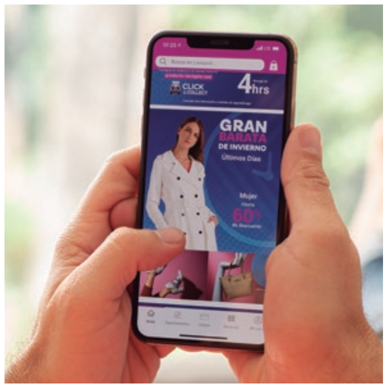
Annual Report 2020



El Puerto de Liverpool

FINANCIAL Highlights

Operations	2020	2019	% Var.	2018	2017
Number of Liverpool stores	122	123	-0.8%	136	131
Number of Suburbia stores	165	157	5.1%	131	124
Number of Galerías shopping centers	28	28	0.0%	27	27
Credit customers[1]	5,692,357	5,570,058	2.2%	5,055,293	4,703,986
Results					
Total revenue	115,472,547	144,233,507	-19.9%	135,534,751	122,168,279
Revenue from retail	100,939,628	127,322,604	-20.7%	120,276,234	108,583,138
Revenue from credit	11,953,744	13,357,448	-10.5%	11,786,071	10,480,928
Revenue from real estate	2,579,175	3,553,455	-27.4%	3,472,446	3,104,213
Operating profit[2]	3,812,100	19,171,201	-80.1%	16,925,369	15,231,684
Net profit[2]	750,115	12,383,120	-93.9%	11,704,347	9,885,690
EBITDA[2]	9,006,327	23,876,638	-62.3%	20,236,643	18,350,475
EBITDA margin[2]	7.8%	16.6%	-8.75 bps	14.9%	15.0%
Profit per share[2]	0.56	9.23	-93.9%	8.72	7.37

1 Includes Suburbia cards.
2 Considers IFRS 9 and 16 since 2019.
Figures in thousands of Mexican pesos, except EBITDA margin and Profit per share.

115,473
millions of Mexican pesos, total revenue

750*
millions of Mexican pesos, net profit

* Includes IFRS 9 and 16 effects.

9,006*
millions of Mexican pesos, EBITDA

72,549
employees

60%
women

13,077
active suppliers

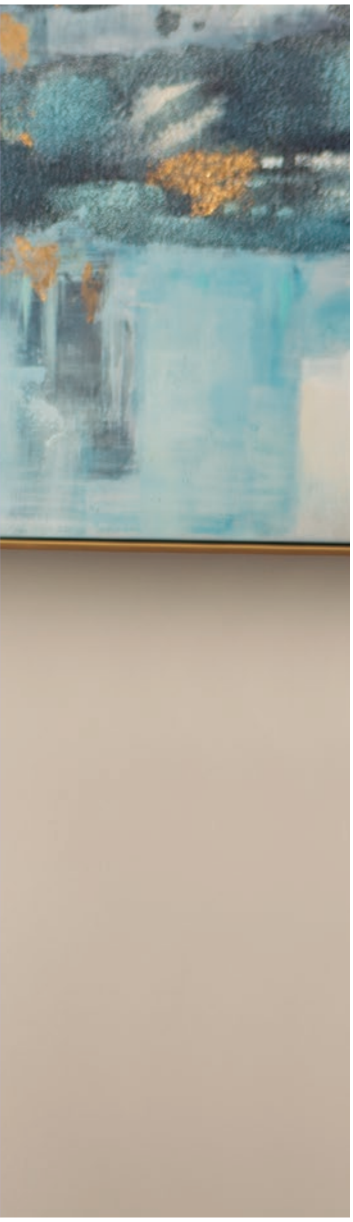
34%
of our energy consumption is renewable

36%
of packaging in our commercial business incorporates circular economy criteria

Resilience

AT EL PUERTO DE LIVERPOOL

The health of our associates, customers and suppliers has been our top priority. All of our retail locations were shut down on March 31st.



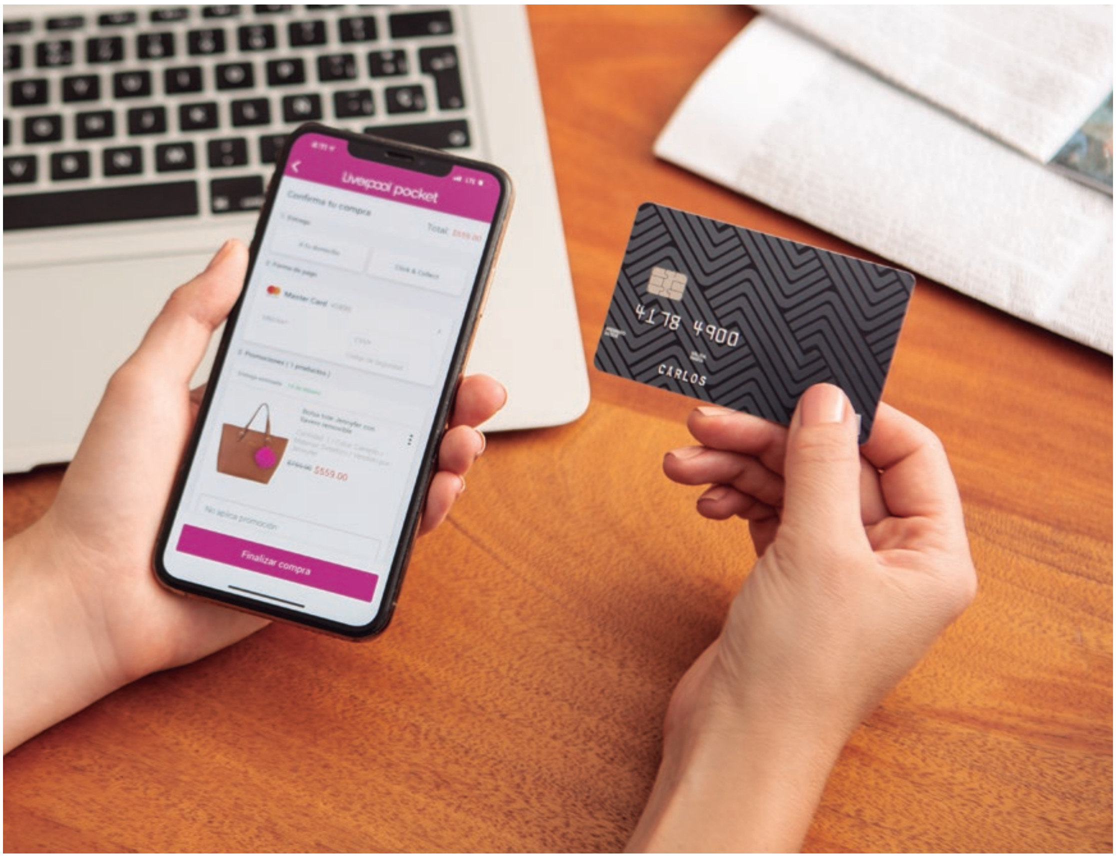
REPORT OF THE BOARD OF DIRECTORS TO THE SHAREHOLDERS' MEETING

Year 2020 gave El Puerto de Liverpool the opportunity to prove it has the people, the infrastructure and the financial strength required to navigate through unexpected situations while continuing to serve its customers.

The COVID-19 crisis resulted in the shutdown of our retail locations, fully at first, followed by a variety of operating restrictions and measures.

Since the Mexican government declared a public health emergency on March 30th, 2020, our associates', customers' and suppliers' health became our top priority. On March 31st we shut down all of our retail locations until mid May. We immediately set in motion our business continuity plan, under which our administrative associates began working remotely, and succeeded in continuing their activities without major interruption.

As an Omnichannel company, our digital and logistical infrastructure enabled us to continue serving customers through home delivery, which grew to account for 100% of our sales. A growing number of customers began using our digital platform both


Liverpool pocket
Finalizar compra
4178 4900
CARLOS


CLICK
&COLLECT
Compra en línea, recoge desde tu auto
Liverpool
Liverpool

for shopping and for managing and paying their credit card accounts. A growth in online sales, more users and more visits to our website, as well as higher conversion rates, was the reflection of such situation. With the reopening of our department stores, under a number of restrictions, Click & Collect became increasingly popular.

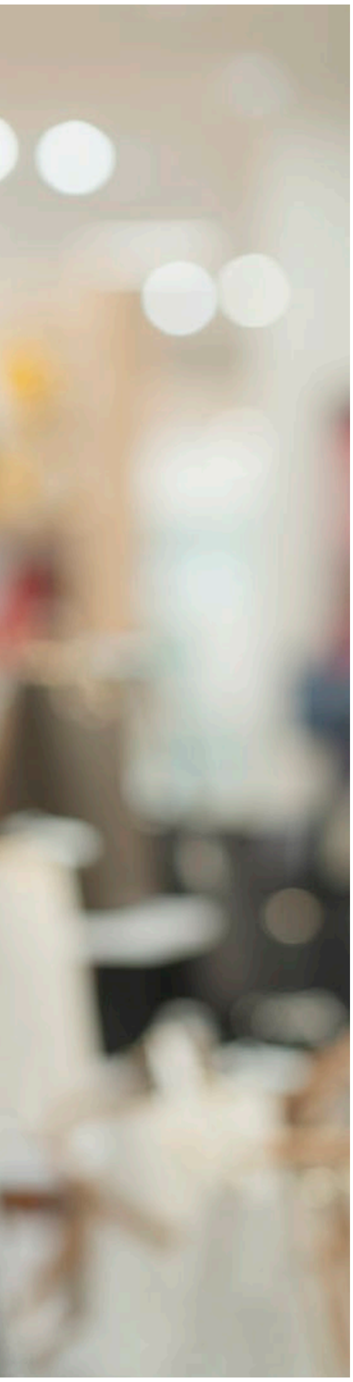
Preserving the Group's financial strength became paramount, particularly, preserving our cash flow. Inventory optimization efforts were activated almost immediately. Operating expenses were trimmed through various initiatives, and we kept up investment only in projects already underway. The two Liverpool stores planned to open during the year were postponed until more visibility on cash flow and the course of the pandemic are determined. We kept our credit portfolio healthy by offering solutions to customers while applying strict criteria for granting new credits. We fully paid all of our debt maturities during the year.

Regarding Environmental, Social and Governance (ESG) elements, this year we updated our materiality study resulting in a rethinking of the topics most relevant to the Company and our different stakeholders—customers, employees, suppliers, investors, authorities and media. Such exercise was the starting point for a sustainability strategy entitled "El Puerto de Liverpool's Footprint," integrated by six focal priorities.

We would like to extend our thanks to Ricardo Guajardo, Esteban Malpica and Jorge Salgado for their years of dedication as members of our Board, and welcome Andrea Hernández, José Cohen and Alejandro Ramírez, who joined our Board this year.

With the reopening of our department stores, under a number of restrictions, **Click & Collect** became increasingly popular.

We engaged a renowned **medical team** who helped us to understand **COVID-19** and its implications, identifying the **basic care measures** and the **47 protocols** we should follow.



THE CORNERSTONE: Our people

El Puerto de Liverpool is deeply convinced that employees are the heart of our business, and we had a chance to prove it during the pandemic, through actions to protect their health and well-being. Being 2020 an unprecedented year, we did what was necessary as a company to be there for our people, caring for them and offering a comprehensive quality of life plan that enabled them to stay on track despite the uncertainty.

We began the process by engaging the support of a renowned medical team who helped us to understand COVID-19 and its implications, identifying the basic care measures and the 47 protocols we should follow. We created the “Safe Space” concept (“Safe Store” at Suburbia) which involved measures for promptly detecting whether an employee or customer had symptoms, to isolate them and follow up as necessary to avoid further spread of the virus. We identified personnel with special vulnerabilities and assigned them, in most cases, to remote responsibilities so they could continue contributing to the business productively while protecting their health.

At the same time, we introduced a series of measures to support our employees, which included:

- During the months our stores were closed, we extended special emergency support funds totaling 124 million pesos and benefiting 31,047 people.

- We welcomed 10,000 new employees to the Hospital Support program, a plan that offers economic aid for hospitalization to those who do not have Major Medical Insurance.

Our interest in being there for our employees is part of everything we do. A Quality of Life program offering emotional, social and, medical counseling and care was implemented, including initiatives such as:

- Preparedness talks on COVID-19, mourning, and respiratory illness for more than 5,000 employees. The appointment of Wellness Ambassadors and Contagion Control Supervisors were implemented.

- Weekly activities that benefited more than 36,000 employees, including 36 wellness talks, 30 sports classes and a virtual race to benefit charitable causes.

- Psychological helpline open 24/7, to follow up on cases from 650 employees.

- Flu Vaccine Campaign, in partnership with Social Security, on which we applied 13,000 vaccines, 58% more than the year before.

Taking advantage of our operating closure, and to face organizational and personal challenges relating to the pandemic, we stepped up our digital training efforts for employees on topics like leadership, digital transformation and change management. We also retrained employees in remote customer service and sales, as well as credit advisors and digital experience experts. We provided more than 30,000 hours of virtual and online training.

Aiming to stay close to employees, we launched communications and media campaigns to reinforce the "Safe Space" strategy as well as to create bonds between executives and employees, through two major campaigns: "United through the distance," and "Caring for you, caring for all of us," through which we distributed important information, educated and raised awareness about the importance of self-care protocols. We also launched a ChatBot, a new commu-

nication channel that provides a rapid, timely and official response to employees' questions, representing another big step toward solving recurring subjects.

Employees were active in continuous improvement initiatives to keep up with the Group's evolution. Developing a QR code for workplace access, renewal of the Click & Collect curbside pickup system, and improvements in last-mile home delivery by sales associates are examples of the aforementioned.

Our employees are our most important asset, that's why in 2020 our actions were a token of our commitment toward them, their well-being and their development.

Sustainability:

EL PUERTO DE LIVERPOOL'S FOOTPRINT

In a complex year, we continued a variety of **sustainability actions** in **social, environmental and governance issues**, as a strategic aspect for the Company.

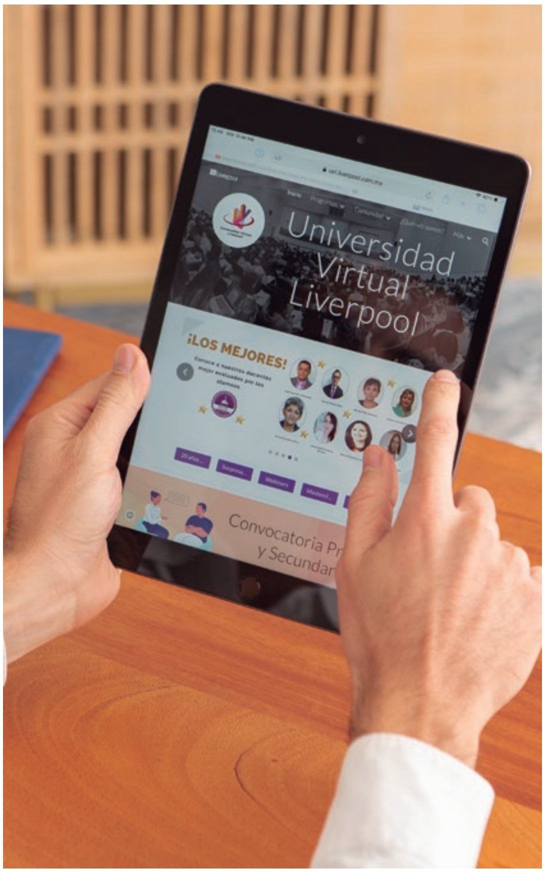
Through a materiality analysis, we prioritized our Environmental, Social and Governance (ESG) issues and rebalanced the most relevant aspects for the Company and its stakeholders. We also launched a new sustainability strategy called "El Puerto de Liverpool's Footprint", focalizing six priorities. Each of these will be managed by a multi-disciplinary Work Desk, adding to our mission of customer service. The Sustainability Desk, led by our Chief Executive Officer, will oversee this effort.

