2Q19 Quarterly Report

Results and Important Events for the Second Quarter 2019

- **Same-Store Sales (SSS) grew 8.0% in the second quarter**
  - **Mexico SSS grew 6.6%, Europe SSS 5.3% and South America 16.4%**
- **Increase of 16.7% EBITDA* in the second quarter, reaching 12.7% EBITDA* margin**
- **4,474 total units in the portfolio, including 459 units corresponding to the acquisition of Grupo Vips in Spain, and 299 Starbucks units in France-Benelux**
- **Extension for an additional three years of the call and put options of the remaining 21% of Grupo Zena**
- **Successful debt issuance in the Mexican market with maturities of 5 and 7 years, improving the average debt maturity to 4.5 years**
- **Net Debt / EBITDA decreases to 3.5x**

** Excluding effect of IFRS 16, as well as any effect from the restatement due to the hyperinflation in Argentina*

MESSAGE FROM THE EXECUTIVE PRESIDENT

Alberto Torrado, Executive President of Alsea, said: *"We are satisfied with this quarter's solid results, which demonstrate the resilience of our business model to a challenging macroeconomic environment in Mexico and South America. On a consolidated level, we managed to achieve a growth in Same Store Sales of 8.0%, driven mainly by our brands' favorable performance in Mexico and Europe, while Consolidated Sales grew 29.1% compared to 2Q18, considering the effect of recent acquisitions in Europe.*

In addition to the positive impact that the shift in the Easter calendar had, the performance of our brands in the last two months of the quarter continued showing a positive trend in all regions. In Mexico, SSS grew 6.6%, showing the strength of our brands and the high demand for our products. Similarly, our operations in Europe have shown positive results, SSS grew 5.3% and in the first six months of the year reached a growth of 1.8%, which is above what was expected for the whole year. We are convinced by the important opportunity this market represents for us, both in terms of sales and profitability. A clear example of this is the operational synergies of approximately 1.2 million euros that we achieved this quarter, which is in line with our business plan for recent acquisitions in the region. Our diversification towards a more mature market, which still has many opportunities for growth, strengthens our operation and optimizes our business model, bringing us even closer to our goal of being a leading company in the global restaurant sector.

In line with the restructuring strategy of our brand portfolio and in order to focus on those with the greatest potential and profitability, we successfully completed a number of important projects in the second quarter of the year. On one hand, an agreement with Banco de Franquias was signed for the creation of a joint venture for P.F. Chang's in Brazil. On the other hand, Alsea has reached an agreement with California Pizza Kitchen (CPK) to divest the brand under an asset lease scheme, transferring operations and development rights. Finally, this quarter we received Burger King's *execution notice for the purchase of 71 of the 181 existing corporate units in Mexico, which will take place towards the end of this year.*

This quarter we reached a Net Debt to EBITDA ratio of 3.5 times, while we managed to extend the call and put options for the remaining 21% of Grupo Zena for an additional three years, leaving the fixed valuation at approximately 110 million euros. Alsea has the possibility of exercising said option on a quarterly basis.

Additionally, as we have said before, we expect to obtain approximately 400 million pesos from the sale of some assets, which will contribute to achieving a better leverage ratio at the end of the year.

For the second half of 2019, we will continue to focus on improving the Company's profitability through greater efficiency in our operations and the portfolio restructuring strategy; likewise, we will focus on strengthening our presence in the regions where we participate and improving our capital structure, taking clear action as we have already done in the first half of the year."

July, 2019

2Q19 Quarterly Report

Mexico City, July 25, 2019. Alsea, S.A.B. de C.V. (BMV: ALSEA), ("Alsea", or "the Company"), the leading Quick Service Restaurant (QSR), Coffee Shop, Casual Dining and Family Restaurant operator in Latin America and Europe, released its results for the second quarter 2019. This information is presented in nominal terms pursuant to International Financial Reporting Standards (IFRS). For purposes of comparison against the previous year, the comments presented in this report do not include the effect of IFRS 16, nor the effect regarding restatement due to the hyperinflation in Argentina. These effects are detailed in the financial statements added to the end of this report.*

CONSOLIDATED RESULTS FOR THE SECOND QUARTER OF 2019

The following table shows a condensed Income Statement in millions of pesos (except EPS). The margin for each item represents net sales and the percentage change for the quarter ended on June 30, 2019, in comparison with the same period of 2018:

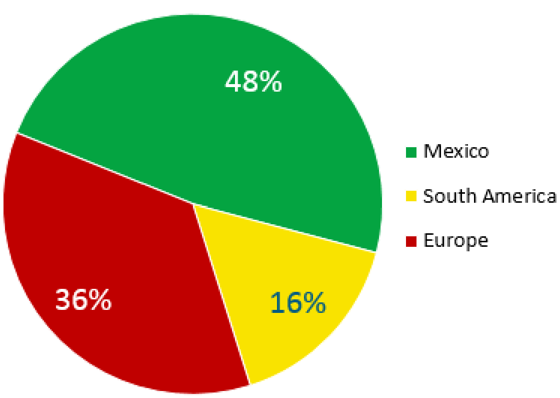
	2Q 19	% Margin	2Q 18	% Margin	Var. %
Net Sales	$14,456	100.0%	$11,194	100.0%	29.1%
Gross Income	10,197	70.5%	7,780	69.5%	31.1%
EBITDA (1)	1,833	12.7%	1,571	14.0%	16.7%
Operating Income	849	5.9%	829	7.4%	2.4%
Net Income	227	1.6%	314	2.8%	(27.8)%
EPS (2)	0.99	N.A.	1.61	N.A.	(38.5)%

(1) EBITDA is defined as operating income before depreciation and amortization.

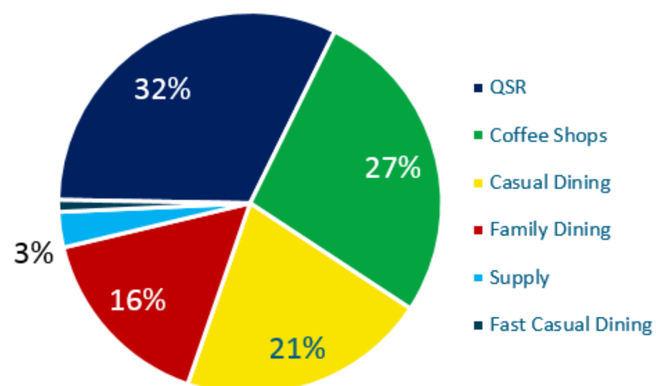
(2) EPS is earnings per share for the last 12 months.

