

SOUTHEAST AIRPORT GROUP

Form 6-K

July 24, 2006

UNITED STATES

SECURITIES AND EXCHANGE COMMISSION

Washington, D.C. 20549

FORM 6-K

REPORT OF FOREIGN PRIVATE ISSUER

PURSUANT TO RULE 13a-16 OR 15d-16 UNDER

THE SECURITIES EXCHANGE ACT OF 1934

For the month of July 2006

GRUPO AEROPORTUARIO DEL SURESTE S.A.B. de C.V..

(SOUTHEAST AIRPORT GROUP)

(Translation of Registrant's Name Into English)

México

(Jurisdiction of incorporation or organization)

Bosque de Alisos No. 474 4th Floor

Bosques de las Lomas

05120 México, D.F.

(Address of principal executive offices)

(Indicate by check mark whether the registrant files or will file annual reports under cover of Form 20-F or Form 40-F.)

Form 20-F

Form 40-F

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(Indicate by check mark whether the registrant by furnishing the information contained in this form is also thereby furnishing the information to the Commission pursuant to Rule 12g3-2(b) under the Securities Exchange Act of 1934.)

Yes                      No x

(If Yes is marked, indicate below the file number assigned to the registrant in connection with Rule 12g3-2(b): 82-\_\_\_\_\_ .)

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In México

### **ASUR**

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In the US

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### **ASUR 2Q06 PASSENGER TRAFFIC DOWN 4.05% YOY**

2Q06 Highlights<sup>1</sup>:

EBITDA declined by 4.82% to Ps.350.6 million.

Total passenger traffic down by 4.05% as a result of the continuing decline in tourism due to Hurricane Wilma.

Total revenues fell by 2.84%, mainly due to declines of 5.20% in non-aeronautical revenues and 1.89% in aeronautical revenues.

Commercial revenues per passenger increased by 0.08% to Ps. 35.43 per passenger.

Operating profit declined by 8.94%.

EBITDA margin was 61.07% compared with 62.34% in 2Q05.

**México D.F., July 24, 2006 Grupo Aeroportuario del Sureste, S.A.B. de C.V. (NYSE:ASR; BMV:ASUR)**, (ASUR) the first privatized airport group in Mexico and operator of Cancun Airport and eight others in the southeast of Mexico, today announced results for the three-month period ended June 30, 2006.

<sup>1</sup> Unless otherwise stated, all financial figures discussed in this announcement are unaudited, prepared in accordance with Generally Accepted Accounting Principles in Mexico, expressed in constant Mexican pesos as of June 30, 2006, and represent comparisons between the three-month period ended June 30, 2006, and the equivalent three-month period ended June 30, 2005. Tables state figures in thousands of pesos, unless otherwise noted. Passenger figures exclude transit and general aviation passengers. Commercial revenues include revenues from the activities of non-permanent ground transportation and parking lots. All U.S. dollar figures are calculated at the exchange rate of US\$1 = Ps.11.2723.

**Passenger Traffic**

For the second quarter of 2006, total passenger traffic decreased year-over-year by 4.05%; domestic passenger traffic increased by 9.18%; and international passenger traffic fell by 11.19%. ASUR's management believes that the 29.03% and 5.63% declines in total passenger traffic to Cozumel and Cancun respectively during the quarter were resulting from the decline in hotel infrastructure resulting from the impact of Hurricane Wilma, which struck the Yucatan Peninsula on October 20, 2005.

The tourism authorities in the region estimate that of the 27,484 hotel rooms available in Cancun prior to the hurricane, 22,128 rooms, or 80.5%, were in operation on June 30, 2006.

The Quintana Roo tourism authorities estimate that 3,502 hotel rooms were in operation in Cozumel as of June 30, 2006, representing 93.9% of the approximately 3,730 rooms available prior to hurricanes Wilma and Emily.

The 9.18% growth in domestic passenger traffic mainly reflects increases of 15.76%, 36.96% and 21.75% at Cancun, Huatulco and Veracruz airports respectively, due to the opening of new airline services to these destinations. As in the first quarter, in the case of Huatulco, some of the increase in passenger numbers was at the expense of traffic at Cancun, as travelers changed their destinations following Hurricane Wilma.

The 11.19% decline in international passenger traffic resulted mainly from the respective 10.78% and 31.80% declines in traffic at Cancun and Cozumel airports.

For the first six months of 2006, total passenger traffic declined by 10.74% compared to the same period in 2005, with international passenger traffic down 19.23% and domestic passenger traffic up 6.71%.

