-Dec-34	600,000,000	-	9.90%	-	100%	600,000,000	-
Sub total international loans		10,050,000,000	100,000,000			100%	10,050,000,000	100,000,000
GICSA 17	02-Apr-21	1,013,421,083	-	TIIE 28 D	2.85	100%	1,013,421,083	-
GICSA 19	24-Mar-22	1,622,706,007	-	TIIE 1M	3.05	100%	1,622,706,007	-
GICSA 15	01-Dec-22	523,153,611	-	9.08%	-	100%	523,153,611	-
GICSA 16U	16-Oct-23	3,047,928,522	-	6.95%	-	100%	3,047,928,522	-
GICSA 18U	13-Nov-25	2,034,685,586	-	8.98%	-	100%	2,034,685,586	-
Sub total stock certificates		8,241,894,809	-			100%	8,241,894,809	-
Total debt before adjustments to accounting valuation		22,084,880,257	331,431,391			91%	20,745,472,111	272,257,414
Total adjustments for accounting valuation		116,644,677	-6,227,426			99%	124,568,811	-6,248,236
Total debt		22,201,524,935	325,203,965			91%	20,870,040,922	266,009,178

GICSA concluded 2Q20 with an indebtedness level of Ps. 29,672 million and total assets of Ps. 73,378 million, corresponding to LTV (Loan To Value) of 40%. The funding mix is comprised of 45% floating and 55% fixed.



Statement of Financial Position

Main Assets

Cash and Cash Equivalents

Cash and cash equivalents at the close of 2Q20 was Ps. 588 million, an 80% decrease compared to the Ps. 2,955 million at the close of 2019. This was mainly due to investments allocated towards the projects under development, the acquisition of local bonds issued under the ticker symbol GICSA 19, the early payment of derivative instruments, loan payments and annual taxes.

Real Estate Inventories

At the close of 2Q20, the balance of real estate inventories was Ps. 3,380 million, an increase of 3%, compared to Ps. 3,277 million reported at the close of 2019, due to the investments made on project Cero5Cien.

Cuentas y documentos por cobrar – neto.

At the end of 2Q20, accounts and notes receivable were of Ps. 1,218 million, an increase of 73% compared to Ps. 704 million in 2019, due to the agreements signed with some of our tenants to defer discounts granted as a result of Covid-19.

Tax Credits

At the close of 2Q20, tax credits reached Ps. 1,969 million, a 58% increase compared to the Ps. 1,250 million reported at the close of 2019, due to the value-added tax (VAT) from projects under development.

Advances for Projects Developments

At the close of 2Q20, the advances for projects developments reached Ps. 781 million, representing a 14% increase compared to Ps. 687 million at the close of 2019, mainly due to advances to suppliers for the projects under development.

Investment Properties

Investment Properties increased from Ps. 55,544 million at the close of 2019 to Ps. 56,617 million at the close of 2Q20, mainly due to investments allocated to projects under development.

Main Liabilities

Income Tax Payable

At 2Q20, income tax payable was Ps. 593 million, an increase of 40% compared to the Ps. 423 million at the close of 2019, due to intercompany operations.

Total Debt

At the close of 2Q20, total debt was Ps. 29,672 million, a 4% increase compared to the Ps. 28,525 million reported at the close of 2019, mainly due to an increase in the exchange rate.

Tenant Deposits, Rent and Key Money

The total amount at the close of 2Q20 was Ps. 1,410 million, an increase of 12% compared to the Ps. 1,256 million at the close of 2019, mainly due to deposits and prepayments from our clients.

Consolidated Statement of Comprehensive Income



Total Operating Revenue

At the close of 2Q20, total operating revenue was Ps. 944 million, a decline of 18% compared to the Ps. 1,154 million in 2Q19, as a result of discounts granted to tenants due to Covid-19. Likewise, there was a decline in revenues from entertaining, hotel and real state services for the same reason.

Total Other Operating Revenue

At the close of 2Q20, total other operating revenue was Ps. 15.0 million, a decrease of 2% compared to Ps. 15.2 million in 2Q19, as a result of the expiration of the contract of services to third parties.

Total Costs and Expenses

Total costs decreased 74%, from Ps. 30 million in 2Q19 to Ps .8 million in 2Q20, due to the conclusion of the Bazar Coapa project.

Total expenses decreased 38%, from Ps. 455 million in 2Q19 to Ps. 284 million in 2Q20, mainly due to the reduction in corporate and operating expenses. Therefore, operating expenses of owned properties and administrative services decline by 54%.

Operating Income before Valuation Effects

Operating income before valuation effects decreased 3%, mainly due to the discounts granted to tenants due to Covid-19.

NOI-Net Operating Income

Consolidated and proportional Net Operating Income (NOI) reached Ps. 789 million and Ps. 663 million in 2Q20, respectively, a decrease of 7% and 2%, respectively compared to 2Q19.

Consolidated EBITDA

Consolidated EBITDA reached Ps. 730 million in 2Q20, a decline of 4% compared to 2Q19; while GICSA's proportional EBITDA rose 3% to Ps. 604 million in 2Q20.



Conference call

GICSA cordially invites you to its Second Quarter *Conference call*

Wednesday, July 29, 2020

01:00 PM Eastern time

12:00 PM Mexico City Time

Presenting for GICSA:

Diódoro Batalla - Chief Financial Officer

Avril Carezzo – Treasury and Investor Relations Officer

To access the call, please dial:

1 (877) 830 2576 U.S. participants

1 (785) 424 1726 International participants

001-800- 514-6145 Mexico dial in (Toll free)

Passcode: 44272

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About the Company

GICSA is a leading company in the development, investment, commercialization and operation of shopping malls, corporate offices and mixed used well known for their high-quality standards, which transform and create new development spaces, lifestyles and employment in Mexico, in accordance to its history and executed projects. As of June 30, 2020, the Company owned 16 income-generating properties, consisting of ten shopping malls, five mixed use projects (which include four shopping malls, four corporate offices and one hotel), and one corporate office building, representing a total Gross Leasable Area (GLA) 912,162 square meters, and a Proportional GLA of 772,978 square meters. Since June 2015, GICSA is listed on the Mexican Stock Exchange under the ticker (BMV: GICSA B).

Forward-Looking Statements

This press release may contain forward-looking statements and involve risk and uncertainty. The words “estimates”, “anticipates”, “projects”, “plans”, “believes”, “expects”, “seeks” and similar expressions, are intended to identify forward-looking statements. Grupo GICSA warns readers that declarations and/or estimates mentioned in this document, or stated by Grupo GICSA’s management team, are subject to a number of risks and uncertainties that could be in function of various factors that are out of Grupo GICSA’s control. Future expectations reflect Grupo GICSA’s judgement at the date of this document. Grupo GICSA reserves the right or obligation to update information contained in the report or derived from it. Past or present performance is not an indicator of future performance.

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