In a complex year, we continued a variety of sustainability actions in social, environmental and governance issues, as a strategic aspect for the Company.

Social footprint

In addition to the priority efforts outlined above, for the purpose of protecting employee and customer health at all times, we worked to reduce the socioeconomic impact of the pandemic on Mexican society. We supported vulnerable communities by donating food, computer equipment and other products for those who needed the most, through various charitable organizations, including those that work with the elderly and frontline healthcare workers, a support of $1.2 million pesos was provided.

We continue to promote a **culture of diversity and inclusion**, both in hiring and in opportunities for professional advancement. In 2020, **60% of our overall workforce and 42% of middle and senior management were women.**



Liverpool Virtual University (UVL), a 20-year-old program offering employees the opportunity to learn skills that strengthen their employability, went 100% online during the pandemic. This change was also inspired by the Company's ongoing quest to promote education in Mexico, allowing us to spread the University's offering to the general public for the first time, thus recording encouraging response.

We remain deeply committed to training and development of human capital, particularly through our Leadership and Customer Experience programs. With these we reinforce team management and internal communications, while promoting a healthy working environment that improves our ability to meet rapidly-changing customer expectations.

We continue to promote a culture of diversity and inclusion, both in hiring and in opportunities for professional advancement. In 2020, 60% of our overall workforce and 42% of middle and senior management were women.

Employee turnover closed 2020 at 19%, a considerable improvement over the previous year, reflecting the extent of employee loyalty toward the Company as well as El Puerto de Liverpool's commitment to preserving jobs during the pandemic.

Environmental footprint

We work to combat climate change through two types of effort: reducing energy consumption through efficiency initiatives, such as replacing lighting fixtures with LED technology, and procuring our energy needs from sustainable sources, both through solar panels and through clean energy suppliers.

Governance footprint

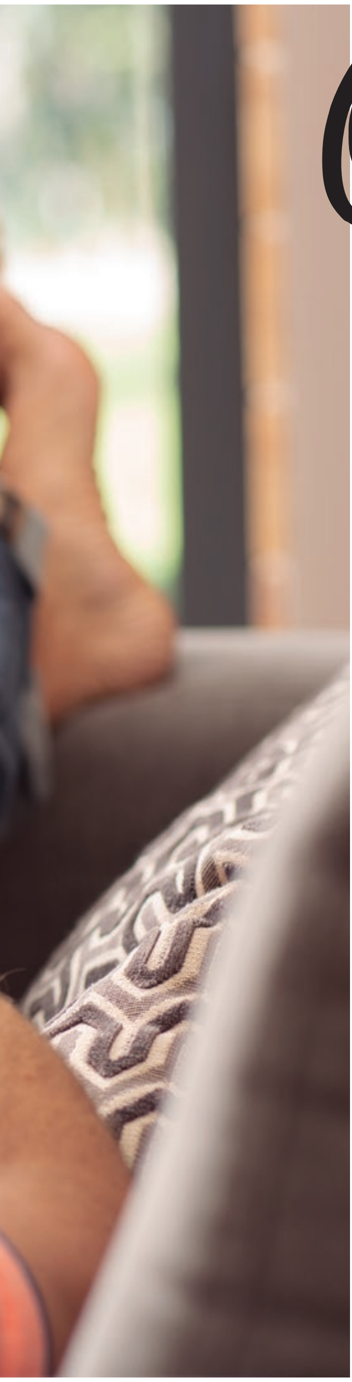
With the accelerated growth in online sales, protecting our customers' data security and privacy has become increasingly important. We have created a Security Operation Center (SOC) for actively monitoring and responding to possible cyber-threats. Also, for the second year in a row, we obtained the International Security Certification PCI-DSS for the use of external payment cards.

Through our "Responsible Sourcing" program, focused on suppliers of Suburbia store private label merchandise, strategic suppliers to Liverpool, and some of the proprietary brands, we reiterate our commitment to inculcate our values across the entire block chain, thus leaving a positive mark on society. We audit such suppliers to confirm their level of compliance with the principles of the Ethical Trade Initiative, which incorporates labor aspects such as working conditions or child labor prevention. We encourage them to address and correct any findings resulting from this process, as we develop an exit plan in case the risk associated with the finding is deemed very high or critical, should the supplier fail to comply.

This was a year of documented progress in terms of compliance and integrity, highlighting the publication of our Code of Conduct, a document that guides the conduct of all of us at El Puerto de Liverpool toward our internal and external stakeholders. We also integrated a compliance office, both actions resulting in an improvement from number 374 to number 26 in the ranking of the "500 Companies Against Corruption".

157%

increase in digital sales.



Omnichannel

CONSOLIDATION

The events of 2020 confirmed the Group's Omnichannel essence. The contribution and support that our department stores and other store fronts received from El Puerto de Liverpool's Digital arm was crucial to the growth in the preference and number of customers.

At the start of the pandemic, digital channels increased their sales by 5.1 times, the number of new digital clients grew by almost seven times, and visits to liverpool.com.mx were 2.3 times higher than the previous year. During the weeks when we were fully closed, 100% of our sales took place on the digital platform and, once our stores reopened, the support continued due to restrictions on our operations. Our vision for this business for the next five years was achieved in a matter of days.

The annual result was higher than what we expected. Digital sales grew 157%, the number of sessions doubled, and the number of active Liverpool Pocket users nearly tripled. Digital sales accounted for 29% of Liverpool's businesses in 2020. For Suburbia, the digital channel grew by five times year-over-year, now including Big Ticket merchandise.

Our logistics area faced significant challenges, when **100% of our sales** were converted into **home delivery** for several weeks while both stores and **Click & Collect modules** were closed.

Marketplace, available on digital platforms and the seller's app, continues to develop, recording sales growth of more than seven times over the previous year.

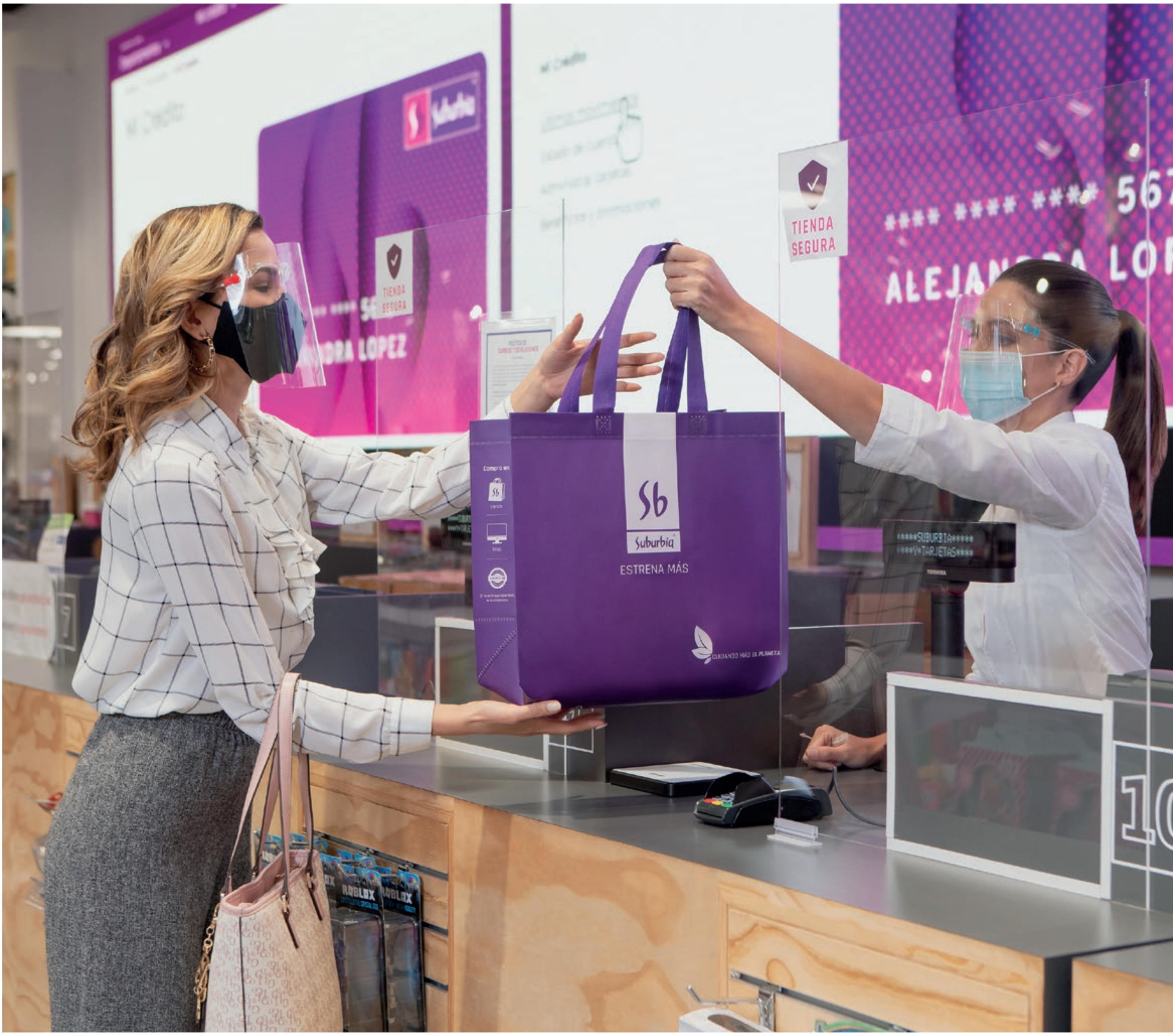
Anticipating our customer's needs by knowing them better as we provide personalized information for them, is enabled through the "Customer Experience and Analysis" initiative.

Important initiatives have been launched focused on customer experience and service: eWallet, Express Checkout, search engine improvements, the addition of Big Ticket items at Suburbia, the launch of gap.com.mx and size recommendations. The Digital Marketing team was restructured, resulting in shorter implementation times.

Our Contact Center handled more than 11.7 million interactions during the year, an 85% increase over 2019. Much of this traffic was channeled through social media like WhatsApp, making us a global success story.

Delivery volume swelled 400% during the most critical months, and during the year as a whole, it increased 2.5 times. At the same time, the logistics workforce was reduced due to COVID-19 issues. New delivery methods were introduced to complement our internal capacity through outsourcing. Despite these challenges, 91% of orders were delivered on or before the promised date. Click & Collect accounted for 20% of deliveries during the year.


CLICK&COLLECT
Compra en línea, recoge desde tu auto



OUR *Locations* OPERATING IN UNCHARTED TERRITORY

We provided our customers with a **safe in-store shopping experience**, abiding by the traffic limitations imposed by the public health authorities.

Liverpool remains the leader of the Department Store market in Mexico, by developing new concepts and continually strengthening Omnichannel offerings. Since the pandemic began, we have seen an increase in the proportion of Hardline sales, particularly appliances, computers, TV & Video equipment and furniture.

Additionally, our department stores had to deal with ongoing restriction of store hours and traffic, culminating in a new round of store shutdowns in Mexico City, State of Mexico and Puebla, among others, starting December 18th.

Our main promotional events were extended to allow customers a safe in-store shopping experience, abiding by the traffic limitations imposed by the public health authorities.

This successful commercial strategy, alongside the outstanding performance of the digital channel enabled us not just to temper the negative impact of the pandemic on our sales, but also to keep our inventories at healthy levels, with an 8% reduction from 2019.

Although our capital expenditures were sharply curtailed last year, we continued to work on our expansion plan, though at a slower pace, focused on strategic projects toward opening two new stores in Guadalajara and Tijuana in 2021, and in building our new Arco Norte Logistical Platform (called PLAN), one of Latin America's largest logistics centers, the first phase of which will start up in 2022.

We continue to promote our operating sustainability through the Comprehensive Environmental Management System, which includes energy efficiency projects, water footprint mitigation and the proper handling of waste from all our stores.

Suburbia faced a daunting challenge in new consumer habits, specifically a shift in customer preferences toward housewares and electronics, while clothing—Suburbia's strong point—trended toward comfort and convenience. This division also depends heavily on sales in the Mexico City metro-

We continued to work on our expansion plan, focused on opening **two new stores** in Guadalajara and Tijuana in 2021, and in building our new **Arco Norte Logistical Platform (PLAN)**, one of Latin America's largest logistics centers.

Arco Norte Logistical Platform (PLAN)

politan area. The Suburbia website, though it saw interesting growth last year, is still in its early stages. We launched the “Best Fit in History” program, which was enthusiastically accepted by our shoppers. The “Outfit your Home” promotion featured an attractive range of new items, which boosted sales of general merchandise. And in support of the Group’s financial plan, the number of new store openings was trimmed to nine.

Our Galerías Shopping Centers, like the rest of our business units, faced difficult times in 2020. From the start of the pandemic, the priority has been protecting our employees and visitors. Sanitary measures and official restrictions obligated us to adjust our operations to help our various tenants. While some businesses were forced to close completely, others considered essential were allowed to continue operating, along with others like food takeout. The occupancy rate ended the year at 93.5%. We have been negotiating with a number of tenants on rent payments.

Liverpool credit cards felt the same pressure as the rest of the Group. In an effort to support our customers, we offered deferred payment plans. All payments and paperwork had to be done via digital channels to keep up with collections. Because one of our priorities was to prevent an erosion of loan delinquency rates in our portfolio, we reined in new credit accounts as well as credit line increases. Even so, the number of credit cards topped 5.6 million, and these were the preferred means of payment in Liverpool Stores, while accounting for 20% of sales at Suburbia. As part of the Group’s omnichannel strategy, we continue to expand and improve the use of the credit section in Liverpool’s mobile app, and on liverpool.com.mx. We currently have nearly 3 million customers registered on the platform, where they can check their balances and available credit, recent activity and account statements, among other features. This year we launched online card payment capability, resulting in more than 2 million payments during the year. Integration between the online store and our payment methods meant that cards made up more of sales on liverpool.com.mx than they did in bricks-and-mortar stores. Our Insurance unit made several improvements to user experience and was able to increase its sales by 18.4%. In 2021, we will continue working to introduce new functions to these digital channels in order to better serve our customers.