* Figures in million pesos, except EPS

SALES BY GEOGRAPHIC LOCATION*



SALES BY SEGMENT*

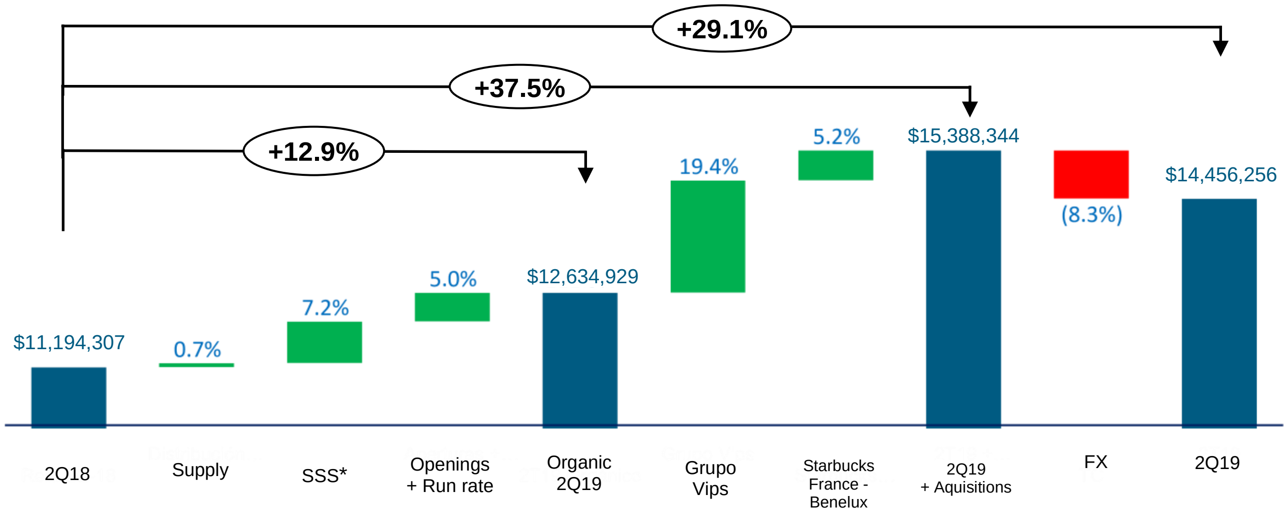


** 2Q19 figures*

SALES

Net sales increased 29.1% to 14,456 million pesos in the second quarter of 2019, in comparison with 11,194 million pesos during the prior year. This increase was mainly due to the addition of 622 units, which was largely because of the integration of 367 corporate units from the acquisition of Grupo Vips and 83 corporate units of Starbucks in France-Benelux, as well as the organic expansion of 6.2%, reaching a total of 3,415 corporate units at the end of June 2019, which represents a growth of 22.3% over the same period of the prior year. Coupled with the latter, another factor that contributed to the increase in net sales in the quarter was the 8.0% growth in same-store sales. Said increase was partially offset by the negative effect of the devaluation of some currencies against the Mexican peso, mainly the Argentinean peso and the euro, which impacted consolidated sales by 833 basis points.

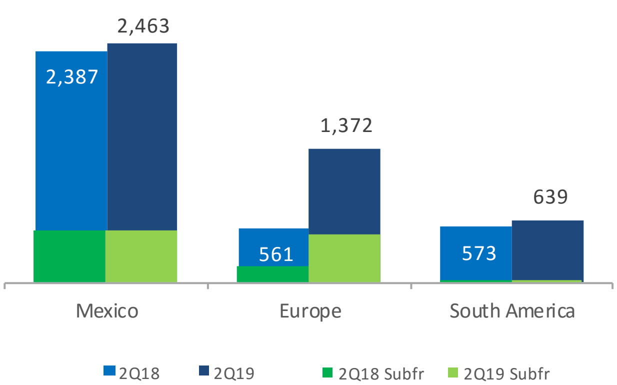
Net Sales 2Q19 vs. 2Q18

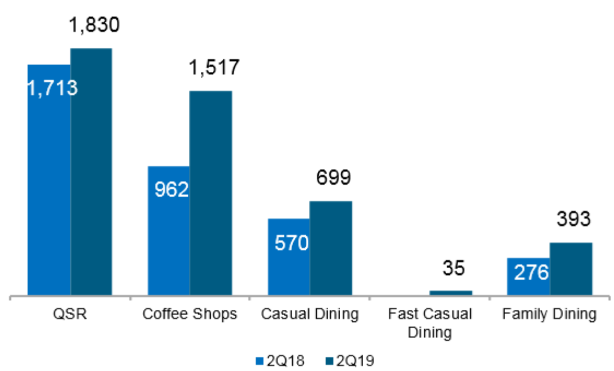


** The percentage of same-store sales contribution is the effect on the total revenue base*

In terms of same-store sales, the business portfolio in Mexico registered a 6.3% growth, our brands in South America showed a growth of 16.4% and our operation in Europe presented a 5.3% increase.