**Table I: Domestic Passengers (in thousands)**

|              |                |                |             |                |                |             |        |
|--------------|----------------|----------------|-------------|----------------|----------------|-------------|--------|
| Cancún       | 542.6          | 628.1          | 15.76       | 1,004.8        | 1,069.4        | 6.43        |        |
| Cozumel      | 19.6           | 17.9           | (8.67)      | 45.6           | 31.75          | (30.48)     |        |
| Huatulco     | 60.6           | 83.0           | 36.96       | 117.4          | 157.8          | 34.41       |        |
| Merida       | 220.6          | 206.9          | (6.21)      | 417.3          | 418.9          | 0.38        |        |
| Minatitlan   | 35.5           | 42.1           |             | 18.59          | 64.6           | 84.8        | 31.27  |
| Oaxaca       | 112.0          | 110.6          |             | (1.25)         | 240.7          | 242.7       | 0.83   |
| Tapachula    | 45.1           | 43.8           |             | (2.88)         | 92.8           | 88.1        | (5.06) |
| Veracruz     | 129.2          | 157.3          |             | 21.75          | 247.6          | 300.3       | 21.28  |
| Villahermosa | 168.4          | 166.3          | (1.25)      | 323.6          | 332.6          | 2.60        |        |
| <b>TOTAL</b> | <b>1,333.6</b> | <b>1,456.0</b> | <b>9.18</b> | <b>2,554.4</b> | <b>2,725.7</b> | <b>6.71</b> |        |

Note: Passenger figures exclude transit and general aviation passengers.

**Table II: International Passengers (in thousands)**

|              |                |                |                |                |                |                |
|--------------|----------------|----------------|----------------|----------------|----------------|----------------|
| Cancún       | 2,252.8        | 2,009.9        | (10.78)        | 4,747.2        | 3,863.8        | (18.61)        |
| Cozumel      | 143.7          | 98.0           | (31.80)        | 316.7          | 162.4          | (48.72)        |
| Huatulco     | 8.6            | 10.8           | 25.58          | 42.2           | 50.3           | 19.19          |
| Merida       | 28.0           | 31.6           | 12.86          | 62.8           | 69.3           | 10.35          |
| Minatitlan   | 0.7            | 0.9            | 28.57          | 1.5            | 1.9            | 26.67          |
| Oaxaca       | 13.4           | 16.2           | 20.90          | 31.1           | 38.9           | 25.08          |
| Tapachula    | 1.4            | 1.1            | (21.43)        | 2.7            | 2.4            | (11.11)        |
| Veracruz     | 14.2           | 16.3           | 14.79          | 28.2           | 32.1           | 13.83          |
| Villahermosa | 9.7            | 11.0           | 13.40          | 19.8           | 21.3           | 7.58           |
| <b>TOTAL</b> | <b>2,472.5</b> | <b>2,195.8</b> | <b>(11.19)</b> | <b>5,252.2</b> | <b>4,242.4</b> | <b>(19.23)</b> |

Note: Passenger figures exclude transit and general aviation passengers.

**Table III: Total Passengers (in thousands)**

|              |                |                |               |                |                |                |
|--------------|----------------|----------------|---------------|----------------|----------------|----------------|
| Cancún       | 2,795.4        | 2,638.0        | (5.63)        | 5,752.0        | 4,933.2        | (14.24)        |
| Cozumel      | 163.3          | 115.9          | (29.03)       | 362.3          | 194.1          | (46.43)        |
| Huatulco     | 69.2           | 93.8           | 35.55         | 159.6          | 208.1          | 30.39          |
| Merida       | 248.6          | 238.5          | (4.06)        | 480.1          | 488.1          | 1.69           |
| Minatitlan   | 36.2           | 43.0           | 18.78         | 66.1           | 86.7           | 31.16          |
| Oaxaca       | 125.4          | 126.8          | 1.12          | 271.8          | 281.6          | 3.61           |
| Tapachula    | 46.5           | 44.9           | (3.44)        | 95.5           | 90.5           | (5.24)         |
| Veracruz     | 143.4          | 173.6          | 21.06         | 275.8          | 332.4          | 20.52          |
| Villahermosa | 178.1          | 177.3          | (0.45)        | 343.4          | 353.3          | 2.88           |
| <b>TOTAL</b> | <b>3,806.1</b> | <b>3,651.8</b> | <b>(4.05)</b> | <b>7,806.6</b> | <b>6,968.1</b> | <b>(10.74)</b> |

Note: Passenger figures exclude transit and general aviation passengers.

**Consolidated Results for 2Q06**

**Total revenues** for 2Q06 declined year-over-year by 2.84% to Ps.574.2 million. This was mainly due to:

a decline of 1.89% in revenues from aeronautical services, principally as a result of the above-mentioned decrease in passenger traffic; and

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a decline of 5.20% in revenues from non-aeronautical services, principally as result of the 4.28% decrease in commercial revenues, which were also negatively impacted by Hurricane Wilma.

ASUR classifies revenues from the following activities as commercial revenues: duty free, car rental, retail, banking and currency exchange, advertising, teleservices, non-permanent ground transportation, food and beverage and parking lots.



**Commercial revenues** declined year-over-year by 4.28%, mainly due to the decline in passenger traffic and the lack of revenue from leased spaces in Terminal 1 (the charter terminal) of Cancun Airport, which is currently not in operation as a result of damage inflicted by Hurricane Wilma in October 2005. The decline in commercial revenues was principally the result of the following decreases:

2.39% in retail revenues;

17.34% in revenues from banking and currency exchange services;

10.77% in duty free services;

67.07% in advertising revenues; and

37.58% in teleservice revenues.

These were partially offset by the following increases:

7.01% in food and beverage revenues;

10.98% in parking lots revenues;

2.90% in ground transportation revenues;

2.72% in revenues from car rental companies; and

36.66% in other income.