Results 2020

Our revenues totaled Ps. 115.47 billion in 2020, a 19.9% drop from 2019. Consolidated operating expenses declined 0.4%; operating income before interest, equity in Unicomer's results and taxes totaled Ps. 3.81 billion, an 80.1% decline. Net interest expense came to Ps. 2.91 billion, and income tax was Ps. 2.18 billion. Net income including Unicomer and Sfera came to Ps. 750 million, a 93.9% decline; while consolidated EBITDA was Ps. 9 billion, a reduction of 62.3%.

Other data and material events

Grupo Unicomer, www.unicomer.com, a company that markets furniture, electronics, housewares, motorcycles, eyewear and consumer credit in 27 countries of Latin America and the Caribbean, reported a net loss of US$ 36.1 million, during the fiscal year, due to a sharp rise in the provision for uncollectable accounts. It currently has 1,146 locations, 166 franchised RadioShack stores and more than 13,000 employees.

On August 18th, El Puerto de Liverpool, S.A.B. de C.V. placed and issued the LIVEPOL20 bond for Ps. 5 billion with a term of 10 years. We ended the year with a cash position of Ps. 26 billion, 12.8% of our total assets. We maintain a conservative approach to liquidity, debt maturity profile and financial risk management, which translates into low debt levels, our ratio of net debt to EBITDA closed the year at 1.0 times, and net debt/assets was 17.3%.

On May 19th, we paid off the LIVEPOL10 notes totaling Ps. 3 billion.

We took out a number of short-term bank loans for a total of Ps. 3.5 million during the year and paid them off by the end of December.

Capital expenditures as of December 31st, 2020 totaled Ps. 4.51 billion, most of it to develop the omni-Customer program and the logistics platform.

Ordinary shareholders' meetings

In the Ordinary Shareholders' Meeting held on March 12th, 2019, a dividend was declared totaling Ps. 2.01 billion, distributed among the 1,342,196,100 shares that make up the Company's capital stock.

On May 14th an Ordinary Shareholders' Meeting was held, in which a resolution was passed to postpone the dividend payment declared in the March 12th meeting, and delegating responsibility to the Board of Directors to decide on the dates for payment of that dividend, in keeping with the Company's needs. In its October 16th meeting, the Board decided to pay that dividend, in equal amounts, on January 22th and March 26th of 2021."

Stock repurchase reserve

The Company held 3.1 million of its own shares at the close of the year, with a value of Ps. 551 million.

Closing remarks

During the year, we overcame the challenges of a pandemic, including caring for our employees and clients, while we protected the Company's finances dealing with a

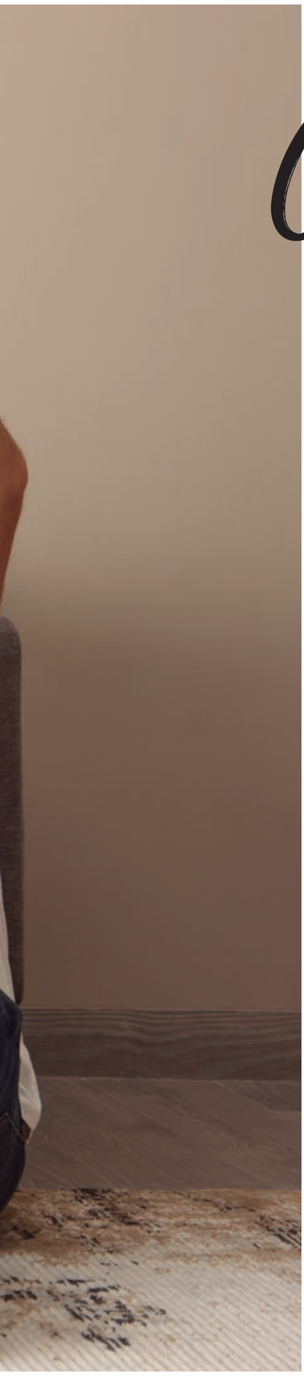
constant adjustment in the way we operate in response to the public health emergency and conditions imposed by the authorities.

Now more than ever we are grateful to our shareholders for their support, to our customers for their loyalty, and to our suppliers, tenants and employees for their collaboration during a year that put the strenght of El Puerto de Liverpool, its employees and its operating, digital and logistical infrastructure to the test.

Sincerely,

The Board of Directors
Mexico City, December 31st, 2020

The Company closed 2020 with a balance sheet stronger than it had at the start of the year, and we preserved all of our more than **70,000** jobs.



REPORT FROM THE Chief Executive Officer

DEAR CUSTOMERS, EMPLOYEES, SHAREHOLDERS AND SUPPLIERS,

2020 will be a year mankind will never forget. A year in which a global pandemic caused the loss of human lives, sadness, countless of wrenching stories, and an economic downturn like nothing the world had seen since the Great Depression of 1930.

It was a difficult year for El Puerto de Liverpool as well. In March we had to shut down all our stores for three months, and reopened them only gradually. With stores closed in some states, limited store hours in others, restrictions on shopper traffic and other measures implemented by authorities to reduce the risk of contagion, we ended the year with the stores in Mexico City, the State of Mexico, Puebla and Hidalgo closed once against starting December 18th—normally our best week of the year.

We set ourselves two goals in March:

1. Ensuring the Company's survival—which meant protecting our cash position and cash flow.

2. Protecting employees—we were intent on making sure no one at El Puerto de Liverpool lost their job due to the pandemic.

I am happy to report that we met both of these goals. The Company closed 2020 with a balance sheet stronger than it had at the start of the year, and we preserved all of our more than 70,000 jobs. But more than that: amid the tragedy, we also discovered a new sense of innovation, empathy, transformation and evolution, stronger than ever before in our history. The need for sales and the dif-

Digital sales accounted for around **29%** of Liverpool's total sales.

ficulty of selling in this context inspired us to shift toward a lighter and more agile way of working, introducing changes more quickly and making progress that would have been unimaginable at the year's beginning.

During the months our stores were closed, we assisted all our employees who work on a commission based salary with a monthly bonus; to our credit card customers, with a couple of months' grace period on repayment, and facilities for restructuring and paring down their accounts; to our shopping center tenants, with rent forgiveness, discounts and deferrals to help them keep their businesses afloat; in addition to many other actions we took to help the communities where we are present.

When the pandemic broke out, our digital sales grew to levels we had not expected to see for five years to come. This helped offset the impact of store closures, but it also caused a collapse of our logistical system and saturation of our systems and call center. We were able to recover quickly, however, particularly in logistics, and succeeded in delivering 23 million packages to our customers' homes this year. In less than a week, we introduced a shop online and pick up in your car system; for our call center we used WhatsApp combined with artificial intelligence to serve 4 million shoppers.

Thanks to these and other actions, digital sales accounted for around 29% of our total sales this year, a level we had not planned to reach for another five years. With the assistance offered to credit card customers and shopping center tenants, our non-performing loan portfolio grew by less than was expected at the start of the pandemic, and the percentage of tenants moving out of commercial spaces remained at a manageable minimum.

This rapid pace of change in 2020 is bound to continue its momentum. This year we created a transformation and innovation office within the Company, whose purpose is to help the Company change more rapidly. This transformational change seeks to turn El Puerto de Liverpool into an ecosystem capable of serving customers any time, anywhere. The change begins by strengthening two key areas: Systems and Logistics, which will occupy most of our capex in the com-

ing years. We already have various projects under way to keep merchandise as close to our customers as possible, so that we can deliver it quickly and efficiently, capitalizing on our competitive advantages, like our shops and department stores.

In addition to strengthening our systems and logistics, we will concentrate on improving our omnichannel offering through website improvements, using the agile cell methodology we introduced in 2020, and a better use and analysis of the data we have to tailor each shopper's experience to their preferences and needs. At the same time, Marketplace, the fastest-growing digital area in 2020, will become a crucial area for the Company's sales and revenues in coming years, because it will enable us to expand our catalog offering through strategic supply alliances.

Finally, I would like to leave you with the message that although 2020 was a very complex year, one that challenged us in unexpected ways and obliged us to reorder our priorities, it also led us to growth and change. I am convinced that what we learned as an organization this year will make us better at our mission of serving the customer, and that 2020 will be remembered as a watershed year for El Puerto de Liverpool of the future.

Thank you,

Graciano F. Guichard G.
Chief Executive Officer
December 31st, 2020

BOARD OF Directors

Max David[1]
Chairman
39 years*

Madeleine Brémond S.[1]
Vice Chairman
CEO of Orion Tours, S.A. de C.V.
28 years*

Miguel Guichard[1]
Vice Chairman
39 years*

Enrique Brémond S.[1]
Administrator of Victium, S.A. de C.V.
24 years*

Juan David[1]
Corporate Director, Banco Invex, S.A. de C.V.
28 years*

Pedro Velasco[2,3]
Partner Emeritus and Board Member, Santamarina y Steta, S.C.
13 years*

Juan Miguel Gandoulf[2,3]
Director, Sagnes Constructores, S.A. de C.V.
23 years*

Armando Garza Sada[2]
Chairman of the Board, Alfa, S.A.B. de C.V.
25 years*

Graciano Guichard M.[1]
Chairman of the Board, M. Lambert y Cía. Sucs., S.A. de C.V.
39 years*

Guillermo Simán[2]
Vice President, Grupo Unicomer
10 years*

Maximino Michel G.[1]
Chairman and Director, 3H Capital
27 years*

Javier Arrigunaga[2,3]
Chairman of the Board, Grupo Aeromexico, S.A.B. de C.V.
2 years*

Andrea Hernández Velasco[2]
Chairman of the Board, Fundación Legorreta Hernández, A.C.
1 year*

José Cohen Sitton[2]
Deputy CEO, BabyCreysi
1 year*

Alejandro Ramírez Magaña[2]
CEO, Cinépolis de México, S.A. de C.V.
1 year*

Ignacio Pesqueira
Secretary
Partner, Galicia Abogados, S.C.

Norberto Aranzábal
Deputy Secretary
Partner, Aranzábal Rivera Abogados, S.C.

HONORARY CHAIRMAN

Enrique Brémond P.

HONORARY BOARD MEMBERS

José Calderón
Ricardo Guajardo
Esteban Malpica
Jorge Salgado
Luis Tamés
J. Claudio Montant †

1 Equity Member
2 Independent Member
3 Audit Committee Member

* Years as board Member

Equity BOARD

Enrique Brémond P.
Chairman

Juan David
Member

Miguel Guichard
Member

Magdalena Michel
Member

Madeleine Brémond
Alternate Member

Monique David
Alternate Member

Magdalena Guichard
Alternate Member

Bertha Michel
Alternate Member

Alejandro Duclaud
Secretary

Graciano F. Guichard G.
Chief Executive Officer, El Puerto de Liverpool
18 years*

Santiago de Abiega
Chief Credit Officer
22 years*

Jacobo Apichoto
Chief Legal Officer
23 years*

José Rolando Campos
Director, Liverpool
22 years*

Zahié Edid
Chief Organizational Development Officer
17 years*

Juan Ernesto Gómez Enciso
Chief Audit Executive
12 years*

Enrique Güijosa
Chief Finance and Administrative Officer
12 years*

Laurence Pepping
Director, Suburbia
7 years*

Ernesto Ynestrillas
Director, Real-Estate Division
29 years*

* Years with Group

SENIOR Management

Sustainability:
EL PUERTO DE LIVERPOOL'S MARK

At El Puerto de Liverpool, we want to serve our customers, to be a part of their lives, while creating value for our other stakeholders. We are committed to our employees, supporting their talents and offering them opportunities for advancement; and to our commercial partners, encouraging them to operate in a socially and environmentally responsible manner.

We have been a part of the lives of Mexican families for more than 170 years and want to continue to stand beside them, building a more sustainable world, respecting the environment for the good of present and future generations.

Our Company operates four different businesses: retailing, consumer credit, insurance and real estate. Our retail arm operates Liverpool and Suburbia brand stores and the boutiques division, all in Mexico. We also own a 50% stake in Unicomer, a company that operates retail sales chains in 26 Latin American countries[1].

We trained close to **20,000** employees in customer experience.

Human capital

(GRI 401-1, 401-2, 404-1, 404-2, 405-1, 405-2)

Diversity, equality and inclusion

El Puerto de Liverpool respects diversity and believes that it enriches our teams and allows us to grow as an organization. We have an Equality, Diversity and Non-Discrimination Policy that establishes the foundations for hiring and retaining the best talent, creating unbiased job opportunities and continually improving the workplace environment.

As a result of this policy, today 60% of our workforce is made up of women, and 42% of middle management positions are held by women. We continue to work toward bringing more women into executive positions, in order to develop key talent regardless of gender.

We also strive to incorporate employees with auditory, motor or intellectual disabilities in different areas of the Company, like stores, warehouses or distribution centers and our Call Center.

1 https://grupounicomer.com/rse/

Talent training and development

Liverpool Virtual University is a key part of our workforce development efforts. With a program accredited by Mexican educational authorities, it offers study plans ranging from grade school diplomas through Master's degrees.

In response to COVID-19, we evolved our latest classroom programs to a fully online system. Recognizing the different circumstances our employees might be facing, we supported those who might have connectivity issues and paused educational programs for those who were unable to continue in this new context.

Our retention indicators were higher than 90% for primary, high school and preparatory school programs, and 87% in higher education, an improvement of 10% over 2019.

We also reinforced training on our model of leadership skills, including new programs on ways of working during the pandemic and other topics.

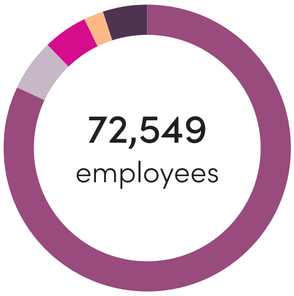
Additionally, in our ongoing effort to spread a culture of service, which is part of our DNA, we trained close to 20,000 employees in customer experience.

Opportunities for advancement go hand-in-hand with performance, which we evaluate each year in all of our full-time employees. We incorporate strategic goals like fulfilling the commercial plan, service quality and other aspects, depending on the position, as well as professional conduct, which is part of every evaluation.

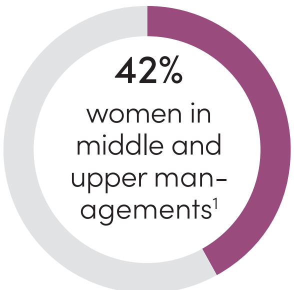
Well-being and commitment

A concern for the health and well-being of our employees is something we at El Puerto de Liverpool have been known for since our beginnings. Last year we continued to advance in various areas relating to personnel management, following up on opportunities identified in internal organizational climate surveys of our employees. Efforts like these earned Liverpool the REX Leadership Distinction for Human and Solidary Company Response to COVID-19 in 2020.