NUMBER OF UNITS*





** Total Units (corporate + sub-franchises)*

EBITDA

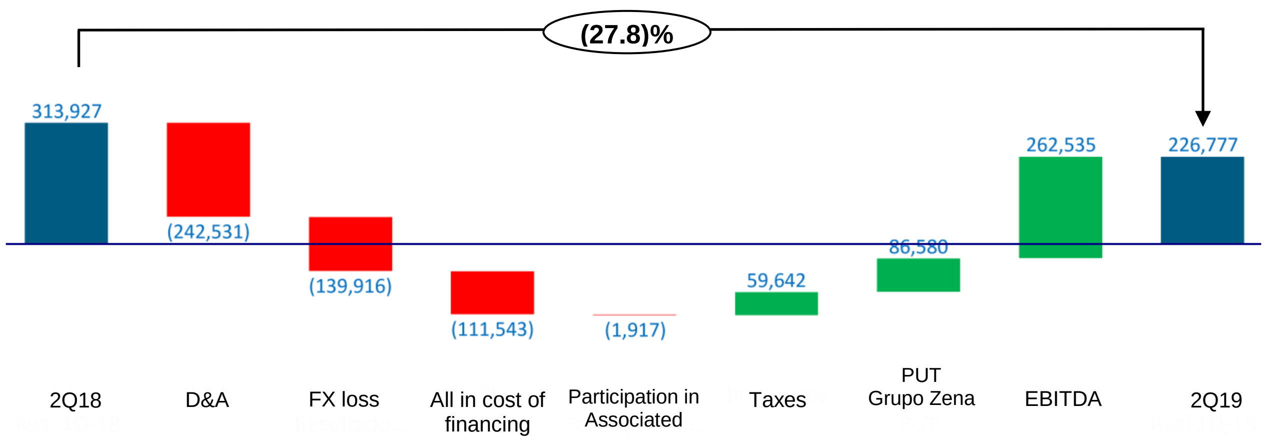
EBITDA in the second quarter of 2019 increased 16.7% reaching 1,833 million pesos, compared to 1,571 million pesos in the second quarter of the previous year. The increase in EBITDA of 263 million pesos was impacted by an increase in energy fees, primarily in Mexico, which was in part compensated by the benefit of managing clean energy (wind farms) in most of the units in the country. Likewise, there was an effect caused by the increase of minimum wage in several countries and the negative effect of the devaluation of some currencies against the Mexican peso, mainly the Argentinean peso and the euro, as well as the increase in tariff rates for certain products imported from the USA. It is also important to highlight the effort to make administrative expenses more efficient in both Mexico and South America where a 64-basis point reduction was made possible when compared to the previous year.

EBITDA margin presented a contraction of 130 basis points, going from 14.0% in the second quarter of 2018, to 12.7% during the same period of 2019, mainly attributable to the 120 basis point impact from the inclusion of recent acquisitions to the Company's portfolio relating to the new business mix.

NET INCOME

Net income for the quarter decreased 87 million pesos compared to the same period of the previous year, closing at 227 million pesos compared to 314 million pesos in the second quarter of 2018. This decrease is mainly due to: i) the 150 basis point decrease in operating income, resulting from the 240 basis point increase in operating expenses mainly due to the integration of the recent acquisitions in Europe, ii) the loss of marginality in Argentina, iii) the increase in the all-in cost of financing mainly as a result of the rise of 112 million pesos in net interest paid, related to the higher leverage due to the recent acquisitions and the rise of the Mexican Interbank rate compared to the previous year, iv) a foreign exchange loss of 140 million pesos. This was partially offset by a reduction of 110 basis points in the tax rate, going from 38.1% in 2Q18 to 37.0% in 2Q19.

Net Income 2Q19 vs. 2Q18



RESULTS BY SEGMENT FOR THE SECOND QUARTER OF 2019

MEXICO

Alsea México	*2Q 19*	*2Q 18*	*Var.*	*% Var.*
Same-store sales	6.3%	2.8%	350 bps	-
Number of units	2,463	2,387	76	3%
Sales	6,899	6,243	656	11%
Costs	2,121	1,953	168	9%
Operating expenses	3,105	2,772	333	12%
Adjusted EBITDA*	1,673	1,517	156	10%
*Adjusted EBITDA margin**	*24.3%*	*24.3%*	-	-
Depretiation and Amortization	590	510	79	16%
G&A and other expenses	454	431	23	5%
Operating income	629	576	53	9%

*Adjusted EBITDA does not include administrative expenses, thus it represents the "Store EBITDA."
** Figures in million pesos.

Alsea Mexico's sales represent 48% of Alsea's consolidated sales in the second quarter of 2019 and increased 10.5% to 6,899 million pesos compared to 6,234 million pesos in the same period in 2018. This favorable variation of 656 million pesos is mainly due to the opening of 73 corporate units and 3 sub-franchises of the different brands in the last twelve months, reaching a total of 1,916 corporate units and 547 units of sub-franchisees. Also, same-store sales in Mexico grew 6.3%, which was mainly driven by Burger King's healthy performance, as well as an improvement in the sales trend from important brands in our Mexican portfolio, such as Starbucks and Vips whose same-store sales reached mid-digits, aside from the positive calendar effect of the shift in Easter. This was partially offset by a 1.7% growth in same-store sales for Domino's Pizza, due to a competitive environment in the delivery segment.

Adjusted EBITDA for Alsea Mexico increased 10.3% during the second quarter of 2019, closing at 1,673 million pesos, compared to 1,517 million pesos in the same period of the previous year. This increase is mainly due to the growth in same-store sales, combined with the growth in margin generated by the opening of 73 corporate units during the last twelve months, cost control despite the negative effect of tariff rates on products imported from the U.S. and a reduction in corporate expenses. This was partially offset by an increase in the minimum wage made effective at the beginning of the year and by an increase in energy fees.

EUROPE

Alsea Europe	*2Q 19*	*2Q 18*	*Var.*	*% Var.*
Same-store sales	5.3%	0.3%	500 bps	-
Number of units	1,372	561	811	145%
Sales	5,242	2,358	2,884	122%
Costs	1,377	648	728	112%
Operating expenses	3,000	1,261	1,740	138%
Adjusted EBITDA*	865	449	416	93%
*Adjusted EBITDA margin**	*16.5%*	*19.0%*	*(250) bps*	-
Depretiation and amortization	285	106	179	169%
G&A and other expenses	394	135	259	192%
Operating Income	186	208	(22)	(11%)

*Adjusted EBITDA does not include administrative expenses, thus it represents the "Store EBITDA."
** Figures in million pesos.

Sales at Alsea Europe represented 36% of the Company's consolidated sales and at the close of the second quarter of 2019 included the operations of Spain, Portugal, France, the Netherlands, Belgium and Luxembourg. This segment presented an increase in sales of 122.3%, reaching 5,242 million pesos compared to 2,358 million pesos in the second quarter of 2018. This positive variation of 2,884 million pesos was driven mainly by the incorporation into our portfolio of the 459 corporate units corresponding to the operations of Grupo Vips and Starbucks France-Benelux, as well as to the increase of 36 corporate units of the different brands in the last twelve months. Similarly, the growth in Europe was due to the 5.3% increase in same-store sales, to the implementation of digital kiosks in Burger King stores and to product innovation in Domino's Pizza like the new "Domino's Roll Extra" dough, as well as the run-rate of openings and remodelings carried out in 2018, mainly in Foster's Hollywood, Burger King, Vips, Ginos and Starbucks. This increase was partially offset by the exchange rate impact related to the devaluation of the euro against the Mexican peso. At the end of the period there were a total of 882 corporate units and 490 sub-franchisees units, including the recent acquisitions.