During the quarter, we entered into an agreement with Controladora Mera, S.A. de C.V. pursuant to which it assumed responsibility for the operation of the restaurant and snack bar at Cancun Airport's Terminal 2 as of July 1, 2006. These facilities previously had been operated directly by ASUR. In addition, Controladora Mera agreed to operate the food and beverage facilities at Cancun Airport's new Terminal 3, which will comprise 10 retail units and 2,000 square meters. The term of the contract governing food and beverage concessions in Terminal 2 was extended to a period of 10 years starting on the opening date of the first unit in Terminal 3. The amended agreement also provides for a higher concession fee paid by the leaseholder.

**Total operating costs and expenses** for 2Q06 increased 1.89% versus a year earlier, primarily as a result of:

a 4.73% increase in costs of services, mainly as a result of costs associated with the implementation of new baggage screening procedures and an increase in insurance premiums; and

a 4.81% increase in depreciation and amortization, resulting from the capitalization of investments in fixed assets and improvements made to concession assets.

This increase was partially offset by:

a 2.84% decline in concession fees, mainly due to lower revenues;

a 15.54% decline in administrative expenses, reflecting lower professional fees; and

a 5.07% decline in the cost of technical assistance, principally due to the decrease in EBITDA for the quarter (a basis for the calculation of the fee).

**Operating margin** for 2Q06 was 40.89% compared to 43.64% in the second quarter of last year. This was mainly the result of the 2.84% decline in total revenues during the period.

Mexican companies are generally required to pay the greater of their income tax liability or their asset tax liability (determined at a rate of 1.8% of the average tax value of virtually all of the company's assets (including, in ASUR's case, its concessions), less the average tax value of certain liabilities. ASUR made asset tax payments of Ps.35.6 million for 2Q06. Of these payments, Ps.12.7 million was recorded as an expense in the results for the quarter. The difference was recorded as an asset, since the Company expects to recover Ps.22.9 million as a credit against future income tax payments.

**Net income** for 2Q06 was Ps.173.3 million, a year-over-year increase of 4.58%. Earnings per common share for the quarter were Ps.0.5777, or earnings per ADS (EPADS) (one ADS represents ten series B common shares) of US\$0.5125. This compares with Ps.0.5224, or EPADS of US\$0.4901, for the same period last year.

**Table IV: Summary of Consolidated Results for 2Q06**

|                           |         |         |        |
|---------------------------|---------|---------|--------|
| Total Revenues            | 590,935 | 574,167 | (2.84) |
| Aeronautical Services     | 422,274 | 414,275 | (1.89) |
| Non-Aeronautical Services | 168,661 | 159,892 | (5.20) |
| Commercial Revenues       | 137,769 | 131,872 | (4.28) |
| Operating Profit          | 257,859 | 234,798 | (8.94) |
| <i>Operating Margin %</i> | 43.64%  | 40.89%  | (6.30) |
| EBITDA                    | 368,404 | 350,656 | (4.82) |
| <i>EBITDA Margin %</i>    | 62.34%  | 61.07%  | (2.04) |
| Net Income                | 165,720 | 173,312 | 4.58   |
| Net Income per Share      | 0.5524  | 0.5777  | 4.58   |
| Net Income per ADS        | 0.4901  | 0.5125  | 4.58   |

Note: Figures are in thousands of constant Mexican pesos as of June 30, 2006. U.S. dollar figures are calculated at the exchange rate of US\$1 = Ps. 11.2723.



**Table V: Commercial Revenues per Passenger for 2Q06**

|   |              |              |               |
|---|--------------|--------------|---------------|
| <b>Total Passengers ( '000)</b>                                       | <b>3,892</b> | <b>3,722</b> | <b>(4.37)</b> |
| <b>Total Commercial Revenues</b>                                      | 137,769      | 131,872      | (4.28)        |
| <i>Commercial revenues from direct operations</i>                     | 21,740       | 28,507       | 31.13         |
| <i>Commercial revenues excluding direct operations</i>                | 116,029      | 103,365      | (10.91)       |
| <br>  |              |              |               |
| <b>Total Commercial Revenue per Passenger</b>                         | <b>35.40</b> | <b>35.43</b> | <b>0.08</b>   |
| <i>Commercial revenue from direct operations per passenger</i>        | 5.59         | 7.66         | 37.03         |
| <i>Commercial revenue per passenger (excluding direct operations)</i> | 29.81        | 27.77        | (6.84)        |

Note: For purposes of this table, about 86,300 and 70,100 transit and general aviation passengers are included for 1Q05 and 1Q06, respectively. Revenue figures are in thousands of constant Mexican pesos as of June 30, 2006.

**Table VI: Operating Costs and Expenses for 2Q06**

|                               |                |                |             |
|-------------------------------|----------------|----------------|-------------|
| Costs of Services             | 146,925        | 153,874        | 4.73        |
| Administrative                | 26,691         | 22,544         | (15.54)     |
| Technical Assistance          | 19,367         | 18,385         | (5.07)      |
| Concession Fees               | 29,548         | 28,708         | (2.84)      |
| Depreciation and Amortization | 110,545        | 115,858        | 4.81        |
| <b>TOTAL</b>                  | <b>333,076</b> | <b>339,369</b> | <b>1.89</b> |

Note: Figures are in thousands of constant Mexican pesos as of June 30, 2006.