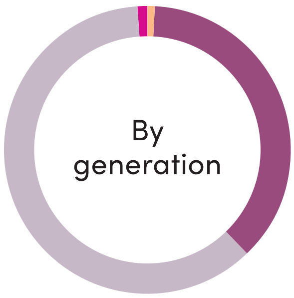
Labor demographics



	%
Store employees	82
Logistics employees	6
Financial service employees	5
Real-estate service employees	2
Central service employees	5



1 Positions from coordinators to directors



	%
Baby boomers	1
Gen X	37
Millennials	61
Gen Z	1

Other workforce indicators

469	19%	11%	0.98	750	0.10%
LVU graduates *(employees)**	Turnover[2]	Voluntary turnover[2]	Salary ratio women/men	Youth in internship program	Absenteeism rate[3]

2 Turnover is calculated as the number of employees who left the Company divided by the average number of employees in the year. Voluntary turnover is calculated in the same way, based on the number of employees who left the Company voluntarily. The improvement in retention this year is attributed to COVID-19.

3 Absenteeism includes paid sick leave due to accident or illness, divided by the number of days worked by all employees in the year.

** The number for 2019 includes all employees who completed their study plans, meaning graduates; starting this year we are counting only students who also completed their degree or diploma, in other words, LVU degree holders.*

Environment

(GRI 302-1, 302-4, 302-5, 303-3, 303-4, 303-5, 305-1, 305-2, 305-4, 305-5, 306-3, 306-4, 306-5)

The environmental impact of our operations is generated primarily through electrical energy consumption, which is the most important aspect to be managed.

We are committed to gradually incorporating renewable energy. Despite the circumstantial difficulties, we closed the year with 34% renewable energy in our mix, 9 pp more than in 2019. We combine supply from outside sources with self-generation from solar panels installed at our stores.

To consume energy more efficiently, we continued the process of installing LED lighting in all of our facilities, and today 100% of our stores and corporate offices are equipped with this technology. The previous lighting fixtures accounted for 60% of our hazardous waste, which we completely eliminated with this change.

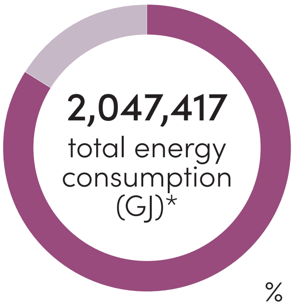
Through our Comprehensive Sustainable Packaging System, we made more progress in offering customers in our retail business various alternatives for environmentally respectful bags, containers and packaging. To date we have eliminated 96% of the SKUs that did not meet our standards, and have conducted various customer awareness programs.

On the issue of waste management, we continued pilot testing four biodigesters to reduce the generation of organic waste in our restaurant operations.

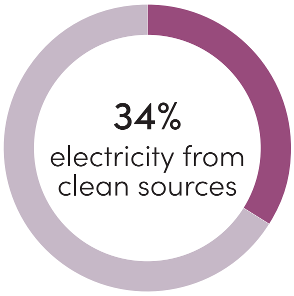
Additionally, with the rapid growth in online sales due to COVID-19, we managed the recovery and recycling of cardboard boxes used in shipping.

Environmental indicators

ENERGY



	%
Electricity	80
Fuel	20



0.23
Energy consumption intensity (GJ/m^2)

WATER

2,293,184
Water captured (m^3)**

128,082
Volume of water treated (m^3) (own treatment plants)**

0.26
Water capture intensity (m^3/m^2)**

EMISSIONS

41,165
Total Scope 1 emissions (tonCO_2e)*

151,332
Total Scope 2 emissions (tonCO_2e)

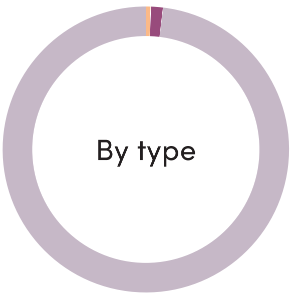
0.02
Emission intensity (A1+A2) (tonCO_2e/m^2)

WASTE

36%
Packaging using circular economy criteria[1]

67
Waste processed in biodigesters (ton/year)***

38,107
Total volume of waste (ton)



	%
Hazardous waste	0.79
Special handling waste	1.35
Solid urban waste	97.85

Starting in 2020 the data includes gasoline vouchers for utility vehicles as well as vouchers for company cars.

** *Limited to Liverpool and Real-Estate operations.*

*** *Reduction in processed waste is due to closures for COVID-19.*

1 *Three criteria were used to rate the packaging and whether the Company would continue using it: origin of the material, with preference for those of renewable and/or recyclable origin; durability, meaning the time the material remains in the environment after being discarded, with a preference for minimal durability; and postconsumer recyclability, with more points given to materials with a high potential for monetization at the end of their useful life.*

Relationship with our commercial partners

We extend the values of El Puerto de Liverpool to our commercial partners, encouraging them to operate under the same principles of integrity. Through our Responsible Sourcing program, we verify our suppliers' adherence to the Ethical Trade Initiative code of conduct, auditing labor practices like fair wages, preventing child labor and working conditions in the factories of all suppliers included in this program.

This year, we incorporated the suppliers of all the Suburbia store brands, strategic suppliers, and four suppliers of Liverpool store brands, certifying 558 in total, which is 99.5% of the universe defined for this first phase. In 2020 we will work on auditing those who supply 36 additional Liverpool store brands. At the end of the first phase, we had evaluated 85.8% of Suburbia suppliers as low or very low risk, and 67.3% for El Puerto de Liverpool, because the program was only newly introduced to the Liverpool division.

We also continued our effort to incorporate sustainable products into our store brands, working with materials that have less of an environmental impact at their origin (like those made with recycled raw materials) and/or in their manufacturing process (for example, wastewater treatment). This commitment includes the bags used to carry our products, which are biodegradable.

Our external brands include sustainability leaders and international benchmarks that feel that Liverpool is aligned with their principles.

Social commitment

In connection with our operations, our reverse logistics program donates merchandise in good condition to various social organizations.

We actively involve our employees in this social effort through volunteer work. This year the effort was primarily digital, for example accompanying elderly people in video calls in order to assist the most vulnerable members of our communities, and sending messages of solidarity to frontline health workers.

In our traditional Christmas toy drive, we launched the campaign through digital media for the first time using an online toy registry and also with physical donation boxes at our headquarters. More than 900 new and semi-new toys were presented to boys and girls in need.

The 2020 El Puerto race was conducted virtually, inviting all of our employees in Mexico to help support the cause of Fundación Proideas, which funds Multiple Attention Centers for disabled youth in the State of Mexico. The race was attended by 1,695 employees and their families.

Our commitment to education goes beyond our employees, because we believe in the need to continue transforming Mexico.

That is why we opened Liverpool Virtual University to the public in 2020, through a 100% online program entitled "Empower your skills," which builds employability, entrepreneurship, innovation and leadership. This is one way we wanted to help in this difficult time for the job market. To date, more than 1,000 people have signed up for the course. The first generation had more than 450 participants, 24% of which completed the four-month program. Enrollment improved by 19% in the second generation, which will complete the program in 2021.

Social commitment indicators	2020	2019	% Change	2018
Donations to the reverse logistics program (Ps. Mn)	188	180	4%	183
Employee volunteer time (hours)*	680	NA	NA	NA
Christmas toy drive	926	NA	NA	NA
Non-employee graduates of the LVU training program	108	0	100%	0

** Digital volunteers in 2020*

Business ethics and compliance

(GRI 102-16, 102-17, 205-3, 406-1)

This year has been key to the strength and transparency of our integrity and compliance program. In the first quarter of the year, we created the El Puerto de Liverpool Compliance Office, and among its first results was our remarkable rise in the ranking of "500 Companies Against Corruption" published by Expansión magazine, from 374th to 26th place. We will continue our effort to make ethics an essential part of the daily lives of all our employees.

In 2020, we also drafted and published our Code of Conduct and Integrity, which complements the Code of Ethics and provides guidelines on relations between our employees and external stakeholders.

We are also backing up this culture of compliance through awareness-building plans that ensure our policies are distributed to and understood by the entire El Puerto de Liverpool community.

Finally, we have an Ethics Hotline available to all our employees and suppliers. It is accompanied by a process that is respectful of all parties and involves the Ethics Committee.

Cybersecurity and data protection

The technological leap forward made by all of society during the pandemic has also accelerated the risks associated with cybersecurity and personal data protection. At El Puerto de Liverpool we were already in the process of developing a solid strategy, which we buttressed with the introduction of the Cybersecurity Operation Center, to actively monitor and respond to possible threats. We also obtained PCI-DSS International Security Certification 3.2.1 for the second year in a row for credit and debit cards as means of payment.

Because of the robustness of our processes, there were no security breaches of our webpage, despite the general rise in high-risk cyberattacks. And as the number of employees working remotely grew, we had to expand the protection perimeter of our systems and keep our employees aware of security culture.

Ethics and integrity indicators	2020	2019	% Change	2018
Number of reports received and addressed in our Ethics Hotline*	286	523	-45 %	567
% reports involving labor issues (harassment, bullying, discrimination)	66%	81%	-15 pp	80%
% of reports involving operations (negligence, inappropriate use of assets, conflicts of interest)	22	8%	14 pp	11%
% of reports involving corruption, fraud or theft	12%	11%	1 pp	8%
Requests to exercise ARCO rights**	2,946	3.315	-22%	NA

Not including reports that were dismissed or those regarding COVID-19 issues; repeat reports are counted only once if referring to the same case

***Access, Rectification, Cancellation or Opposition to the treatment of personal data.*

Corporate Governance

(GRI 102-18, 102-19, 102-22, 102-23, 102-24)

The Board of Directors of El Puerto de Liverpool appoints the Chief Executive Officer, defines the Company's strategy, approves the annual budget, reviews the performance and operating results of the management team, and ensures compliance with the applicable laws. It is made up of 15 board members, all of them professionals with extensive business experience. All of them are regular members, and there are no alternates.

Seven of our board members are equity (related) members and the rest are independent (53% of board members). Women make up 13% of our Board, and we are committed to continuing to increase diversity in our various governance bodies.

Board members are appointed by a simple majority of votes in the Shareholders' Meeting. They hold these positions for a period of one year, and may be reelected. The current average seniority of board members is 20 years. The Board meets on a quarterly basis to review the Company's performance and financial statements, and to decide on and monitor short-, medium- and long-term planning.

The Board of Directors is supported by the Advisory Board, which issues specific recommendations and has four members.

There is also an Audit and Corporate Practices Committee, made up of three board members, all of them independent. This Committee supports the Board in overseeing internal and external audits, ensuring that financial information is pertinent and transparent, and guaranteeing the existence of internal mechanisms for complying with external and internal regulations, as well as avoiding contingency situations.

Our commitment to best corporate governance practices is aligned with our nature as a publicly-traded company, and with our commitment to safeguarding the interests of our shareholders, while creating value for all of our stakeholders. El Puerto de Liverpool is listed on the Mexican Stock Exchange (BMV).

Also at the senior management level, in 2020 we created a Sustainability Desk, which is in charge of monitoring ESG[2] Strategy, an ongoing effort that will reinforce current programs, and headed by our CEO, Graciano F. Guichard G.

2 Environmental, Social and Governance

INDEPENDENT

Auditors' Report

To the stockholders and board members of
El Puerto de Liverpool, S. A. B. de C. V.

Opinion

We have audited the consolidated financial statements of El Puerto de Liverpool, S. A. B. de C. V. and its subsidiaries (the Company), which comprise the consolidated statement of financial position as of December 31, 2020, and the consolidated statements of comprehensive income, of changes in equity and of cash flows for the year then ended and the notes to the consolidated financial statements, which include significant accounting policies and other explanatory information.

In our opinion, the accompanying consolidated financial statements present fairly, in all material respects, the consolidated financial position of the Company as of December 31, 2020, and its financial performance and its consolidated cash flows for the year then ended in accordance with International Financial Reporting Standards (IFRS) as issued by the International Accounting Standards Board.

Basis for opinion

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

Key audit matters

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

PricewaterhouseCoopers, S. C. Mariano Escobedo 573, Colonia Rincón del Bosque, C. P. 11580 Ciudad de México
T: (55) 5362 6000, www.pwc.com/mx

Key audit matter

Provision for credit losses

As described in Notes 3.3.2 and 8 of the financial statements, the loan portfolio for an amount of $ 39,326 million pesos originates from the financing granted by the Company to its cardholders to acquire goods and services. In accordance with the "Financial Instruments" standard (IFRS 9), the Company must periodically estimate expected credit losses, recognizing the provision for impairment based on the probability of default on payment, the severity of the loss and the exposure to default.

During our audit, we focused on the provision for credit losses mainly because it is a complex estimate, due to the impact that COVID-19 could have on the ability to pay of cardholders and, consequently, a high degree of judgment is required from management in the determination of said provision when evaluating the assumptions used in the calculation methodology. Specifically, the judgment to assess the potential impact of support programs provided to clients to defer payments, the effects on clients' risk ratings, and the increased risk of default.

In particular, we concentrated our audit efforts on: 1) the methodology used by management, 2) key input data such as portfolio segmentation by type of credit card, historical behavior of cardholders, classification of the portfolio by age, the credit behavior score ("behavior score"), the authorized credit limit, the balance receivable or capital amount at the date of calculation, and the support programs provided to clients derived from COVID- 19, and 3) the key assumptions such as: a) prospective macroeconomic factors ("forward looking"), b) the determination of a significant increase in the level of risk, and c) the application of judgment by management to incorporate into the methodology, the effects of COVID-19.

How our audit addressed the key audit matter

With the support of our systems specialists, we understood and evaluated the design and operational effectiveness of the credit cycle controls; mainly those related to the accuracy and completeness of the input data used to calculate this provision.

With the support of our valuation specialists, we evaluated that the methodology and assumptions used to calculate the provision, including the effects derived from COVID-19, were consistent with the guidelines established in IFRS 9.

Through selective tests, we collated the data key entry, as follows:

1. Segmentation of the portfolio by type of credit card against the respective files.

2. The historical behavior of the cardholders, the classification of the portfolio by age and the credit behavior rating ("behavior score") against the credit system.

3. The support programs provided against the credit system and requests received from clients.

4. The authorized credit limit and the outstanding balance or principal amount as of December 31 against the credit system and the client's statement of account.

Through selective testing, we evaluated the forward-looking macroeconomic factors that had a significant impact, such as the consumer confidence index, gross domestic product, and the equilibrium interbank interest rate (TIIE), and compared them against public and recognized sources in the industry in which the Company operates.

With the support of our specialists, we reprocessed the parameters and the provision for credit losses, as well as the evaluation of the significant increase in the level of risk, the prospective macroeconomic factors ("forward looking") and the probability of occurrence of the different scenarios prepared by the management.

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

Recoverable value of intangible assets with indefinite life

As mentioned in Notes 1 and 14 to the consolidated financial statements, the Company performs annual tests on the recoverable value of its intangible assets with indefinite life (goodwill, brands and others).

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

We focused on intangible assets with indefinite lives due to the importance of their balance ($ 13,258 million as of December 31, 2020) compared to the consolidated financial statements, since the estimation of projected cash flows involves the application of significant judgments by management to determine the assumptions and premises used.

In particular, we concentrated our audit efforts on: 1) the process followed by management to identify CGUs; 2) the significant assumptions used to estimate the projected cash flows, such as: the estimated rate of growth of sales, the projected EBITDA (earnings before income tax, depreciation and amortization) , the discount rate and the terminal value, and the potential effects on the Company's activities due to COVID-19, which required the application of a greater judgment, when evaluating the impact on the projected results for each of the scenarios used.