Adjusted EBITDA for Alsea Europe showed an increase of 92.7% at the end of the second quarter of 2019, reaching 865 million pesos, compared to 449 million pesos for the same period in 2018, mainly attributable to the incorporation of the operations of Grupo Vips and Starbucks France-Benelux. The EBITDA margin at the end of the second quarter of 2019, presented a negative variation of 250 basis points compared to the same period of the previous year. Said decrease is mainly due to the new business mix because of the inclusion of recent acquisitions which have higher administrative expenses as a percentage of sales, this is an important point in the synergies plan. Said synergies amounted to 1.2 million euros this quarter; nonetheless, they were partly offset by the impact of settlements of approximately 2.2 million euros. EBITDA in the region was also affected by an increase in the minimum inter-professional wage in Spain, particularly impacting home delivery employees of the different brands.

SOUTH AMERICA

Alsea South America	*2Q 19*	*2Q 18*	*Var.*	*% Var.*
Same-store sales	16.4%	12.6%	380 bps	-
Number of units	639	573	66	12%
Sales	2,316	2,594	(278)	(11%)
Costs	761	813	(52)	(6%)
Operating expenses	1,240	1,417	(177)	(12%)
Adjusted EBITDA*	314	364	(50)	(14%)
*Adjusted EBITDA margin**	*13.6%*	*14.0%*	*(40) bps*	-
Depretiation and amortization	110	125	(15)	(12%)
G&A and other expenses	170	193	(23)	(12%)
Operating income	34	45	(11)	(25%)

*Adjusted EBITDA does not include administrative expenses, thus it represents the "Store EBITDA."
** Figures in million pesos.

Sales at Alsea South America represented 16% of the Company's consolidated sales and at the end of the period there were a total of 617 corporate units and 22 sub-franchisees units. This segment showed a decrease in sales of 10.7%, reaching 2,316 million pesos compared to 2,594 million pesos in the second quarter of 2018. This variation of 278 million pesos was mainly due to the political and economic instability in Argentina, registering a devaluation of more than 50% in the last twelve months. Excluding the negative effect of the devaluation of the Argentinean peso, Alsea South America's sales growth would have reached 19.4%. This reduction in sales was partially offset by the positive performance of the operation in Chile, where growth was higher than mid-single digit same-store sales, as well as by the increase of 63 corporate units in the last twelve months and the 16.4% growth in same-store sales. Additionally, sales in Colombia were affected by the Tax Reform implemented as of 2019, where Starbucks, Burger King and PF Chang's migrated from the consumption tax regime (8%) to the VAT regime (19%).

Adjusted EBITDA for Alsea South America decreased 13.6% at the end of the second quarter of 2019, closing at 314 million pesos, compared to 364 million pesos for the same period in 2018. Despite efforts in efficiency, expense control and adjusted EBITDA growth of 90 basis points in Chile in comparison to the same period last year, the EBITDA margin at the close of the second quarter of 2019 presented a negative variation of 40 basis points compared to the same period of the previous year. This decrease is mainly attributable to the devaluation of the Argentinean peso, which affected the cost of importing, coupled with a loss of marginality due to high inflation in the country which has not been able to be offset by increases in consumer prices.

NON-OPERATING RESULTS

All-In Cost of Financing

The all-in cost of financing for the second quarter of 2019 reached 487 million pesos, compared to 322 million pesos in the same period of the prior year. This variation is mainly due to the 112 million peso increase in net interests paid, as a result of the 4.75% rise in the Mexican Interbank rate and a higher leverage related to the recent acquisitions, as well as to the negative foreign exchange. The aforementioned was partially offset by the exchange rate effect related to call and put options of the remaining 21.0% of Grupo Zena.

BALANCE SHEET

During the first six months of 2019, Alsea made capital investments of 1,616 million pesos, excluding acquisitions, of which 1,037 million pesos, equivalent to 64% of total investments, were earmarked for store openings, equipment renewal and remodeling of existing units of the different brands operated by the Company. The remaining 579 million pesos were allocated mainly to the replacement of equipment (maintenance capex), strategic improvement projects and software licenses, among others. It is worth mentioning that during the quarter an inventory reduction of 12 days was achieved.

Bank Debt and Fixed-Rate Bonds

As of June 30, 2019, Alsea's total bank debt increased by 11,018 million pesos, closing at 27,274 million pesos, in comparison with 16,256 million pesos on the same date of the previous year, this increase in debt relates to the acquisition of Grupo Vips in Spain and Starbucks in France-Benelux, which took place on December 2018 and February 2019 respectively. The Company's consolidated net debt in comparison with the second quarter of 2018 increased 11,473 million pesos, closing on June 30, 2019 at 25,421 million pesos, in comparison with 13,948 million pesos in the second quarter of 2018.

As of June 30, 2019, 97% of the debt was long term, while 60% of it was denominated in Mexican pesos, 39% was in euros, and the remaining 1% was in Chilean pesos. During the quarter the existing debt in Argentinean pesos was settled, mainly due to the high interest rates in that country.

Continuing with our purpose of improving efficiency in terms of debt, during the quarter we successfully issued two local bonds in the Mexican market; one for 1,350 million pesos at 5 years and another for 2,650 million pesos at 7 years. The resources obtained were used to refinance the existing local bond with maturity on 2020, as well as short-term loans, to improve the average life of the Company's debt to 4.5 years.

The following table shows the balance of total debt in millions of pesos as of June 30, 2019, as well as the maturity dates for the subsequent years:

	Balance	Maturities																	
	2Q19	2019	%	2020	%	2021	%	2022	%	2023	%	2024	%	2025	%	2026	%	2027	%
Total Debt	**$27,274**	816	3	345	1	1,425	5	5,439	20	11,134	41	1,817	7	1,649	6	2,650	10	2,000	7

* Figures in million pesos.