**Consolidated Results for the First Six Months of 2006**

**Total revenues** for the six-month period declined year-over-year by 10.25% to Ps.1,077.1 million. This was mainly due to:

a decline of 11.10% in revenues from aeronautical services, as a result of the decrease in passenger traffic during the period; and

a decrease of 8.01% in revenues from non-aeronautical services, principally as a result of the 7.52% decline in commercial revenues resulting from lower passenger traffic.

**Commercial revenues** for the six-month period fell year-over-year by 7.52% mainly due to the following declines:

9.94% in duty-free revenues;

16.17% in retail revenues;

41.51% in advertising revenues;

18.03% in revenue from banking and currency exchange services;

7.91% in revenues from ground transportation services; and

21.79% in teleservices

This was partially offset by increases of:

2.67% in food and beverage revenues;

10.28% in revenue from parking lots; and

43.16% in other revenues.

**Costs and expenses** for the six-months increased year-over-year by 1.1%, mainly due to the following:

a 5.16% increase in costs of services, mainly the result of costs associated with the implementation of new baggage screening procedures and an increase in insurance premiums; and

a 6.56% increase in depreciation and amortization, resulting from the capitalization of investments in fixed assets and improvements made to concession assets.

The increase in costs was partially offset by:

a 16.47% decline in administrative expenses reflecting lower professional fees during the period;

a 15.29% decline in technical assistance costs reflecting the corresponding decrease in EBITDA during the period; and

the 10.24% decline in concession fees mainly due to lower revenues.

**Operating margin** declined to 39.03%, down from 45.88% for the six-month period ended June 30, 2005. This was mainly the result of the 10.25% decline in total revenues during the period.



**Net income** for the six months declined by 22.10% to Ps.302.68 million. Earnings per common share for the period were Ps.1.0089, or earnings per ADS (EPADS) of US\$0.8950 (one ADS represents ten series B common shares). This compares with Ps.1.2951, or EPADS of US\$1.1490, for the same period last year.

**Table Summary of Consolidated Results for Six-Month Period VII:**

|                           |           |           |         |
|---------------------------|-----------|-----------|---------|
| Total Revenues            | 1,200,084 | 1,077,124 | (10.25) |
| Aeronautical Services     | 869,598   | 773,107   | (11.10) |
| Non-Aeronautical Services | 330,486   | 304,017   | (8.01)  |
| Commercial Revenues       | 269,710   | 249,441   | (7.52)  |
| Operating Profit          | 550,556   | 420,404   | (23.64) |
| <i>Operating Margin %</i> | 45.88%    | 39.03%    | (14.93) |
| EBITDA                    | 768,215   | 652,340   | (15.08) |
| EBITDA Margin %           | 64.01%    | 60.56%    | (5.39)  |
| Net Income                | 388,544   | 302,678   | (22.10) |
| Earnings per Share        | 1.2951    | 1.0089    | (22.10) |
| Earnings per ADS in US\$  | 1.1490    | 0.8950    | (22.10) |

Note: Figures are in thousands of constant Mexican pesos as of June 30, 2006. U.S. dollar figures are calculated at the exchange rate of US\$1 = Ps. 11.2723.

**Table VIII: Commercial Revenues for the Six-Month Period**

|   |         |         |         |
|---|---------|---------|---------|
| <b>Total Passengers ( 000)</b>  | 7,984   | 7,113   | (10.91) |
| <b>Total Commercial Revenues</b>                                      | 269,710 | 249,441 | (7.52)  |
| <i>Commercial revenues from direct operations (1)</i>                 | 42,210  | 54,705  | 29.60   |
| <i>Commercial revenues excluding direct operations</i>                | 227,500 | 194,736 | (14.40) |
| <b>Total Commercial Revenue per Passenger</b>                         | 33.78   | 35.07   | 3.82    |
| <i>Commercial revenue from direct operations per passenger(1)</i>     | 5.29    | 7.69    | 45.37   |
| <i>Commercial revenue per passenger (excluding direct operations)</i> | 28.49   | 27.38   | (3.90)  |

Note: For purposes of this table, about 177,200 and 144,600 transit and general aviation passengers are included for

6M04 and 6M05, respectively. Revenue figures are in thousands of constant Mexican pesos as of June 30, 2006.

(1) Revenues from direct commercial operations include a restaurant, a snack bar and three convenience stores.

**Table IX: ; Operating Costs and Expenses for the Six-Month Period**

|                               |                |                |             |
|-------------------------------|----------------|----------------|-------------|
| Costs of Services             | 276,609        | 290,881        | 5.16        |
| Administrative                | 54,776         | 45,754         | (16.47)     |
| Technical Assistance          | 40,479         | 34,289         | (15.29)     |
| Concession Fees               | 60,005         | 53,860         | (10.24)     |
| Depreciation and Amortization | 217,659        | 231,936        | 6.56        |
| <b>TOTAL</b>                  | <b>649,528</b> | <b>656,720</b> | <b>1.11</b> |

Note: Revenue figures are shown in thousands of constant Mexican pesos as of June 30, 2006.