We evaluated the analysis carried out by the Company in which Suburbia was identified as the only CGU and to which goodwill, brands and other intangible assets of indefinite life were assigned.

We evaluated the cash flow projections prepared by management in several scenarios used (base, optimistic and pessimistic), as well as the weighting that was given to each of them, and the processes used to prepare them, comparing said projections with the historical results, budgets approved by the Company's Board of Directors and market data.

We compared the actual results of the current year with the respective budget, to identify if any assumptions included in the cash flow projections could be considered overly optimistic, and external indicators regarding the future economic recovery derived from COVID-19.

We compared the key assumptions used to estimate the projected cash flows such as: the estimated sales growth rate, the projected EBITDA, the discount rate and the terminal value, in the various scenarios used when considering the potential effects on the Company's activities because of COVID-19.

With the support of our valuation experts we compared:

- The methodology used to estimate the recoverable value with that commonly used in the market for this type of assets.
- The discount rate used to discount future cash flows, with an estimated market rate considering the Company's leverage level, the expectation of leverage in the short and medium term, and the optimal level of the industry.

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

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

Other Information

Management is responsible for the other information. The other information comprises the annual report presented to Comision Nacional Bancaria y de Valores (CNBV) and the annual information presented to shareholders, but does not include the consolidated financial statements and our auditor's report thereon, which are expected to be made available to us after the date of this report.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

The engagement partner on the audit resulting in this independent auditor's report is stated below.

PricewaterhouseCoopers, S. C.

José Luis Guzmán

José Luis Guzmán
Audit Partner
Mexico City, March 15, 2021

REPORT OF THE Audit and Corporate Practices Committee

Mexico City, February 19, 2021

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

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

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

I. The General Shareholders' Meeting held March 12, 2020, appointed Mr. Pedro Velasco chairman of the Audit and Corporate Practices Committee for fiscal year 2020.

II. On audit matters:

a) We evaluated the external audit plan and proposal for professional services accepted by Management. Furthermore, pursuant to the "General Provisions Applicable to the Entities and Issuers Supervised by the National Banking and Securities Commission that Engage Services of an Independent Audit of their Basic Financial Statements", we recommended to the Board of Directors that the firm PricewaterhouseCoopers be hired as external auditor, through its audit partner José Luis, Guzmán Ortiz, CPA, as External Independent Examiner, to audit the financial statements of the Company and its Subsidiaries for the fiscal year ended December 31, 2020. The Committee also learned of the additional services this firm supplies and mechanisms for safeguarding its independence and avoiding self-review, and concluded that these mechanisms are appropriate.

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

c) We were apprised of the Company's bookkeeping policies as well as their impact on the figures contained in the financial statements as of December 31, 2020 and 2019, ensuring that the financial information was duly presented.

d) We followed up on the organization and functions of the Company's Internal Audit Department; received its annual report of activities for the year 2020, the relevant findings, and its audit plan for the year 2021.

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

f) We were apprised of the Company's degree of adherence to the Code of Best Corporate Practices, recommended by the Mexican Stock Exchange, per the report based on information as of December 31, 2019, filed on May 28, 2020.

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

h) We reviewed the audited consolidated financial statements as of December 31, 2020 and the notes thereto.

i) We were apprised of the status of the reserves and estimates included in the financial statements as of December 31, 2020.

j) We were informed of the observations and recommendations of the External Auditors, related to their examination of the consolidated financial statements as of December 31, 2019.

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

III. On the matter of corporate practices:

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

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

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

As a result of the activities carried out by this Committee, and having heard the opinion of the Company's Independent Auditors, we hereby recommend that the Board of Directors submit the financial statements of El Puerto de Liverpool, S.A.B. de C.V. and Subsidiaries as of December 31, 2020, in the terms in which such statements have been prepared and presented by Company management, to the General Shareholders' Meeting for its approval.

Sincerely,

The Audit and Corporate Practices Committee

Juan Miguel Gandoulf **Pedro Velasco** **Javier Arrigunaga**

CONSOLIDATED STATEMENTS OF

Financial Position

(Notes 1, 2 and 3)
Figures expressed in thousands of pesos

	Note		December 31, 2020		2019
Assets					
CURRENT ASSETS:					
Cash and cash equivalents	7	$	26,195,936	$	18,634,798
Short term loan portfolio- Net	8		25,315,337		28,680,398
Value added tax recoverable			2,841,763		2,352,280
Income tax recoverable			1,352,277		-
Other accounts receivable - Net	9		2,265,152		1,928,379
Derivative financial instruments	10		-		341,307
Inventory			21,475,001		23,340,421
Prepaid expenses			1,474,576		1,804,877
Total current assets		$	**80,920,042**	$	**77,082,460**
NON - CURRENT ASSETS:					
Long term loan portfolio - Net	8	$	7,524,492	$	9,454,855
Long term other accounts receivable- Net	9		254,334		273,615
Derivative financial instruments	10		2,913,181		2,148,536
Investments in associates	11		8,103,937		8,456,039
Investment properties - Net	12		22,129,016		22,346,085
Property, furniture and equipment - Net	13		50,684,928		50,255,603
Intangible assets - Net	14		15,900,027		16,175,038
Right of use assets	18		11,657,953		11,833,952
Deferred income tax	21.2		4,755,459		2,535,686
Total assets		$	**204,843,369**	$	**200,561,869**
Liabilities					
CURRENT LIABILITIES:					
Suppliers		$	24,379,789	$	22,670,239
Creditors			8,268,588		9,353,077
Provisions	15		2,895,211		2,190,799
Short - term debt	16		749,891		3,611,961
Deferred income	8		2,190,202		2,324,268
Short term lease liabilities	18		1,973,296		1,920,637
Dividends payable	20.2		2,016,713		-
Short term derivative financial instruments	10		59,882		41,711
Income tax payable			-		391,225
Total current liabilities		$	**42,533,572**	$	**42,503,917**
NON - CURRENT LIABILITIES:					
Long term debt	16		37,804,135		31,707,410
Long term lease liabilities	18		10,437,714		10,298,476
Long term derivative financial instruments	10		66,229		727,276
Employee benefits - Net	17		2,729,902		2,469,847
Deferred income tax	21.2		3,451,786		3,780,405
Total liabilities		$	**97,023,338**	$	**91,487,331**
Stockholders' Equity:					
Capital stock	20	$	3,374,282	$	3,374,282
Retained earnings			95,670,435		97,320,175
Capital reserves	20.2		8,531,932		8,140,395
Stockholders' equity attributable to parent company			107,576,649		108,834,852
Non-controlling interests			243,382		239,686
Total stockholders' equity			**107,820,031**		**109,074,538**
Total liabilities and equity		$	**204,843,369**	$	**200,561,869**

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

CONSOLIDATED STATEMENTS OF Comprehensive Income, expenses classified by function

(Notes 1, 2 and 3)
Figures expressed in thousands of pesos

	Note	December 31, 2020	2019
Operating revenue:			
Net sales of merchandise		$ 100,016,923	$ 126,244,910
Interest earned from customers		11,953,744	13,357,448
Leasing income		2,579,175	3,553,455
Services		509,044	371,711
Other income		413,661	705,983
Total revenue	2.22	115,472,547	144,233,507
Costs and Expenses:			
Cost of sales		73,599,463	86,833,223
Provision for impairment of the loan portfolio		5,182,681	3,911,269
Administrative expenses		32,878,303	34,317,814
Total costs and expenses	23	111,660,447	125,062,306
Operating income		3,812,100	19,171,201
Interest expense		(4,210,487)	(3,678,467)
Foreign exchange loss		(2,883,367)	(2,834,450)
Financing cost		(7,093,854)	(6,512,917)
Foreign exchange gain		2,666,153	2,825,856
Return on investments		1,510,777	824,065
Financial income		4,176,930	3,649,921
Equity in the results of associates	11	(523,773)	684,274
Profit before income tax		371,403	16,992,479
Income tax	21	(382,321)	4,599,879
Consolidated net income		753,724	12,392,600
Other comprehensive income, net of taxes:			
Components to be subsequently reclassified to income:			
Cash flow hedges- Net of income tax		(30,510)	(1,119,262)
Translation effect of investment in associates		146,762	(330,996)
Components to not to be subsequently reclassified to income:			
Remeasurement of the liability for defined benefits- Net of Income tax	17	(7,210)	(356,775)
Consolidated comprehensive income		$ 862,766	$ 10,585,567
Net income attributable to:			
Controlling interest		$ 750,115	$ 12,383,120
Non-controlling interests		3,609	9,480
		$ 753,724	$ 12,392,600
Basic and diluted earnings per share	20.4	$ 0.56	$ 9.25
Comprehensive income attributable to:			
Controlling interest		$ 859,070	$ 10,576,334
Non-controlling interests		3,696	9,233
		$ 862,766	$ 10,585,567
Basic and diluted earnings per share		$ 0. 64	$ 7.90

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

CONSOLIDATED STATEMENTS OF

Changes in Stockholders' Equity

(Notes 1, 2, 3, and 20)
Figures expressed in thousands of pesos; unless dividends paid per share

		Capital stock		Retained earnings
Balance at January 1, 2019	$	3,374,282	$	93,053,796
Changes in accounting policies on investment in associates (Note 11)				(283,798)
Comprehensive income:				
Net income				12,383,120
Remeasurement of the liability for defined benefits- Net of income tax		-		(356,528)
Translation effect of investment in associates		-		
Cash Flow hedges, net of income tax		-		-
Total comprehensive income		-		12,026,592
Transaction with owners:				
Increase reserve repurchase of shares (Note 20.2)		-		(6,000,000)
Repurchase of shares (Note 20.2)		-		
Dividends paid ($0.96 and $0.58 pesos per share)		-		(1,476,415)
Total transactions with stockholders		-		(7,476,415)
Balance at December 31, 2019		3,374,282		97,320,175
Changes in accounting policies on investment in associates		-		(83,684)
Comprehensive income:				
Net income		-		750,115
Remeasurement of the liability for defined benefits- Net of income tax		-		(7,297)
Translation effect of investment in associates		-		-
Cash Flow hedges, net of income tax		-		-
Total comprehensive income		-		742,818
Transaction with owners:				
Increase reserve repurchase of shares (Note 20.2)		-		(295,580)
Repurchase of shares (Note 20.2)		-		-
Dividends paid ($1.50 and $0.90 pesos per share)		-		(2,013,294)
Total transactions with stockholders		-		(2,308,874)
Balance at December 31, 2020	$	3,374,282	$	95,670,435

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

Capital reserves	Total stockholder's equity attributable to the controlling shareholders	Non-controlling interest	Total stockholder's equity
$ 4,041,759	$ 100,469,837	$ 230,453	$ 100,700,290
–	(283,798)	–	(283,798)
–	12,383,120	9,480	12,392,600
–	(356,528)	(247)	(356,775)
(330,996)	(330,996)	–	(330,996)
(1,119,262)	(1,119,262)	–	(1,119,262)
(1,450,258)	10,576,334	9,233	10,585,567
6,000,000	–	–	–
(451,106)	(451,106)	–	(451,106)
–	(1,476,415)	–	(1,476,415)
5,548,894	(1,927,521)	–	(1,927,521)
8,140,395	108,834,852	239,686	109,074,538
–	(83,684)	–	(83,684)
–	750,115	3,609	753,724
–	(7,297)	87	(7,210)
146,762	146,762	–	146,762
(30,510)	(30,510)	–	(30,510)
116,252	859,070	3,696	862,766
295,580	–	–	–
(20,295)	(20,295)	–	(20,295)
–	(2,013,294)	–	(2,013,294)
275,285	(2,033,589)	–	(2,033,589)
$ 8,531,932	$ 107,576,649	$ 243,382	$ 107,820,031

CONSOLIDATED

Cash Flow Statements

(Notes 1, 2 y 3)
Figures expressed in thousands of pesos

	Note		December 31, 2020		2019
Operating activities					
Profit before income tax		$	371,403	$	16,992,479
Adjustment from items not implying cash flows:					
Depreciation and amortization			5,194,182		4,705,436
Provision for impairment of the loan portfolio	8		5,182,681		3,911,269
Lease concessions	18		(233,232)		-
Inventory reserve			922,727		962,962
Equity in the results of associates	11.2		523,773		(684,274)
Cost on sale of property, furniture and equipment			708,280		615,570
Net cost for the period of employee benefits	17		445,754		310,296
Interest earned			(7,322,875)		(7,771,037)
Interest expense			4,210,487		3,678,467
			9,631,777		5,728,689
(Increase) decrease in:					
Interest earned from customers			7,211,422		7,746,599
Short term loan portfolio			224,196		(5,863,659)
Inventory			942,693		(3,630,164)
Value added tax recoverable			(489,483)		(476,436)
Other accounts receivable			(317,492)		37,246
Prepaid expenses			330,301		(260,125)
Increase (decrease) in:					
Suppliers			1,709,550		(1,024,069)
Provisions			704,412		(132,894)
Deferred income			(134,066)		214,686
Creditors			(1,010,748)		70,896
Employee benefits paid			(196,036)		(2,342)
Taxes paid			(3,955,677)		(4,199,888)
Net cash flows from operating activities			15,022,252		15,201,018
Investment activities					
Capital increase in associates			(129,672)		(319,547)
Dividends received from associates			-		213,147
Acquisition of property, furniture and equipment	13		(3,697,145)		(5,871,512)
Acquisition of investment property	12		(148,515)		(2,169,490)
Sale of property, furniture and equipment			52,296		98,025
Investment in new information technology developments	14		(668,503)		(689,470)
Net cash flows from investing activities			(4,591,539)		(8,738,847)
Cash to be applied in financing activities			10,430,713		6,462,171
Financing activities					
Dividends paid	20.1		(8)		(1,474,397)
Interest paid	16		(2,961,220)		(2,549,259)
Contracted debt			8,500,000		5,000,000
Debt paid			(6,500,000)		-
Principal of lease payments			(776,716)		(816,554)
Interest of lease payments			(1,111,336)		(1,071,554)
Sale of shares	20		546,493		66,025
Repurchase of shares	20		(566,788)		(517,133)
Net cash flows from financing activities			(2,869,575)		(1,362,872)
Increase (decrease) of cash and temporary investments			7,561,138		5,099,299
Cash and cash equivalents at the beginning of the year			18,959,340		13,785,519
Effects of exchange rate changes on cash and cash equivalents			(324,542)		(250,020)
Cash and cash equivalents at end of year		$	26,195,936	$	18,634,798

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

NOTES TO THE Consolidated Financial Statements

December 31, 2020 and 2019
Thousands of pesos, unless otherwise specified

Note 1 - General information:
El Puerto de Liverpool, S. A. B. de C. V. and subsidiaries (or Group) operate a chain of department stores, founded in 1847, engaged in selling a broad variety of products such as clothes and accessories for men, women and children, household goods, furniture, cosmetics and other consumer products. The Company is registered on the Mexican Stock Exchange and has an important presence in all Mexican Republic.