Financial Ratios

As of June 30, 2019, the financial restrictions established in the Company's credit contracts were as follows: The ratio of: (i) Total Debt to EBITDA pro-forma (last 12 months) was 3.7x; ii) Net Debt to EBITDA pro-forma (last 12 months) was 3.5x and; iii) EBITDA (last 12 months) to interest paid over the last 12 months was 3.9x.

The Return on Net Invested Capital ("ROIC")(2), considering the results of acquisitions in the last twelve months, was 8.4% during the period that ended on June 30, 2019. The Return on Equity ("ROE")(3) as of June 30, 2019, considering the results of acquisitions for the last twelve months, was 8.4%.

KEY INFORMATION

Financial Indicators	2Q 19	2Q 18	Variation
EBITDA[1] / Interest Paid	3.9 x	4.9 x	N.A
Total Debt / EBITDA[1]	3.7 x	2.4 x	N.A
Net Debt / EBITDA[1]	3.5 x	2.1 x	N.A
ROIC [2]	8.4%	12.1%	(370) bps
ROE [3]	8.4%	14.6%	(620) bps
Stock Market Indicators	**2Q 19**	**2Q 18**	**Variation**
Book Value per Share	$13.10	$11.14	17.7%
EPS (12 months) [4]	0.99	1.61	(38.5)%
Shares in Circulation at the Close of the Period (millions)	831.3	838.5	(0.9)%
Price per Share at Close	$37.78	$68.40	(44.8)%

(1) EBITDA last twelve months
(2) ROIC is defined as operating income after taxes (last 12 months) by net operating investment (total assets – cash and short-term investments – no-cost liabilities). (Total assets – cash and temporary investments – non-interest-bearing liabilities)
(3) ROE is defined as net earnings (last 12 months) over shareholders' equity.
(4) EPS is earnings per share for the last 12 months.

IFRS 16 IN INCOME STATEMENT AND BALANCE SHEET

The adoption of IFRS 16 has a positive effect on the Income Statement of 46 million pesos, which represents 21.4% of net income. Regarding EBITDA, a positive effect of 1,227 million pesos is reported, which represents an increase of 830 basis points in EBITDA margin, reaching 21.0%. The balance sheet reports a non-enforceable right of use for 20,768 million pesos and a non-enforceable lease liability of 23,275 million pesos.

Leverage ratios including IFRS 16 and hyperinflation in Argentina	2Q19
Total Debt / EBITDA[1]	4.2 x
Net Debt / EBITDA[1]	4.1 x

(1) EBITDA proforma last twelve months

BRAND	UNITS 2Q19		
	Corporate	Subfranchises	Total
Domino's Pizza	814	353	1,167
Mexico	*477*	*291*	*768*
Spain	*257*	*40*	*297*
Colombia	*80*	*22*	*102*
Burger King	427	236	663
Mexico	*181*	*236*	*417*
Argentina	*121*		*121*
Spain	*60*		*60*
Chile	*49*		*49*
Colombia	*16*		*16*
Quick Service Restaurants	**1,241**	**589**	**1,830**
Starbucks			
Mexico	*737*		*737*
France	*68*	*116*	*184*
Spain	*127*	*23*	*150*
Argentina	*146*		*146*
Chile	*125*		*125*
Netherlands	*15*	*68*	*83*
Colombia	*33*		*33*
Belgium		*28*	*28*
Portugal	*18*	*3*	*21*
Uruguay	*6*		*6*
Luxembourg		*4*	*4*
Coffee Shops	**1,275**	**242**	**1,517**
Foster's Hollywood	99	134	233
Ginos	93	31	124
Spain	*92*	*31*	*123*
Portugal	*1*		*1*
Italianni's	81	14	95
El Portón	57		57
Chili's Grill & Bar	77		77
Mexico	*73*		*73*
Chile	*4*		*4*
Archie's	31		31
P.F. Chang's	30		30
Mexico	*24*		*24*
Colombia	*2*		*2*
Chile	*3*		*3*
Argentina	*1*		*1*
Cañas y Tapas	10	8	18
TGI Fridays	18	1	19
Wagamama	6		6
LAVACA	4		4
The Cheesecake Factory	4		4
Ole Mole	1		1
Casual Dining	**511**	**188**	**699**
Foster's Hollywood Street	1		1
Vips Smart	*15*	*19*	*34*
Fast Casual Dining	**16**	**19**	**35**
Vips	372	21	393
Mexico	*282*	*6*	*288*
Spain	*90*	*15*	*105*
Family Dining	**372**	**21**	**393**
TOTAL ALSEA UNITS			**4,474**
Corporate	**3,415**		
Subfranchises		**1,059**	

UNITS BY COUNTRY

MEXICO	2,463	SPAIN	1,051	ARGENTINA	268	COLOMBIA	184
FRANCE	184	CHILE	181	NETHERLANDS	83	BELGIUM	28
PORTUGAL	22	URUGUAY	6	LUXEMBOURG	4		

RELEVANT EVENTS

- Alsea transfers operations and development rights of the California Pizza Kitchen (CPK) brand in Mexico to a new master franchisee – May 9th, 2019
- Alsea updates its 2019 guidance – May 10th, 2019

Alsea: 2019 Guidance

Sales	Close to 30%
EBITDA *	Mid double-digit | ~15%
EBITDA * margin	Close to 13%
CAPEX	Close to 4.0 billion pesos
Corporate Store Openings	Between 120 and 130
Franchise Store Openings	Between 60 and 70
Total Store Openings	Between 180 and 200
Net Debt / EBITDA *	3.8 times

** Excluding the non-recurring impact of settlements in Europe of approximately 7 million euros and effects related to IFRS 16.*

- Successful debt issuance for 4,000 million pesos – May 16th, 2019
- Alsea reaches an agreement with Banco de Franquias to operate the P.F. Chang's brand in Brazil – June 4th, 2019
- Extension of the call and put options for minority participation for 21% of Grupo Zena – June, 2019

EARNINGS CONFERENCE CALL 2Q19

The conference call to discuss the results of the Company will be on **Friday, July 26th, 2019, at 11:00 a.m. (Mexico City time)**, it will be held in English and will have a question and answer session.

To join, please dial five minutes before the scheduled time at:

Mexico: (55) 4123.2120
United States: 800 981.3960
Europe: (44) 20.3514.2364

Access code: 1961#

After the telephone retransmission dates, the conference will be available on our website: www.alsea.com.mx in the "investors" section.