### **Tariff Regulation**

The Mexican Ministry of Communications and Transportation regulates the majority of ASUR's activities through maximum rates, which represent the rates for the maximum possible revenues allowed per traffic unit at each airport.

ASUR's regulated revenues for the first six-months of the year were Ps.806.43 million, resulting in an annual average tariff per work load unit of Ps.101.10. ASUR's regulated revenues accounted for approximately 67.20% of total income for the period.

The Mexican Ministry of Communications and Transportation reviews compliance with the maximum rates on an annual basis at the close of each year.

### **Balance Sheet**

On June 30, 2006, Airport Facility Usage Rights and Airport Concessions represented 81.30% of the Company's total assets, with current assets representing 11.27% and other assets representing 7.43%.

On June 30, 2006, cash and marketable securities were Ps.1,193.71 million. On the same date, shareholder's equity was Ps.13,126.29 million and total liabilities were Ps.987.28 million, representing 93.00% and 6.99% of total assets, respectively. Total deferred liabilities represented 78.74% of the Company's total liabilities.

### **Capex**

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During the quarter, ASUR made investments of Ps.266.17 million as part of the Company's ongoing plan to modernize its airports pursuant to its master development plans. For the first six months ASUR made capital investments of Ps.417.19 million.

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**2Q06 Earnings Conference Call**

Day: Tuesday, July 25, 2006

Time: 10:00 AM US EDT; 9:00 AM Mexico City time

Dial-in number: (800) 344-1005 (US & Canada)  
(706) 634-1333 (International & Mexico)

Access Code: 2902480

Replay: Starting Tuesday, July 25, 2006 at 11:00 AM US EDT, ending at midnight US EDT on Tuesday, August 1, 2006. Dial-in number: (800) 642-1687 (US & Canada); (706) 645-9291 (International & Mexico). Access Code: 2902480.

**About ASUR:**

Grupo Aeroportuario del Sureste, S.A.B. de C.V. (ASUR) is a Mexican airport operator with concessions to operate, maintain and develop the airports of Cancun, Merida, Cozumel, Villahermosa, Oaxaca, Veracruz, Huatulco, Tapachula and Minatitlan in the southeast of Mexico. The Company is listed both on the NYSE in the U.S., where it trades under the symbol ASR, and on the Mexican Bolsa, where it trades under the symbol ASUR. One ADS represents ten (10) series B shares.

*Some of the statements contained in this press release discuss future expectations or state other forward-looking information. Those statements are subject to risks identified in this press release and in ASUR's filings with the SEC. Actual developments could differ significantly from those contemplated in these forward-looking statements. The forward-looking information is based on various factors and was derived using numerous assumptions. Our forward-looking statements speak only as of the date they are made and, except as may be required by applicable law, we do not have an obligation to update or revise them, whether as a result of new information, future or otherwise.*

**### TABLES TO FOLLOW ###**

**Operating Results per Airport****Cancun**

|                           |         |         |        |         |         |         |
|---------------------------|---------|---------|--------|---------|---------|---------|
| Aeronautical Revenues     | 321,804 | 311,208 | (3.29) | 662,912 | 569,098 | (14.15) |
| Non-aeronautical Revenues | 136,027 | 130,144 | (4.32) | 268,270 | 244,638 | (8.81)  |
| Operating Profit          | 247,592 | 227,707 | (8.03) | 517,460 | 400,327 | (22.64) |
| EBITDA                    | 316,543 | 301,915 | (4.62) | 654,865 | 548,983 | (16.17) |

**Cozumel**

|                           |        |        |         |        |         |          |
|---------------------------|--------|--------|---------|--------|---------|----------|
| Aeronautical Revenues     | 19,190 | 14,087 | (26.59) | 42,844 | 23,063  | (46.17)  |
| Non-aeronautical Revenues | 6,119  | 3,752  | (38.68) | 12,160 | 6,565   | (46.01)  |
| Operating Profit          | 8,686  | 1,741  | (79.96) | 21,465 | (1,985) | (109.25) |
| EBITDA                    | 14,099 | 7,443  | (47.21) | 32,285 | 9,409   | (70.86)  |

**Merida**

|                           |        |        |        |        |        |       |
|---------------------------|--------|--------|--------|--------|--------|-------|
| Aeronautical Revenues     | 22,959 | 22,814 | (0.63) | 45,025 | 46,257 | 2.74  |
| Non-aeronautical Revenues | 9,132  | 9,112  | (0.22) | 17,034 | 18,802 | 10.38 |
| Operating Profit          | 577    | 2,524  | 337.44 | 4,733  | 8,460  | 78.74 |
| EBITDA                    | 11,488 | 11,387 | (0.88) | 23,585 | 26,191 | 11.05 |