As of December 31, 2020, the Company operated a total of 122 department stores under the Liverpool name; 124 specialty boutiques, 165 stores with the Suburbia name. In 2020, 9 department stores began operations under the name of Suburbia (Tláhuac, Mexico City; Tlalnepantla, State of Mexico; Guadalajara, Jalisco; San Miguel Cuautitlán, State of Mexico; Tizayuca, Hidalgo; Zitácuaro, Michoacán; Rosarito, Tijuana Baja California ; Saltillo, Coahuila; Culiacán, Sinaloa). In 2019, 4 stores began operations, with the Liverpool format (Monclova, Coahuila; Guanajuato, Guanajuato; Santa Anita, Tlajomulco; Monterrey, Nuevo León) and 17 stores with the Suburbia format in addition to 1 reopening (Coapa), the transformation of The 41 Fabricas de Francia, of which 24 were transformed into Liverpool stores and 14 became Suburbia stores. Finally, 6 warehouses closed their operations permanently, 3 with the Fábricas de Francia format and 3 with the Suburbia format.

The Company grants its customers financing through the "Liverpool Credit Card", with which customers can make purchases at exclusively at Company stores. Additionally, the Company offers the "Liverpool Premium Card (LPC)", with which cardholders can acquire goods and services at both stores and boutiques pertaining to the chain, and at any establishment affiliated to the VISA system worldwide. Financing of clients in the form of the credit cards began in September 2018, for exclusive use at Suburbia stores, as well as the credit card, that can be used by cardholders to acquire goods and services at the chain of stores and at any of the establishments using the VISA system throughout the world.

Additionally, at 31 December 2020 and 2019, the Company is a partner, stockholder or co-owner of shopping malls and holds an interest in 28 different malls, through which it leases commercial space to tenants engaged in a broad number of businesses. On October 31, 2019, the operation of the "Santa Anita" shopping center in Guadalajara, Jalisco started operations.

The Company's headquarters and main place of business is:

Mario Pani 200
Santa Fe, Cuajimalpa
Mexico City
05348

Impacts of COVID-19
On March 11, 2020, the COVID-19 outbreak was officially declared a pandemic by the World Health Organization. The COVID-19 pandemic continues to have a significant adverse impact on the global economy. The measures adopted in the second quarter to contain the spread of the virus, included the closure of non-essential businesses, managing to stop the initial spread of the infection, which partially alleviated these measures in the third and fourth quarters. However, there is a risk that the recent reassertion of physical distancing measures enacted by the government and companies in response to the resurgence of the infection could affect economic activity beyond previously anticipated levels. The economy continues to operate with uncertainty related to economic growth and unemployment, which will ultimately only be resolved with the dissemination of an effective vaccine for COVID-19.

Impact on estimates and assumptions
As disclosed in Note 2, the preparation of the consolidated financial statements in accordance with IFRS requires management to make estimates and assumptions about the amounts of assets and liabilities at the date of the consolidated financial statements.

The COVID-19 pandemic results in greater uncertainty regarding the accounting estimates and assumptions used, increasing the need to apply judgment when assessing the economic and market environment, as well as its impact on significant estimates. This particularly affects the estimates and assumptions related to the provision for credit losses and asset impairment.

Provision for credit losses

The uncertainty created by the COVID-19 pandemic has increased the level of judgment applied in estimating the reserve for credit losses. See more detail in Note 3.3.2.

Asset Impairment

Given the disruption in economic and market activities caused by the COVID-19 pandemic, the Company conducted the annual impairment test for the Suburbia CGU, which required the application of a greater judgment in light of the uncertainty regarding the economic impact derived from the COVID-19 pandemic, particularly when evaluating the impact on projected results in the medium and long term.

Implicit in our economic outlook is the assumption that the way governments respond to the second and subsequent waves of the virus, and the dissemination of an effective mass-produced vaccine, will allow economies to continue to recover through 2021, and the economy will return to pre-COVID levels of economic activity in 2022 and pre-COVID levels of unemployment in 2023. We conclude that the recoverable amount of the CGU exceeds its book value. See more details in Note 14.

Support programs for cardholders in response to COVID-19

As mentioned in Note 3.3.2, the Company offered its cardholders certain support programs in response to the COVID-19 pandemic.

Note 2 - Summary of significant accounting policies:

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

2.1 Basis of preparation

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

The consolidated financial statements have been prepared on a historical cost basis, except for cash flow hedging financial instruments, trading derivatives and investments in government securities that are measured at fair value.
Preparation of financial statements in accordance with IFRS requires the use of certain critical accounting estimates. The areas involving a greater degree of judgment or complexity or the areas in which the assumptions and estimates are significant for the consolidated financial statements are described in Note 4.

2.1.1 New standards and changes adopted by the Company

The Company has applied the following standards and amendments for the first time for its annual reporting period beginning on January 1, 2020:

- Definition of materiality: amendments to IAS 1 and IAS 8
- Conceptual framework for Financial Reporting Revised
- Reform of the benchmark interest rate: amendments to IFRS 9, IAS 39 and IFRS 7 (See Note 3.2.2)

The Company also chose to adopt the following amendments:

- Rent concessions related to COVID-19 - amendments to IFRS 16.

The modifications listed above had no impact on the amounts recognized in prior periods and are not expected to significantly affect the current or future periods. See Note 2.25.1.

2.1.2 New standards and interpretations not yet adopted

A number of new standards and interpretations have been published which are not effective for reporting periods at December 31, 2020 and have not been early adopted by the Company. These standards are not expected to have a material impact on the entity in the current or future reporting periods and on foreseeable future transactions.

2.1.3 Going concern

The Company meets its working capital needs through reinvestment of a significant portion of its annual profits, as well as by contracting short and long-term credit lines, while respecting the debt ceiling approved by the Board of Directors. The financial structure of the Company has allowed it to operate with liquidity, despite the health contingency due to COVID-19 and the partial closure of stores derived from the measures established by the government to contain the pandemic, derived from the above the company implemented various measures to face the pandemic as mentioned in note 3.3.1. Interest payments are covered one time by operating income, which is an objective established by the Board of Directors. Taking into account the possible variations in operating performance, the Company believes its budget and projections allow it to operate with its current level of financing and meet all debt obligations. The Company is currently in compliance with its payment obligations and all debt covenants.

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

2.2 Consolidation

a. Subsidiaries

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

The balances and unrealized profits or losses in intercompany operations are eliminated in the consolidation process. When necessary, accounting policies have been modified in subsidiary entities in order to be consistency with the policies adopted by the Company.

The following is a summary of the Company's interest in subsidiaries at December 31, 2020 and 2019:

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

b. Associates

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

2.3 Segment information

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

2.4 Foreign currency transactions

a. Functional and presentation currency

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

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

b. Transactions and balances

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

2.5 Financial assets

2.5.1 Classification

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

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

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

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

2.5.2 Recognition and derecognition

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

2.5.3 Measurement

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

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

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

2.6. Impairment of financial assets

2.6.1 Assets carried at amortized cost

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

2.7 Derivative financial instruments and hedging activities

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

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

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

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

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

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

2.8 Cash and cash equivalents

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

Cash and cash equivalents include amounts generated by credit, debit card and digital media sales transactions that are settled at the beginning of the following month in the amount of $334,496 and $460,750 as of December 31, 2020 and 2019.

2.9 Inventories

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

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

2.10 Investment properties

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

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

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

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

2.11 Property, furniture and equipment

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

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

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

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

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

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

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

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

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

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

2.12 Borrowings Costs

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

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

As of December 31, 2020, and 2019 there was no capitalization of financing costs because during these periods there were no assets that, in accordance with the Company's policies, qualified by requiring a construction period of more than a year.

2.13 Intangible assets

i. Goodwill

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

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

ii. Brands

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

iii. Development of computer systems and programs

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

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

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

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

iv. Other intangibles

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

2.14 Impairment of non-financial assets

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

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

2.15 Accounts payable

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

The Company has established financing programs for suppliers, through which they can discount their documents with different financial institutions. The balance payable derived from these programs is recognized within suppliers in the consolidated statement of financial position. The balance payable discounted by suppliers as of December 31, 2020 and 2019 amounts to $3,276,373 and $4,573,125, respectively.

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

2.16 Loans from financial institutions, issues of stock certificates and Senior Notes.

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

2.17 Cancellation of financial liabilities

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

2.18 Provisions

Provisions are recognized when the Company has a present legal or constructive obligation as a result of past events, it is probable that an outflow of cash flows to settle the obligation and the amount can be estimated reliably required. The amount recognized as a provision is the best estimate on the reporting period, the expenditure required to settle the present obligation, the payment is made by the amount assessed rationally, the Company has to pay to settle the obligation to end of the reporting period under review, or to transfer it to a third party at that time. See Note 15.

2.19 Income tax

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

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

The charge corresponding to taxes on profits currently payable is calculated according to the tax laws approved as of the consolidated statement of financial position date in Mexico and in the countries in which the Company's associates operate and generate a taxable base. Management periodically evaluates their tax positions with respect to tax refunds as tax laws are subject to interpretation. According to this assessment as of December 31, 2020 and 2019, there are no uncertain positions.

The deferred tax asset, tax-on-profits, is only recognized to the extent future tax benefits are likely to be achieved and can be applied against any temporary differences in liabilities.

The deferred tax on profits is generated on the basis of the temporary differences between investments in subsidiaries and associates, except when the Company can control when those temporary differences will be reinvested, and the temporary difference is unlikely to be reinvested in the foreseeable future.

The balances of deferred asset and liabilities, tax-on-profits, are offset when there is a legal right to offset current tax assets against current tax liabilities and when the deferred tax-on-profit assets and liabilities relate to the same tax entity, or different tax entities where the balances are to be settled on a net basis. See Note 21.

2.20 Employee benefits

a. Pensions and seniority premium

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

The liability or asset recognized in the consolidated statement of financial position with respect to defined benefit pension plans is the present value of the defined benefit obligation at the consolidated statement of financial position date, less the fair value of the plan assets, along with the adjustments arising from unrecognized actuarial profits or losses and the costs of past services. The defined benefit obligation is calculated annually by independent actuaries, using the projected unit credit method.

The present value of defined benefit obligations is determined, discounting estimated cash flows at the interest rates of government bonds denominated in the same currency in which the benefits will be paid, and have expiration terms that approximate the terms of pension obligations.

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

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

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

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

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

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

b. Annual bonus for retaining executives

Some of the Company's executives receive an annual retainer bonus, calculated as a percentage of their annual compensation and depending on the completion of certain goals established for each officer at the beginning of the year. The Company has set up a reserve of $237,813 at December 31, 2020 ($251,279 at December 31, 2019), that is included in Note 15 within the provision of bonuses and compensation to employees.

c. Employees' statutory profit sharing and bonuses

The Company recognizes a liability and a bonus expense and employees' statutory profit sharing based on a calculation that considers the tax profit after certain adjustments. The Company recognizes a provision when it is contractually obligated or when there is a past practice that generates an assumed obligation.

d. Other employees benefits by voluntary separation or dismissal

The Company grants certain benefits to employees that leave the Company either by termination or voluntary decision after 20 years of service. In accordance with IAS 19 (revised) "Employee Benefits", this practice constitutes an assumed obligation of the Company with its employees, which is recorded based on annual actuarial studies prepared by independent actuaries. See Note 17.

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

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

2.21 Capital stock

Common shares are classified as capital.

2.22 Revenue recognition

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

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

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

a. Sale of merchandise

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

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

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

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

b. E-wallets and gift certificates

E-wallets

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

Gift certificates

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

c. Interest income

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

d. Lease revenue

The Company's policy for recognition of operating lease revenue is described in Note 2.25.2

e. Services and other

Income from service agreements is determined as follows:

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

2.23 Deferred income

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

2.24 Other accounts receivable

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

2.25 Leases

2.25.1 Lessee

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

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

- Fixed payments (including if they are substantial), less lease incentives receivable;
- Variable lease payments that are based on an index or rate; initially measured using the index or rate on the start date;
- The amounts expected to be payable by the Company in guarantee of residual value;
- Price of exercising a purchase option if the Company has reasonable certainty of exercising this option, and
- Penalty payments for the termination of the lease agreement, if the terms of the lease reflect that the Company will exercise this option.

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

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

To determine the incremental financing rate, the Company:

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

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

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

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

- The amount of the initial measurement of the lease liability;
- Any lease payment made on or before the commencement date minus any lease incentive received;
- Any initial direct costs, and
- Restoration costs.

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

The Company applied the practical file IFRS 16 "Rent concessions related to COVID-19" to recognize the forgiveness of leasing of buildings received as a result of the pandemic for an amount of $233,232, this amount was recognized as variable income and is included in administration expenses.

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

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

2.25.2 Lessor

Revenue from operating leases in which the Company is a lessor is recognized in profit or loss under the straight-line method during the term of the lease. The initial direct costs incurred in obtaining an operating lease are added to the carrying amount of the underlying asset and are recognized as expenses during the term of the lease on the same basis as the income from the lease. The respective leased assets are included in the statement of financial position depending on their nature. Lease income as of December 31, 2020 and 2019 for $2,579,175 and $3,553,455 respectively, includes non-lease components for $763,473 and $1,140,553, which are recognized in accordance with the income standard for contracts with customers.

As a result of the COVID-19 pandemic, the Company granted rent forgiveness to its tenants in the amount of $470,506. See Note 3.1.

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

2.26 Earnings per share

Basic earnings per ordinary share are calculated by dividing the holding interest by the weighted average of ordinary shares outstanding during the period. Earnings per diluted share are determined by adjusting the holding interest and ordinary shares, under the assumption that the entity's commitments to issue or exchange the Company’s own shares would be realized. Basic earnings are the same as diluted earnings due to the fact that there are no transactions that could dilute earnings. See Note 20.

2.27 Supplier rebates

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

2.28 Prepaid payments

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

Note 3 - Risk management:

The main risks to which the Company is exposed are:

3.1 Real estate risk

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

Derived from the health contingency, the Company granted support for the closure of the shopping centers, which began in April 2020 as follows: a) 50% discount and payment in the current month in April, May and June; and b) 40% discount and deferred payment for up to 6 months from January 2021. Until July 2020, the aforementioned discounts were maintained, and from August to December 2020, with the exception of November, additional discounts were granted to the most affected tenants. See Note 18.

As of December 19, 2020, as measures established by the government to contain COVID-19 infections, stores, shops, boutiques and shopping centers located in Mexico City and the State of Mexico closed, as a result of above, the Company granted tenants a 40% discount.

3.2 Market risks

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

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

3.2.1 Exchange rate risk

Except as mentioned in Note 16, the Company has not contracted financing in foreign currencies; however, the Company is exposed to risks related to movements in the exchange rate of the peso to the US dollar and the euro with respect to importations of merchandise mainly from Europe and Asia. Purchases of merchandise in a currency other than the Mexico peso represent approximately 23% of total purchases.