2Q19 Quarterly Report

ANALYST COVERAGE

INSTITUTION	ANALYST	RECOMMENDATION
ACTINVER	CARLOS HERMOSILLO	HOLD
BANK OF AMERICA MERRILL LYNCH	ROBERT E. FORD AGUILAR	SELL
BANORTE-IXE	VALENTÍN MENDOZA BALDERAS	HOLD
BARCLAYS	BENJAMIN M. THEURER	BUY
BBVA BANCOMER	MIGUEL ULLOA SUAREZ	BUY
BRADESCO	RICHARD CATHCART	HOLD
BTG PACTUAL	ÁLVARO GARCÍA	HOLD
BX+	MARISOL HUERTA	HOLD
CITI	SERGIO MATSUMOTO	BUY
CREDIT SUISSE	ANTONIO GONZÁLEZ	HOLD
GRUPO BURSÁTIL MEXICANO	LUIS RODRIGO WILLARD	BUY
HSBC	RAVI JAIN	BUY
INTERCAM	ALEJANDRA MARCOS	BUY
INVEX	GISELLE MOJICA	HOLD
ITAU BBA	JOAQUÍN LEY	BUY
J.P. MORGAN	IAN LUKETIC	HOLD
MONEX	VERONICA URIBE BOYZO	BUY
SANTANDER	MARTHA SHELTON	BUY
SCOTIABANK	RODRIGO ECHAGARAY	BUY
UBS	GUSTAVO OLIVEIRA	HOLD

This press release contains certain forward-looking information regarding the Company's results and outlook. However, actual results may vary materially from these estimates. Information on future events contained in this release should be read jointly with the risk summary in the Annual Report. That information, as well as future reports made by the Company or any of its representatives, whether verbally or in writing, may vary significantly from actual results. These projections and estimates, which are prepared in reference to a determined date, should not be taken as fact. The Company is in no way liable for updating or revising any of these projections and estimates, whether as a result of new information, future events or other associated events.

The Company's shares are traded on the Mexican Stock Exchange under the ticker ALSEA*.

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Chief Financial Officer
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A replay of the earnings conference call 2Q19 will be available on our web site www.alsea.com.mx on the "investors" section.

ALSEA, S.A.B. DE C.V. AND SUBSIDIARIES
CONSOLIDATED INCOME STATEMENT
AS OF JUNE 30, 2019 AND 2018
(In thousands of nominal pesos)

	Three months ended June 30, 2018		Three months ended June 30, 2019		Restatement Argentina	IFRS 16	Three months ended June 30, 2019	
ASSETS								
Current assets:								
Cash and short-term investments	2,307,886	5.7%	$ 1,852,718	3.4%	-	-	$ 1,852,718	2.4%
Clients	566,421	1.4%	958,407	1.7%	-	-	958,407	1.3%
Other accounts and documents receivable	325,603	0.8%	426,226	0.8%	-	-	426,226	0.6%
Inventory	2,103,225	5.2%	2,081,030	3.8%	-	-	2,081,030	2.7%
Taxes recoverable	363,660	0.9%	397,907	0.7%	-	-	397,907	0.5%
Other current assets	1,250,953	3.1%	1,432,376	2.6%	-	-	1,432,376	1.9%
Assets held for sale	80,960	0.2%	129,180	0.2%	-	-	129,180	0.2%
Current assets	6,998,708	17.4%	7,277,844	13.3%	-	-	7,277,844	9.5%
Investments in shares of associated companies	-	-	36,683	0.1%	-	-	36,683	0.0%
Store equipment, improvements to leased locales, and property, net	15,702,707	39.1%	19,149,957	34.9%	428,508	-	19,578,465	25.6%
Right of use assets non-executable	-	-	-	-	-	20,767,550	20,767,550	27.2%
Brand use rights, pre-operations, other intangible assets, net	15,124,357	37.7%	25,547,514	46.6%	361,657	-	25,909,171	33.9%
Deferred Income Tax	2,319,891	5.8%	2,855,879	5.2%	-	-	2,855,879	3.7%
Total Assets	**$ 40,145,663**	100.0%	**$ 54,867,877**	100.0%	**790,165**	**20,767,550**	**$ 76,425,592**	100.0%
LIABILITIES								
Short term:								
Providers	$ 4,024,087	10.0%	$ 4,952,900	9.0%	-	-	$ 4,952,900	6.5%
Taxes payable	184,248	0.5%	304,754	0.6%	-	-	304,754	0.4%
Other accounts payable	3,390,399	8.4%	4,518,302	8.2%	-	-	4,518,302	5.9%
Lease liability non-executable	-	-	-	-	-	2,723,004	2,723,004	3.6%
Other short-term liabilities	3,242,513	8.1%	2,415,546	4.4%	-	-	2,415,546	3.2%
Bank loans	1,538,876	3.8%	847,771	1.5%	-	-	847,771	1.1%
Commercial papers	-	-	-	0.0%	-	-	-	0.0%
Short-term liabilities	12,380,123	30.8%	13,039,273	23.8%	-	2,723,004	15,762,277	20.6%
Long term:								
Bank loans	7,736,663	19.3%	18,452,894	33.6%	-	-	18,452,894	24.1%
Commercial papers	6,980,202	17.4%	7,972,884	14.5%	-	-	7,972,884	10.4%
Deferred taxes - net	1,879,620	4.7%	1,806,085	3.3%	126,121	-	1,932,206	2.5%
Lease liability non-executable	-	-	-	-	-	20,551,843	20,551,843	26.9%
Other long-term liabilities	682,249	1.7%	783,261	1.4%	-	-	783,261	1.0%
Long-term liabilities	17,278,734	43.0%	29,015,124	52.9%	126,121	20,551,843	49,693,088	65.0%
Total Liabilities	**29,658,857**	73.9%	**42,054,397**	76.6%	**126,121**	**23,274,847**	**65,455,365**	85.6%
SHAREHOLDERS' EQUITY								
Minority interest	1,147,344	2.9%	1,919,565	3.5%	-	-	1,919,565	2.5%
Majority interest:					-	-		
Capital	478,724	1.2%	475,109	0.9%	-	-	475,109	0.6%
Net premium in share placement	8,625,720	21.5%	8,625,720	15.7%	-	-	8,625,720	11.3%
Accumulated income	649,738	1.6%	1,946,251	3.5%	743,973	(2,571,534)	118,690	0.2%
Income during the year	484,087	1.2%	309,579	0.6%	(94,057)	64,237	279,759	0.4%
Exchange rate effects from foreign entities	(898,807)	(2.2)%	(462,744)	(0.8)%	14,128	-	(448,616)	(0.6)%
Majority interest	9,339,462	23.3%	10,893,915	19.9%	664,044	(2,507,297)	9,050,662	11.8%
Total Shareholders' Equity	10,486,806	26.1%	12,813,480	23.4%	664,044	(2,507,297)	10,970,227	14.4%
Total Liabilities and Shareholders' Equity	**$ 40,145,663**	100.0%	**$ 54,867,877**	100.0%	**790,165**	**20,767,550**	**$ 76,425,592**	100.0%