**Villahermosa**

|                           |        |        |         |        |        |         |
|---------------------------|--------|--------|---------|--------|--------|---------|
| Aeronautical Revenues     | 16,279 | 17,701 | 8.74    | 31,308 | 34,719 | 10.89   |
| Non-aeronautical Revenues | 5,133  | 5,333  | 3.90    | 9,801  | 10,510 | 7.23    |
| Operating Profit          | 3,659  | 2,178  | (40.48) | 8,851  | 7,850  | (11.31) |
| EBITDA                    | 9,268  | 8,647  | (6.70)  | 20,072 | 20,780 | 3.53    |

**Others**

|                           |         |        |        |         |        |        |
|---------------------------|---------|--------|--------|---------|--------|--------|
| Aeronautical Revenues     | 42,042  | 48,465 | 15.28  | 87,509  | 99,970 | 14.24  |
| Non-aeronautical Revenues | 12,250  | 11,551 | (5.71) | 23,221  | 23,502 | 1.21   |
| Operating Profit          | (2,655) | 648    | 124.41 | (1,953) | 5,752  | 394.52 |
| EBITDA                    | 17,006  | 21,264 | 25.04  | 37,408  | 46,977 | 25.58  |

**TOTAL**

|                           |         |         |        |         |         |         |
|---------------------------|---------|---------|--------|---------|---------|---------|
| Aeronautical Revenues     | 422,274 | 414,275 | (1.89) | 869,598 | 773,107 | (11.10) |
| Non-aeronautical Revenues | 168,661 | 159,892 | (5.20) | 330,486 | 304,017 | (8.01)  |
| Operating Profit          | 257,859 | 234,798 | (8.94) | 550,556 | 420,404 | (23.64) |
| EBITDA                    | 368,404 | 350,656 | (4.82) | 768,215 | 652,340 | (15.08) |

Note: All figures are in thousands of constant Mexican pesos as of June 30, 2006.



Grupo Aeroportuario del Sureste, S.A.B. de C.V.  
Consolidated Balance Sheet as of June 30th, 2006 and 2005

Thousands of Mexican pesos in purchasing power as of June 30th, 2006

| I t e m                                     | June 2005         | June 2006         | Variation        | %             |
|---|-------------------|-------------------|------------------|---------------|
| <b>A s s e t s</b>                          |                   |                   |                  |               |
| <b><u>Current Assets</u></b>                |                   |                   |                  |               |
| Cash and cash equivalents                   | 1,345,054         | 1,193,710         | (151,344)        | (11.25)       |
| Trade receivables, net                      | 254,264           | 256,102           | 1,838            | 0.72          |
| Recoverable taxes and other current assets  | 33,644            | 140,377           | 106,733          | 317.24        |
| <b>Total Current Assets</b>                 | <b>1,632,962</b>  | <b>1,590,189</b>  | <b>(42,773)</b>  | <b>(2.62)</b> |
| <b><u>Fixed Assets</u></b>                  |                   |                   |                  |               |
| Machinery, furniture and equipment, net     | 109,470           | 237,612           | 128,142          | 117.06        |
| Rights to use airport facilities, net       | 2,198,109         | 2,079,882         | (118,227)        | (5.38)        |
| Improvements to use airport facilities, net | 1,188,430         | 1,590,143         | 401,713          | 33.80         |
| Constructions in process                    | 498,241           | 568,853           | 70,612           | 14.17         |
| Others                                      | 9,594             | 140,145           | 130,551          | 1,360.76      |
| <b>Total Fixed Assets</b>                   | <b>4,003,844</b>  | <b>4,616,635</b>  | <b>612,791</b>   | <b>15.31</b>  |
| <b><u>Deferred Assets</u></b>               |                   |                   |                  |               |
| Airports concessions, net                   | 8,045,524         | 7,804,875         | (240,649)        | (2.99)        |
| Deferred income taxes                       | -                 | -                 | -                | -             |
| Other                                       | 100,676           | 101,873           | 1,197            | 1.19          |
| <b>Total Deferred Assets</b>                | <b>8,146,200</b>  | <b>7,906,748</b>  | <b>(239,452)</b> | <b>(2.94)</b> |
| <b>Total Assets</b>                         | <b>13,783,006</b> | <b>14,113,572</b> | <b>330,566</b>   | <b>2.40</b>   |
| <b><u>Liabilities and Stockholders'</u></b> |                   |                   |                  |               |
| <b><u>Equity</u></b>                        |                   |                   |                  |               |
| <b><u>Current Liabilities</u></b>           |                   |                   |                  |               |
| Trade accounts payable                      | 6,791             | 8,451             | 1,660            | 24.44         |
| Notes payable                               | -                 | -                 | -                | -             |
| Accrued expenses and others payables        | 173,951           | 185,940           | 11,989           | 6.89          |
| <b>Total Current Liabilities</b>            | <b>180,742</b>    | <b>194,391</b>    | <b>13,649</b>    | <b>7.55</b>   |
| <b><u>Long term liabilities</u></b>         |                   |                   |                  |               |
| Other                                       | 13,924            | 15,507            | 1,583            | 11.37         |
| Deferred income taxes                       | 616,547           | 733,666           | 117,119          | 19.00         |
| Deferred employees profit sharing           | 38,690            | 37,496            | (1,194)          | (3.09)        |