At December 31, 2020 and 2019, the Company's exposure to exchange rate risks amounted to (US$1,061,321), €5,733 and (US$1,016,562), €324, respectively. In the event of an 8% increase in the exchange rate of the peso to the US dollar, the Company's loss would approximate $1,679,190 and $1,533,581. The 8% represents the sensitivity rate used when the foreign exchange risk is reported internally to the Results Review Committee and represents the Administration's assessment of the possible variation in exchange rates. The sensitivity analysis includes only the monetary items pending settlement denominated in foreign currency at the end of the year.

Additionally, the Company maintains an investment in Grupo Unicomer Corp. (Unicomer), and the cash flows received are denominated in US dollars.

The risk of conversion is the risk that the variations in exchange rates will cause volatility in the peso value of these cash flows. The Company has not hedged the cash flows that it receives from this investment.

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

		December 31, 2020		2019
Thousands of US dollars				
Monetary assets	$	82,504	$	102,222
Monetary liabilities		(1,143,825)		(1,118,784)
Short position	$	(1,061,321)	$	(1,016,562)
Equivalent in pesos	$	(21,129,521)	$	(19,176,629)
Thousands of Euros				
Monetary assets	€	11,656	€	7,388
Monetary liabilities		(5,923)		(7,064)
Long position	€	5,733	€	324
Equivalent in pesos	$	139,652	$	6,861

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

		February 19, 2021		December 31, 2020
US dollar	$	20.4222	$	19.9087
Euro	$	24.7874	$	24.3593

3.2.2 Interest rate risk

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

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

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

• adjustment of the creditor value/debtor value in interest rate swaps that does not correspond to the loan, and

• the critical differences between interest rate swaps and loans.

There was no recognized ineffectiveness during 2020 or 2019 in relation to interest rate swaps.

Sensitivity analysis for interest rates

The following sensitivity analyses have been determined considering the current derivative financial instruments at December 31, 2020 and assuming the following:

If interest rates had been 10 basis points below and all the other variables remained constant. The other items comprising comprehensive income for the year ended December 31, 2020 and 2019 would have increased by $67,443 and $64,596 net of deferred taxes, mainly as a result of the changes in fair value of hedge derivative financial instruments contracted to hedge against exposure to changes in interest rates.

There is no direct contractual impact on the "Swaps" due to the fact that the current operations are agreed at fixed rates.

In the case of the coverage agreed in which TIIE is charged and a fixed rate is paid, the swap contract itself foresees that it use the TIIE rate or the one that substitutes it. The bond covered by this swap has similar hedges, so there is no impact.

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

3.2.3 Inflation risk

The Company had a financing denominated in Investment Units (UDIs - which is the monetary unit linked to inflation in Mexico) and a swap to cover the risk exposure that the value of the issuance of stock certificates could be affected by the increase in the inflation rate in Mexico, which were settled in May 2020. (See Note 10)

3.3 Financial risks

3.3.1 Liquidity risk

Liquidity risk is the risk that the Company will be unable to meet its fund requirements. Company's Management has established policies, procedures and limits that govern the Treasury function. The Treasury is responsible for ensuring the Company's liquidity and for managing its working capital to guaranty payments to vendors and fund the costs and expenses of the operation. The Company finances its operations through a combination of:

1) reinvestment of a significant portion of profits and 2) contracting financing and leasing denominated in pesos.
In order to preserve liquidity during the health contingency due to COVID-19, the Company implemented the following measures: a) reduction of the capital expenditures budget by more than 50%, the opening of the two Liverpool stores scheduled for this year was postponed; and in the case of Suburbia, the openings plan was reduced from 23 to 9 stores; b) restriction of operating expenses to the minimum necessary; c) in order to maintain a healthy portfolio, credit solutions were implemented for clients and the granting of credit was reduced; d) cautious management of inventory levels and purchase orders; e) extension of the payment term to suppliers while offering financial tools such as factoring; f) deferral of the payment of dividends corresponding to the 2019 fiscal year; g) temporary suspension of the share buyback plan; h) contracting short-term credit lines for an amount of $3,500,000 which were settled during the months of November and December 2020; and i) the placement of stock certificates for $5,000,000.

The Company has short-term lines of credit available for approximately $6,000,000; as well as overdraft lines to access debt instruments for $6,362,500.

The following table shows the contractual maturities of the Company's financial liabilities according to the expiration periods. The table was prepared on a cash flow basis without discounting, from the first date on which the Company will be required to pay. The table includes interest and the main cash flows:

		Between 1 months and 1 year		Between 1 and 5 years		More than 5 years
December 31, 2020						
Suppliers, creditors	$	35,543,588	$	-	$	-
Senior notes and contractual interests		3,049,984		20,154,551		33,288,243
Lease liabilities		1,994,892		6,504,171		13,916,994
	$	40,588,464	$	26,658,722	$	47,205,237
December 31, 2019						
Suppliers, creditors	$	34,214,115	$	-	$	-
Senior notes and contractual interests		5,644,587		18,539,640		27,497,932
Lease liabilities		1,957,729		6,500,947		14,037,279
	$	41,816,431	$	25,040,587	$	41,535,211

3.3.2 Credit risk

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

Loan portfolio

The Company's accounts receivable are comprised of loans granted to our customers through the use of credit cards issued by the Company to purchase merchandise, goods and services at our stores or at establishments affiliated to the VISA system.

Due to the fact that Company sales are made to the general public, there is no risk concentration on one particular customer or group of customers.

The Company has a risk management system for the loan portfolio, whose main components include: 1) the processes of granting credit, authorization of purchase transactions and collection management, 2) information security, technological infrastructure and processes and procedures in store and corporate, 3) the regulatory risk, which includes aspects related to compliance with the provisions issued by the Consumer Advocacy Agency, and 4) the risk of fraud. Credit application forms are evaluated and approved through automated procedures using parameterized scorecards (grading factors) determined by the Company, both for applicants with credit experience in the credit bureau, and for those with none. Scorecard performance is reviewed periodically and, as required, evaluation of the credit application forms is complemented with a telephone check and visit to corroborate the veracity of the information provided by the applicant. Initial credit limits are also calculated individually and automatically by the Company's system and are periodically monitored by the corporate credit department to increase or decrease them based on the cardholder's record. The Company has a process in place for review of its customer's credit quality, for early identification of potential changes in payment capacity, prompt corrective decision taking and determination of current and potential losses.

Through automated systems, monthly account cutoffs are conducted and any accounts failing to show the requirement payment are detected.

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

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

As a result of the COVID-19 pandemic, the Company carried out the following initiatives: 1) "Skip a Payment" support program, which was in effect in April, May and June 2020, to which almost two million cardholders subscribed, deferring the enforceability of their payments between one and up to four months; 2) the "My payment plan" program was incorporated, a financial option that allows the deferral of the balance in fixed payments of nine, twelve, twenty-eight and twenty-four monthly installments with a preferential rate, and it is required to cover ten percent of the balance to be deferred ; 3) the payment options for Suburbia cards were increased, by means of CIE, SPEI or debit card; 4) the credit granting model was modified, making the granting of new accounts, increases in credit limits, overdrafts and cash withdrawals more restrictive; 5) Preventive actions and strategies were established for the recovery of the collection.

Sensitivity analysis for the provision for credit losses

If the Company will change the adjustment factor of the prospective information up or down 5%, keeping the rest of the assumptions stable, the provision for credit losses would increase (decrease) by $268,079.

Accounting policy for the provision for credit losses

To calculate this provision, the Company recognizes future losses in the portfolio based on the level of impairment of credit risk. The Company defined as default, loans past due more than 90 days. Said calculation methodology mainly considers the probability of default over the life of the loans, the percentage of the loss once the default occurred, the analysis of the parameters indicative of a significant increase in the level of risk (SICR). To measure the expected credit losses, the loan portfolio has been grouped according to the credit risk characteristics (Liverpool Credit Card, Liverpool Premium Card (LPC), Suburbia and Suburbia VISA), the days of default and the historical behavior from the portfolio. Historical loss rates are parameterized to reflect current and prospective information on macroeconomic factors (forward looking) that affect clients' ability to settle the loan portfolio. The main calculation parameters identified by the Company include the Consumer Confidence Index (ICC5), gross domestic product (GDP) and the average interbank interest rate (TIIE, for its acronym in Spanish), consequently, it adjusts the historical loss rates in depending on the expected changes in these factors.

Derived from the effects caused by COVID-19 and in particular the uncertainty generated about the recovery of the portfolio, it required the application of a greater judgment by management and the preparation of scenarios to evaluate the impact on the calculation mechanics of the provision for credit losses. The methodology used by the Company required making some modifications to evaluate the impact on the calculation of the various support programs provided to clients in 2020, since authorizing payment deferrals does not naturally reflect a significant increase in the level of risk. In the modifications made to the model, the following elements were considered: a) worst default; b) the worst Behavior (Score); c) changes in risk level allocation (ECL) and d) loss given default (LGD), to recognize in advance the possible fall in the recovery of the portfolio caused by COVID-19.

In the case of macroeconomic factors, the Company built a scenario stressing the variables that affect the model (GDP, TIIE and ICC5), in order to record the worst historical changes related to the probability of default of cardholders. Additionally, the weighting of the scenarios was modified in order to reflect the market risk derived from COVID-19 in the ECL calculation.

The provision for losses at December 31, 2020 and 2019 was determined as follows for accounts receivable:

December 31, 2020	From 0 to 29 days	From 30 to 89 days overdue	More than 90 days overdue	Total
Expected loss rate	7.50%	37.03%	74.68%	
Loan portfolio	$ 30,966,196	$ 5,521,118	$ 2,838,818	$ 39,326,132
Provision for credit losses	$ 2,321,979	$ 2,044,427	$ 2,119,897	$ 6,486,303
December 31, 2019				
Expected loss rate	5.70%	38.04%	63.27%	
Loan portfolio	$ 37,861,504	$ 2,796,835	$ 1,899,259	$ 42,557,598
Provision for credit losses	$ 2,156,824	$ 1,063,828	$ 1,201,693	$ 4,422,345

The balance of the provision for expected losses for the loan portfolio as December 31, 2020 and 2019 is shown below:

	2020	2019
Balance at December 31,	$ 4,422,345	$ 3,982,292
Increase in the provision for credit losses recognized in profit or loss during the year	5,182,681	3,911,269
Loans portfolio canceled during the year as uncollectible	(3,118,723)	(3,471,216)
Balance at December 31,	$ 6,486,303	$ 4,422,345

Accounts receivable are canceled when there is no reasonable expectation of recovery. Indicators showing that there is no reasonable expectation of recovery include the fact that the debtor suggests no payment plan to the Company and the impossibility of making contractual payments over a period of more than 240 days. See Note 8.

Impairment losses from accounts receivable are shown as net impairment losses under operating income. Subsequent recovery of amounts previously canceled is credited to the same line.

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

3.4 Fair value estimate

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

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

December 31, 2020	Book value	Level 1	Level 2	Level 3
Assets arising from hedge derivative financial instruments	$ 2,913,181	$ -	$ 2,913,181	$ -
Cash and cash equivalents	22,970,420	22,970,420	–	-
Liabilities arising from hedge derivative financial instruments	(66,229)	-	(66,229)	-
Liabilities arising from trading derivative	(59,882)	-	(59,882)	-
Total	$ 25,757,490	$ 22,970,420	$ 2,787,070	$ -

December 31, 2019	Book value	Level 1	Level 2	Level 3
Assets arising from hedge derivative financial instruments	$ 2,489,843	$ -	$ 2,489,843	$ -
Cash and cash equivalents	14,917,249	14,917,249	–	-
Liabilities arising from hedge derivative financial instruments	(727,276)	-	(727,276)	-
Liabilities arising from trading derivative	(41,711)	-	(41,711)	-
Total	$ 16,638,105	$ 14,917,249	$ 1,720,856	$ -

During the years ended December 31, 2020 and 2019, there were no transfers between levels 1 and 2. The carrying amount of short-term financial instruments is similar to its fair value due to materialize in the short term.

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

Note 4 - Key sources of uncertainty in the estimates:

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

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

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

4.1 Provision for impairment of loan portfolio

The methodology applied by the Company in determining the balance of this provision is described in Note 3.3.2, also see Note 8.

4.2 Estimate of useful lives and residual values of property, furniture and equipment

As described in Note 2.14, the Company reviews the estimated useful life and residual values of property, furniture and equipment at the end of every annual period. During this period, it was determined that the life and residual values do not need to be modified, as according to Management's assessment, the useful lives and residual values reflect the economic conditions of the Company's operating environment.

4.3 Estimated impairment of intangible assets with an indefinite useful life

The identification and measurement of impairment of intangible assets with indefinite lives involves the estimation of reasonable values. These estimates and assumptions could have a significant impact on the decision to recognize or not an impairment charge and also on the magnitude of such charge. The Company performs a valuation analysis and considers relevant internal information, as well as other public market information. Fair value estimates are mainly determined using discounted cash flows and market comparisons. These approaches use significant estimates and assumptions, including projected future cash flows (including maturities), discount rates that reflect the risk inherent in future cash flows, multiples of outflow cash flows, perpetual growth, determination of appropriate market comparable and the determination of whether a premium or discount should be applied to comparable. See Note 14

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

The brands acquired as part of Suburbia have demonstrated their longevity by having been successful in the market for several decades and are well recognized in Mexico. The knowledge of the operative process of procurement, commercial planning, product design and marketing (called CATMex) is unique in the Mexican market and has generated economic benefits for Suburbia for several decades. Based on our own experience, during 170 years of operating in Mexico, the Company believes that CATMex will continue to generate cash flows for the Company indefinitely.

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

4.5 Determination of the lease term and incremental financing rate

4.5.1 Determination of the lease term

In determining the lease term, the Administration considers all the facts and circumstances that create an economic incentive to exercise an extension option. Extension options (or periods after termination options) are only included in the lease term if there is reasonable certainty that the lease will be extended (or not terminated).

For real estate leases, the following factors are usually the most relevant:

- If there are significant penalties for terminating (or not extending), the Company generally has reasonable certainty of extending (or not terminating).

- If any improvement in the lease is expected to have significant remaining value, the Company generally has reasonable certainty of extending (or not terminating).

- Otherwise, the Company considers other factors that include the length of the historical lease and the costs and business interruption necessary to replace the leased asset.