ALSEA, S.A.B. DE C.V. AND SUBSIDIARIES
CONSOLIDATED INCOME STATEMENT FOR THE THREE MONTHS ENDED JUNE 30, 2019 AND 2018
(In thousands of nominal pesos)

	Three months ended June 30, 2019		Re-expression Argentina	IFRS 16	Three months ended June 30, 2019	
Net sales	$ 14,456,256	100%	$ 124,281	-	$ 14,580,537	100%
Cost of sales	4,258,792	29.5%	41,666	-	4,300,458	29.5%
Gross Income	**10,197,464**	**70.5%**	**82,615**	**-**	**10,280,079**	**70.5%**
Operating expenses	8,364,316	57.9%	80,797	-1,226,541	7,218,572	49.5%
Depreciation and amortization	984,169	6.8%	59,539	887,424	1,931,132	13.2%
Operating Income	**848,979**	**5.9%**	**(57,721)**	**339,117**	**1,130,375**	**7.8%**
All-in cost of financing:						
Interest paid – net	474,914	3.3%	6,412	293,240	774,566	5.3%
Changes in reasonable value Financial Liabilities	(3,847)	-	-	-	(3,847)	-
Exchange rate loss / (income)	16,031	0.1%	(4,092)	-	11,939	0.1%
	487,098	3.4%	2,320	293,240	782,658	5.4%
Participation in associated companies' results	(1,917)	-	-	-	(1,917)	-
Income before Taxes	**359,964**	**2.5%**	**(60,041)**	**45,877**	**345,800**	**2.4%**
Tax on earnings	133,187	0.9%	(1,576)	-	131,611	0.9%
Consolidated Net Income	**226,777**	**1.6%**	**(58,465)**	**45,877**	**214,189**	**1.5%**
Non-controlling stake	40,899	0.3%	-	-	40,899	0.3%
Controlling Stake	**$ 185,878**	**1.3%**	**$ (58,465)**	**45,877**	**$ 173,290**	**1.2%**

	Three months ended June 30, 2018		Re-expression Argentina	IFRS 16	Three months ended June 30, 2018	
Net sales	$ 11,194,307	100%	$ 131,201	-	$ 11,325,508	100%
Cost of sales	3,414,125	30.5%	38,055	-	3,452,180	30.5%
Gross Income	**7,780,182**	**69.5%**	**93,146**	-	**7,873,328**	**69.5%**
Operating expenses	6,209,569	55.5%	84,871	-	6,294,440	55.6%
Depreciation and amortization	741,638	6.6%	61,535	-	803,173	7.1%
Operating Income	**828,975**	**7.4%**	**(53,260)**	-	**775,715**	**6.8%**
All-in cost of financing:						
Interest paid – net	363,371	3.2%	6,436	-	369,807	3.3%
Changes in reasonable value Financial Liabilities	82,733	0.7%		-	82,733	0.7%
Exchange rate loss / (income)	(123,885)	(1.1%)	1,688	-	(122,197)	(1.1%)
	322,219	2.9%	8,124	-	330,343	2.9%
Participation in associated companies' results	-	-	-	-	-	-
Income before Taxes	**506,756**	**4.5%**	**(61,384)**	-	**445,372**	**3.9%**
Tax on earnings	192,829	1.7%	6,369	-	199,198	1.8%
Consolidated Net Income	**313,927**	**2.8%**	**(67,753)**	-	**246,174**	**2.2%**
Non-controlling stake	41,478	0.4%	-	-	41,478	0.4%
Controlling Stake	**$ 272,449**	**2.4%**	**$ (67,753)**	-	**$ 204,696**	**1.8%**

ALSEA, S.A.B. DE C.V. AND SUBSIDIARIES
CONSOLIDATED INCOME STATEMENT FOR THE SIX MONTHS ENDED JUNE 30, 2019 AND 2018
(In thousands of nominal pesos)

		Six months ended June 30, 2019			Re-expression Argentina	IFRS 16		Six months ended June 30, 2019	
Net sales	$	28,113,456	100%	$	157,667	-	$	28,271,123	100%
Cost of sales		8,352,224	29.7%		52,741	-		8,404,965	29.7%
Gross Income		**19,761,232**	**70.3%**		**104,926**	-		**19,866,158**	**70.3%**
Operating expenses		16,385,020	58.3%		102,230	(2,430,491)		14,056,759	49.7%
Depreciation and amortization		1,917,265	6.8%		112,699	1,819,801		3,849,765	13.6%
Operating Income		**1,458,947**	**5.2%**		**(110,003)**	**610,690**		**1,959,634**	**6.9%**
All-in cost of financing:									
Interest paid – net		963,345	3.4%		8,423	546,453		1,518,221	5.4%
Changes in reasonable value Financial Liabilities		(90,460)	(0.3%)		-	-		(90,460)	(0.3%)
Exchange rate loss / (income)		(15,981)	(0.1%)		(6,855)	-		(22,836)	(0.1%)
		856,904	3.0%		1,568	546,453		1,404,925	5.0%
Participation in associated companies' results		(1,917)	-		-	-		(1,917)	-
Income before Taxes		**600,126**	**2.1%**		**(111,571)**	**64,237**		**552,792**	**2.0%**
Tax on earnings		222,047	0.8%		(17,514)	-		204,533	0.7%
Consolidated Net Income		**378,079**	**1.3%**		**(94,057)**	**64,237**		**348,259**	**1.2%**
Non-controlling stake		68,500	0.2%		-	-		68,500	0.2%
Controlling Stake	$	309,579	1.1%	$	**(94,057)**	**64,237**	$	**279,759**	1.0%