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|   |                   |                   |                |              |
|---|-------------------|-------------------|----------------|--------------|
| Labor Obligations                                 | 793               | 6,219             | 5,426          | 684.24       |
| <b>Total long term liabilities</b>                | <b>669,954</b>    | <b>792,888</b>    | <b>122,934</b> | <b>18.35</b> |
| <b>Total Liabilities</b>                          | <b>850,696</b>    | <b>987,279</b>    | <b>136,583</b> | <b>16.06</b> |
| <b><u>Stockholders' Equity</u></b>                |                   |                   |                |              |
| Capital stock                                     | 11,932,258        | 11,932,258        | -              | -            |
| Legal Reserve                                     | 103,205           | 131,251           | 28,046         | 27.18        |
| Share repurchase reserve                          | 508,303           | 754,170           | 245,867        | 48.37        |
| Net Income for the period                         | 388,544           | 302,678           | (85,866)       | (22.10)      |
| Retained earnings                                 | -                 | 5,936             | 5,936          | -            |
| <b>Total Stockholders' Equity</b>                 | <b>12,932,310</b> | <b>13,126,293</b> | <b>193,983</b> | <b>1.50</b>  |
| <b>Total Liabilities and Stockholders' Equity</b> | <b>13,783,006</b> | <b>14,113,572</b> | <b>330,566</b> | <b>2.40</b>  |

Grupo Aeroportuario del Sureste, S.A.B. de C.V.  
Consolidated Statement of Income from January 1st, to June 30th, 2006 and  
2005

Thousands of Mexican pesos in purchasing power as of June 30th, 2006

| I t e m                                | Accumulative<br>2005 | Accumulative<br>2006 | Variation<br>% | Quarter<br>2005 | Quarter<br>2006 | Variation<br>% |
|--|----------------------|----------------------|----------------|-----------------|-----------------|----------------|
| <b>Revenues</b>                        |                      |                      |                |                 |                 |                |
| Aeronautical Services                  | 869,598              | 773,107              | (11.10)        | 422,274         | 414,275         | (1.89)         |
| Non-Aeronautical Services              | 330,486              | 304,017              | (8.01)         | 168,661         | 159,892         | (5.20)         |
| <b>Total Revenues</b>                  | <b>1,200,084</b>     | <b>1,077,124</b>     | <b>(10.25)</b> | <b>590,935</b>  | <b>574,167</b>  | <b>(2.84)</b>  |
| <b>Operating Expenses</b>              |                      |                      |                |                 |                 |                |
| Cost of services                       | 276,609              | 290,881              | 5.16           | 146,925         | 153,874         | 4.73           |
| General and administrative expenses    | 54,776               | 45,754               | (16.47)        | 26,691          | 22,544          | (15.54)        |
| Technical Assistance                   | 40,479               | 34,289               | (15.29)        | 19,367          | 18,385          | (5.07)         |
| Concession fee                         | 60,005               | 53,860               | (10.24)        | 29,548          | 28,708          | (2.84)         |
| Depreciation and Amortization          | 217,659              | 231,936              | 6.56           | 110,545         | 115,858         | 4.81           |
| <b>Total Operating Expenses</b>        | <b>649,528</b>       | <b>656,720</b>       | <b>1.11</b>    | <b>333,076</b>  | <b>339,369</b>  | <b>1.89</b>    |
| <b>Operating Income</b>                | <b>550,556</b>       | <b>420,404</b>       | <b>(23.64)</b> | <b>257,859</b>  | <b>234,798</b>  | <b>(8.94)</b>  |
| <b>Comprehensive Financing cost</b>    | <b>8,057</b>         | <b>43,466</b>        | <b>439.48</b>  | <b>6,038</b>    | <b>34,469</b>   | <b>470.87</b>  |
| <b>Extraordinary and Special Items</b> |                      |                      |                |                 |                 |                |
| Extraordinary Items                    | 15                   | 4,236                | 28,140.00      | 15              | 3,009           | 19,960.00      |
| Special items ( NMO Restructuring )    | -                    | -                    | -              | (15)            | -               | (100.00)       |
| <b>Income Before Income Taxes</b>      | <b>558,598</b>       | <b>459,634</b>       | <b>(17.72)</b> | <b>263,897</b>  | <b>266,258</b>  | <b>0.89</b>    |
| Provision for Income Taxes             | 16,104               | 25,081               | 55.74          | 10,274          | 12,687          | 23.49          |
| Deferred income taxes                  | 153,950              | 131,875              | (14.34)        | 87,903          | 80,259          | (8.70)         |
| Deferred employees profit sharing      | -                    | -                    | -              | -               | -               | -              |

| <b>Net Income for the</b>        |                |                |                |                |                |             |
|----------------------------------|----------------|----------------|----------------|----------------|----------------|-------------|
| <b>Year</b>                      | <b>388,544</b> | <b>302,678</b> | <b>(22.10)</b> | <b>165,720</b> | <b>173,312</b> | <b>4.58</b> |
| Earning per share                | <b>1.2951</b>  | <b>1.0089</b>  | <b>(22.10)</b> | <b>0.5524</b>  | <b>0.5777</b>  | <b>4.58</b> |
| Earning per ads usd              | <b>1.1490</b>  | <b>0.8950</b>  | <b>(22.10)</b> | <b>0.4901</b>  | <b>0.5125</b>  | <b>4.58</b> |
| Exchange rate per dollar 11.2723 |                |                |                |                |                |             |

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Grupo Aeroportuario del Sureste, S.A.B. de C.V.

Consolidated Statement of Changes in Financial Position from January 1st, to June 30th,  
2006 and 2005

Thousands of Mexican pesos in purchasing power as of June 30th, 2006

| Item  | Accumulative<br>2005 | Accumulative<br>2006 | Variation<br>%  | Quarter<br>2005  | Quarter<br>2006  | Variation<br>%  |
|---|----------------------|----------------------|-----------------|------------------|------------------|-----------------|
| <b>Net Income for the Year</b>                                | <b>388,544</b>       | <b>302,678</b>       | <b>(22.10)</b>  | <b>165,720</b>   | <b>173,312</b>   | <b>4.58</b>     |
| Depreciation and Amortization                                 | 217,659              | 231,936              | 6.56            | 110,545          | 115,858          | 4.81            |
| <b>Resources provided by operations</b>                       | <b>606,203</b>       | <b>534,614</b>       | <b>(11.81)</b>  | <b>276,265</b>   | <b>289,170</b>   | <b>4.67</b>     |
| <b>Changes in operating assets and liabilities:</b>           |                      |                      |                 |                  |                  |                 |
| Decrease (increase) in:                                       |                      |                      |                 |                  |                  |                 |
| Trade receivables   | (33,463)             | (92,227)             | 175.61          | 23,430           | 1,183            | (94.95)         |
| Recoverable taxes and other current assets                    | (1,266)              | (9,769)              | 671.64          | 4,183            | (23,948)         | (672.51)        |
| Other deferred assets   | 10,198               | (20,052)             | (296.63)        | 11,493           | (940)            | (108.18)        |
| Increase (decrease) in:                                       |                      |                      |                 |                  |                  |                 |
| Trade accounts payable  | (4,649)              | (13,637)             | 193.33          | 1,132            | 873              | (22.88)         |
| Accrued expenses and others payables                          | 993                  | (217,746)            | (22,028.10)     | (1,374)          | (87,259)         | 6,250.73        |
| Long term liabilities   | 14,044               | 90,740               | 546.11          | (31,863)         | 56,601           | (277.64)        |
| Resources provided by (used for) working capital              | <b>(14,143)</b>      | <b>(262,691)</b>     | <b>1,757.39</b> | <b>7,001</b>     | <b>(53,490)</b>  | <b>(864.03)</b> |
| <b>Resources provided by (used for) operating activities</b>  | <b>592,060</b>       | <b>271,923</b>       | <b>(54.07)</b>  | <b>283,266</b>   | <b>235,680</b>   | <b>(16.80)</b>  |
| <b>Resources provided by (used for) financing activities:</b> | <b>(193,451)</b>     | <b>(204,600)</b>     | <b>5.76</b>     | <b>(193,451)</b> | <b>(204,600)</b> | <b>5.76</b>     |
| Notes payable   | -                    | -                    | -               | -                | -                | -               |
| Others  | (193,451)            | (204,600)            | 5.76            | (193,451)        | (204,600)        | 5.76            |
| <b>Resources provided by (used for) investing activities:</b> | <b>(245,514)</b>     | <b>(417,191)</b>     | <b>69.93</b>    | <b>(144,308)</b> | <b>(266,171)</b> | <b>84.45</b>    |
| Investments in machinery, furniture and equipment, net        | (28,156)             | (134,070)            | 376.17          | (18,681)         | (125,934)        | 574.13          |
| Investments in rights to use airport facilities               | -                    | -                    | -               | -                | -                | -               |
| Investments in constructions in process                       | (229,196)            | (349,205)            | 52.36           | (124,673)        | (176,090)        | 41.24           |

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|   |                  |                  |                 |                  |                  |                |
|---|------------------|------------------|-----------------|------------------|------------------|----------------|
| Investments in others   | 11,838           | 66,084           | 458.24          | (954)            | 35,853           | (3,858.18)     |
| <b>Increase (Decrease) in cash<br/>and cash equivalents</b>                 | <b>153,095</b>   | <b>(349,868)</b> | <b>(328.53)</b> | <b>(54,493)</b>  | <b>(235,091)</b> | <b>331.42</b>  |
| Cash and cash equivalents at<br>beginning of the financial period           | 1,191,959        | 1,543,578        | 29.50           | 1,399,547        | 1,428,801        | 2.09           |
| <b>Cash and cash equivalents at<br/>the end of the financial<br/>period</b> | <b>1,345,054</b> | <b>1,193,710</b> | <b>(11.25)</b>  | <b>1,345,054</b> | <b>1,193,710</b> | <b>(11.25)</b> |

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**SIGNATURES**

Pursuant to the requirements of the Securities Exchange Act of 1934, the registrant has duly caused this report to be signed on its behalf by the undersigned, thereunto duly authorized.

Grupo Aeroportuario del Sureste, S.A.B. de C.V.

By: /s/ ADOLFO CASTRO RIVAS  
Adolfo Castro Rivas  
Director of Finance

Date: July 24, 2006