		Six months ended June 30, 2018			Re-expression Argentina	IFRS 16		Six months ended June 30, 2018	
Net sales	$	22,206,395	100%	$	198,978	-	$	22,405,373	100%
Cost of sales		6,729,873	30.3%		60,537	-		6,790,410	30.3%
Gross Income		**15,476,522**	**69.7%**		**138,441**	-		**15,614,963**	**69.7%**
Operating expenses		12,479,768	56.2%		128,384	-		12,608,152	56.3%
Depreciation and amortization		1,495,966	6.7%		83,762	-		1,579,728	7.1%
Operating Income		**1,500,788**	**6.8%**		**(73,705)**	-		**1,427,083**	**6.4%**
All-in cost of financing:									
Interest paid – net		681,504	3.1%		6,436	-		687,940	3.1%
Changes in reasonable value Financial Liabilities		(37,551)	(0.2%)		-	-		(37,551)	(0.2%)
Exchange rate loss / (income)		(59,547)	(0.3%)		158	-		(59,389)	(0.3%)
		584,406	2.6%		6,594	-		591,000	2.6%
Participation in associated companies' results		-	-		-	-		**-**	-
Income before Taxes		**916,382**	**4.1%**		**(80,299)**	-		**836,083**	**3.7%**
Tax on earnings		348,216	1.6%		694	-		348,910	1.6%
Consolidated Net Income		**568,166**	**2.6%**		**(80,993)**	-		**487,173**	**2.2%**
Non-controlling stake		84,079	0.4%	$	-	-	$	84,079	0.4%
Controlling Stake	$	**484,087**	**2.2%**	$	**(80,993)**	-	$	**403,094**	**1.8%**

ALSEA, S.A.B. DE C.V. AND SUBSIDIARIES
CONSOLIDATED CASH FLOW STATEMENTS FOR THE SIX MONTHS ENDED JUNE 30, 2019 AND 2018
(In thousands of nominal pesos)

	June 30, 2019	June 30, 2018
Operating activities:		
Consolidated result before income taxes	**$ 552,792**	**$ 916,382**
Income from investments:		
Depreciation and amortization of brands	1,930,030	1,495,965
Depreciation for financial leasing	1,819,801	-
Write-down of fixed assets	95,267	351,339
Other entries	(88,543)	(37,551)
Total	**4,309,347**	**2,726,135**
Clients	(7,468)	294,302
Inventory	6,175	(222,529)
Providers	(288,241)	(349,891)
Taxes payable	(489,410)	(316,838)
Other assets and other liabilities	(1,007,898)	(553,261)
Total	**(1,786,842)**	**(1,148,217)**
Net cash flow from operations	**2,522,505**	**1,577,918**
Investment activities		
Store equipment, improvements to leased locales, and property	(1,052,086)	(1,844,274)
Brand use rights, pre-operations, other intangible assets, net	(223,130)	(101,901)
Acquisition of subsidiary	(934,624)	-
Net cash flow from investment activities	**(2,209,840)**	**(1,946,175)**
Cash receivable from financing activities	**312,665**	**(368,257)**
Financing activities		
Bank credits and loan payments, net	579,982	1,548,967
Commercial papers, net	991,655	-
Dividend declaration	-	(720,144)
Financial leasing	(1,819,801)	-
Minority interest	-	-
Sale (repurchase) of shares	(150,931)	370,190
Net cash flow from financing activities	**(399,095)**	**1,199,013**
Increase (decrease) net of cash	**(86,430)**	**830,756**
Adjustments to cash flow due to exchange rate variations	(48,709)	(63,273)
Cash at the beginning of the period	1,987,857	1,540,403
Cash at the end of the period	**$ 1,852,718**	**$ 2,307,886**

ALSEA, S.A.B. DE C.V. AND SUBSIDIARIES
PRO-FORMA CONSOLIDATED INCOME STATEMENT FOR THREE AND SIX MONTHS AS OF JUNE 30, 2019 AND 2018
(In thousands of nominal pesos)

Including Grupo Vips

	Three months ended June 30,				Six months ended June 30,			
	2019		2018		2019		2018	
Net sales	$ 14,580,538	100%	$ 13,432,943	100%	$ 28,271,125	100%	$ 26,622,874	100%
Cost of sales	4,300,459	29.5%	4,036,250	30.0%	8,404,966	29.7%	7,910,147	29.7%
Gross Income	**10,280,079**	**70.5%**	**9,396,693**	**70.0%**	**19,866,159**	**70.3%**	**18,712,727**	**70.3%**
Operating expenses	7,218,573	49.5%	7,716,396	57.4%	14,056,761	49.7%	15,468,749	58.1%
Depreciation and amortization	1,931,132	13.2%	922,796	6.9%	3,849,765	13.6%	1,816,851	6.8%
Operating Income	**1,130,374**	**7.8%**	**757,501**	**5.6%**	**1,959,633**	**6.9%**	**1,427,127**	**5.4%**
All-in cost of financing:								
Interest paid – net	774,567	5.3%	469,348	3.5%	1,518,221	5.4%	945,618	3.6%
Changes in reasonable value Financial Liabilities	(3,847)	-	82,733	0.6%	(90,460)	(0.3%)	(37,551)	(0.1%)
Exchange rate loss / (income)	11,939	0.1%	(122,197)	(0.9%)	(22,836)	(0.1%)	(59,389)	(0.2%)
	782,659	5.4%	429,884	3.2%	1,404,925	5.0%	848,678	3.2%
Income before Taxes	(1,917)	-	-	-	(1,917)	-	-	-
Tax on earnings	**345,798**	**2.4%**	**327,617**	**2.4%**	**552,791**	**2.0%**	**578,449**	**2.2%**
Consolidated Net Income	131,610	0.9%	175,650	1.3%	204,532	0.7%	287,175	1.1%
Non-controlling stake	**214,188**	**1.5%**	**151,968**	**1.1%**	**348,259**	**1.2%**	**291,274**	**1.1%**
Controlling Stake	173,289	1.2%	110,490	0.8%	279,759	1.0%	207,195	0.8%
	$ **40,899**	**0.3%**	$ **41,478**	**0.3%**	$ **68,500**	**0.2%**	$ **84,079**	**0.3%**