4.5.2 Determination of the incremental financing rate

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

To determine the incremental financing rate, the Company:

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

Note 5 - Category of financial instruments:

December 31, 2020		Amortized cost (receivables)		Fair value through profit or loss		Derivates used for hedging		Total
Financial assets:								
Cash and bank deposits	$	3,225,516	$	-	$	-	$	3,225,516
Investments		22,970,420		-		-		22,970,420
Short and long-term loan portfolio		32,839,829		-		-		32,839,829
Other short and long-term accounts receivable		2,519,486		-		-		2,519,486
Long-term derivative financial instruments		-		-		2,913,181		2,913,181
Financial liabilities:								
Issuance of long-term senior notes and short and long-term bank borrowings	$	38,554,026	$	-	$	-	$	38,554,026
Suppliers, creditors and provisions		35,543,588		-		-		35,543,588
Short-term derivative financial instruments		-		59,982		-		59,882
Long-term derivative financial instruments		-		-		66,229		66,229

December 31, 2019		Amortized cost (receivables)		Fair value through profit or loss		Derivates used for hedging		Total
Financial assets:								
Cash and bank deposits	$	3,717,549	$	-	$	-	$	3,717,549
Investments		14,917,249		-		-		14,917,249
Short and long-term loan portfolio		38,135,253		-		-		38,135,253
Other short and long-term accounts receivable		2,201,994		-		-		2,201,994
Short-term derivative financial instruments		-		-		341,307		341,307
Long-term derivative financial instruments		-		-		2,148,536		2,148,536
Financial liabilities:								
Issuance of long-term senior notes and short and long-term bank borrowings	$	35,319,371	$	-	$	-	$	35,319,371
Suppliers, creditors and provisions		34,214,111		-		-		34,214,111
Short-term derivative financial instruments		-		41,711		-		41,711
Long-term derivative financial instruments		-		-		727,276		727,276

Note 6 - Credit quality of financial instruments

		December 31,		
Loan portfolio:		**2020**		2019
Counterparties without external risk ratings:				
Group 1 - Customers with Liverpool credit card	$	28,823,393	$	31,655,479
Group 2 – Customers with VISA credit card		8,579,296		9,109,077
Group 3 – Customers with credit card Suburbia		1,707,151		1,686,684
Group 4 - Customers with VISA Suburbia credit card		216,292		106,358
Total loan portfolio		39,326,132		42,557,598

		December 31,		
Cash and short-term bank deposits [1]		**2020**		2019
AAA		26,164,380		18,590,736
AA		-		-
A		-		-
		26,164,380		18,590,736
Financial assets - derivative financial instruments [2]				
AAA		2,913,181		2,489,843
AA		-		-
		2,913,181		2,489,843
	$	68,403,693	$	63,638,177

Group 1 and 3 - For the Company, credits granted through the Liverpool and Suburbia credit cards (which mostly share the same characteristics) represent a lesser risk due to the fact that its use is sporadic and seasonal and is restricted to the products on sale at Company stores.

Group 2 and 4 - The VISA credit cards (which mostly share the same characteristics) operated by the Company imply a different risk level, due mainly to the fact that they can be used at a broad number of establishments, allow their holders to draw cash from ATMs and are intended for continuous use.

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

[2] The Company does not consider there are risk factors arising from default on counterparty obligations, due to which, it has not been necessary to set up reserves in this regard at December 31, 2020 and 2019.

Note 7 - Cash and cash equivalents:

		December 31,		
		2020		2019
Cash and bank deposits	$	3,225,516	$	3,717,549
Investments		22,970,420		14,917,249
Total	$	26,195,936	$	18,634,798

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

		December 31,		
		2020		2019
Credits related to customer contracts	$	39,326,132	$	42,557,598
Provision for impairment of loan portfolio (See note 3.3.2)		(6,486,303)		(4,422,345)
Total loan portfolio	$	32,839,829	$	38,135,253
Total short-term loan portfolio	$	25,315,337	$	28,680,398
Total long-term loan portfolio	$	7,524,492	$	9,454,855

The fair value of the short-term loan portfolio at December 31, 2020 and 2019 closely resembles their book value.

The fair value of the long-term loan portfolio until December 31, 2020 and 2019, as established in $7,164,323 and $8,877,952, will be considered level 3 and will be determined using the technique of effective yield at present value at a current discount rate according to the average term of the portfolio and the risk of it.

				December 31,
		2020		2019
Contract liability - deferred income	$	2,190,202	$	2,324,268
Total current contract liabilities		2,190,202		2,324,268

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

				December 31,
		2020		2019
Deferred income (see Note 2.22.b)	$	2,005,149	$	1,833,572
Total current contract liabilities		2,005,149		1,833,572

Note 9 - Other accounts receivable - Net:

				December 31,
Short term accounts receivable:		**2020**		2019
Other debtors [1]	$	1,729,990	$	1,536,802
Tenants- net [2]		321,282		33,099
Broxel, S. A. P. I. de C. V.		57,142		193,547
IB Enterprises, S. A. de C. V.- Neto[3]		40,000		97,062
Short - term loans to employees		116,738		67,869
		2,265,152		1,928,379
Long-term accounts receivable:				
Long - term loans to employees		254,334		273,615
Total	$	2,519,486	$	2,201,99

[1] Mainly includes accounts receivable from voucher issuing companies and other debtors other than merchandise.

[2] This amount includes the provision for credit losses for an amount of $71,891 in 2020 and $7,876 in 2019.

[3] This amount includes the provision for credit losses for an amount of $56,995 in 2020.

Note 10 - Derivative financial instruments:

The Company uses hedge derivative financial instruments to reduce the risk of adverse movements in the interest rates of its long-term debt and inflationary increases in Mexico and to ensure the certainty in the cash flows that it will pay to comply with the obligations incurred, in addition, the Company uses negotiation instruments, forward exchange rate contracts, which aim to reduce the risk of exchange rate movements in the cost of acquiring the goods. The main instruments used are interest rate and currency swaps and the positions contracted at the end of each year are shown in the next page.

Assets

Notional amount [1]		Dates: Contracting	Dates: Maturity	Interest rate: Contracted by DFI	Interest rate: Agreed in the debt	Fair value at December 31, 2020	Fair value at December 31, 2019
USD	300,000	October 2014	October 2024	6.81%	3.95%	$ 2,548,794	$ 2,148,536
$	750,000	June 2010	May 2020[2]	8.48%	4.22%	-	341,307
USD	250,000	September 2016	October 2026	8.88%	3.88%	73,569	-
USD	350,000	September 2016	October 2026	8.59%	3.88%	187,303	-
USD	50,000	October 2016	October 2026	8.87%	3.88%	27,950	-
USD	50,000	October 2016	October 2026	8.76%	3.88%	28,126	-
USD	50,000	October 2016	October 2026	8.84%	3.88%	47,438	-
Total						2,913,181	2,489,843
Less long-term portion						(2,913,181)	(2,148,536)
Current portion						$ -	$ 341,307

Liabilities

Notional amount [1]		Dates: Contracting	Dates: Maturity	Interest rate: Contracted by DFI	Interest rate: Agreed in the debt	Fair value at December 31, 2020	Fair value at December 31, 2019
USD	250,000	September 2016	October 2026	8.88%	3.88%	$ -	$ (287,877)
USD	350,000	September 2016	October 2026	8.59%	3.88%	-	(310,756)
USD	50,000	October 2016	October 2026	8.87%	3.88%	-	(45,266)
USD	50,000	October 2016	October 2026	8.76%	3.88%	-	(44,926)
USD	50,000	October 2016	October 2026	8.84%	3.88%	-	(26,477)
$	1,500,000	September 2017	August 2022	7.84%	TIIE + 0.25%	(66,229)	(11,974)
USD	18,919	Several (2020)	Several (2021)	Varias	N/A	(30,720)	(25,733)
USD	17,854	Several (2020)	Several (2021)	Varias	N/A	(29,162)	(15,978)
Total						(126,111)	(768,987)
Less long-term portion						(66,229)	(727,276)
Current portion						$ (59,882)	$ (41,711)

[1] The notional amounts related to derivative financial instruments reflect the reference volume contracted; however, they do not reflect the amounts at risk as concerns future flows. Amounts at risk are generally limited to the unrealized profit or loss in from valuation to market of those instruments, which can vary depending on changes in the market value of the underlying item, its volatility and the credit rating of the counterparties.

[2] On May 19, 2020, the Company settled the cross-currency swap for a notional amount of $750,000.

Note 11 - Investments in associates:

Concept	Activity	Place of incorporation and operations	Proportion of shareholding and voting rights December 31, 2020	Proportion of shareholding and voting rights December 31, 2019	December 31, 2020	December 31, 2019
Investment in associates (i) and (ii)	Sales	Mexico and Central America	50%	50%	$ 6,797,012	$ 7,267,280
Other investments in associates (iii)	Malls	Mexico	Several	Several	1,306,925	1,188,759
					$ 8,103,937	$ 8,456,039

(i) Unicomer

Unicomer is a private company that operates a chain of stores engaged in the sale of furniture and household appliances through a chain of more than 1,146 stores, with different formats in Central America, South America and the Caribbean. The Company has a 50% equity interest in Unicomer. This acquisition gave rise to goodwill of $757,623, which is included as part of the investment value. The Company does not exercise joint control over Unicomer because the criteria for control is not met. Under IFRS it exercises significant influence over Unicomer, due to the fact that it owns 50% of the voting rights and is entitled to designate 2 members of the Board of Directors.

(ii) Moda Joven Sfera México, S. A. de C. V. (Sfera Mexico)

In 2006, the Company incorporated an entity in association with El Corte Inglés, S. A. with 49% of the capital (the leading department store chain in Spain). This entity operates a chain of 50 stores in Mexico, specialized in family clothing and accessories under the commercial name Sfera.

(iii) Other investments

Malls

Mainly correspond to the Company's equity in the following malls: Angelópolis in the city of Puebla, Plaza Satélite in the state of México and Galerías Querétaro in the city of Querétaro.

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

Summarized statement of financial position:	Unicomer December 31, 2020	Unicomer December 31, 2019	Sfera México December 31, 2020	Sfera México December 31, 2019
Current assets:				
Cash and cash equivalents	$ 4,462,931	$ 2,770,864	$ 53,587	$ 100,799
Other current assets	18,860,644	22,450,351	712,591	653,034
Total current assets	23,323,575	25,221,215	766,178	753,833
Non-current assets	17,503,352	17,866,242	1,794,161	1,774,856
Total assets	40,826,927	43,087,457	2,560,339	2,528,689
Current liabilities:				
Suppliers	4,284,163	3,613,429	170,989	183,401
Other current liabilities	12,946,541	15,695,385	463,069	297,937
Total current liabilities	17,230,704	19,308,814	634,058	481,338
Non-current liabilities	12,336,208	11,747,938	1,090,161	1,041,404
Total liabilities	29,566,912	31,056,752	1,724,219	1,522,742
Net assets	11,260,015	12,030,705	836,120	1,005,947
Participation of the company in the net assets of associates	$ 5,630,005	$ 6,018,499	$ 409,384	$ 491,158
Goodwill	757,623	757,623	-	-
Equity in net assets of associates	$ 6,387,628	$ 6,776,122	$ 409,384	$ 491,158

Summarized statement of comprehensive income:	Unicomer December 31, 2020	Unicomer December 31, 2019	Sfera México December 31, 2020	Sfera México December 31, 2019
Revenue	$ 21,502,251	$ 21,804,302	$ 1,372,329	$ 1,922,458
Interest income	9,156,330	8,803,669	9	16
Depreciation and amortization	(1,377,771)	(1,277,530)	(205,335)	(187,743)
Interest expense	(1,759,666)	(1,537,651)	(130,078)	(120,507)
Income tax expense	(444,667)	(683,313)	67,529	(33,616)
Net income	(890,344)	1,102,992	(159,803)	79,601
Company's equity in profits of associates	$ (445,172)	$ 647,047	$ (78,601)	$ 37,227

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

	Unicomer	Sfera México	Other	Total
Balance at December 31, 2019	$ 7,122,705	$ 454,936	$ 932,566	$ 8,510,207
Translation effect of investment in associates	(462,498)	-	-	(462,498)
Equity method	647,047	37,227	-	684,274
Dividends paid	(213,147)	-	-	(213,147)
Capital increase in associates	87,441	-	232,106	319,547
Other - net	(405,426)	(1,005)	24,087	(382,344)
Balance at December 31, 2019	6,776,122	491,158	1,188,759	8,456,039
Translation effect of investment in associates	176,258	-	-	176,258
Equity method	(445,172)	(78,601)	-	(523,773)
Capital increase in associates	-	-	129,672	129,672
Other - net	(119,580)	(3,173)	(11,506)	(134,259)
Balance at December 31, 2020	$ 6,387,628	$ 409,384	$ 1,306,925	$ 8,103,937

Note 12 - Investment properties - Net:

	Amount
Balance at January 1, 2019	$ 20,668,308
Acquisitions	2,169,490
Disposals	(215,995)
Depreciation	(275,718)
Balance at December 31, 2019	22,346,085
Acquisitions	148,515
Disposals	(40,849)
Depreciation	(324,735)
Balance at December 31, 2020	$ 22,129,016

Investment properties include shopping malls, works in progress and other land intended for construction of future shopping malls.

The fair value of investment properties of the Company at December 31, 2020, and 2019 amounts to $25,683,380 and $30,820,468, respectively, through discounted cash flows, the key assumptions used were the projected annual growth of business and projected cash flow, using an average discount rate of 12.16% (10.24% in 2019), classified as level 2. The operating costs directly related to the income from leasing investment properties is comprised as follows:

	December 31,	
	2020	2019
Repairs and maintenance	$ 621,616	$ 714,429
Advertising	112,202	166,462
Personnel compensation and benefits	57,504	70,520
Real estate taxes and water	100,481	95,625
Hired services	27,142	32,452
Other expenses	7,179	7,088
Electrical power and utilities	14,885	6,723
Rent of equipment	3,028	3,370
Travel expenses	1,117	4,604
Total	$ 945,154	$ 1,101,273

Note 13 - Property, furniture and equipment - Net:

		Land		Buildings		Furniture and equipment
At December 31, 2020						
Beginning balance	$	6,895,805	$	26,938,938	$	7,035,530
Acquisitions		5,513		549,310		68,566
Transfers		17,049		1,190,090		867,805
Disposals		(3,261)		(157,881)		(145,512)
Depreciation		-		(485,537)		(1,093,714)
Ending balance		6,915,106		28,034,920		6,732,675
At December 31, 2020						
Cost		6,915,106		33,962,901		17,220,661
Accumulated depreciation		-		(5,927,981)		(10,487,986)
Ending balance	$	6,915,106	$	28,034,920	$	6,732,675
At December 31, 2019						
Beginning balance	$	6,760,300	$	25,872,933	$	6,345,846
Acquisitions		38,496		291,277		58,858
Transfers		99,890		1,495,637		1,552,907
Disposals		(2,881)		(55,760)		(109,156)
Depreciation		-		(665,149)		(812,925)
Ending balance		6,895,805		26,938,938		7,035,530
At December 31, 2019						
Cost		6,895,805		32,381,382		16,429,802
Accumulated depreciation		-		(5,442,444)		(9,394,272)
Ending balance	$	6,895,805	$	26,938,938	$	7,035,530

[1] The balance of works in progress at the end of fiscal year 2020 corresponds to various projects where the Company is building a distribution center, some stores or shopping malls and remodeling some existing ones.

Note 14 - Intangible assets - Net:

			Indefinite useful life	
		Goodwill		Trademarks
Balance at January 1, 2019	$	7,481,553	$	3,668,021
Movements:				
Investments		-		-
Disposals		-		-
Amortization		-		-
Balance at December 31, 2019		7,481,553		3,668,021
Movements:				
Investments		-		-
Disposals		-		-
Amortization		-		-
Balance at December 31, 2020	$	7,481,553	$	3,668,021

	Leasehold improvements		Computer equipment		Transportation equipment		Works in progress[1]		Total
$	5,242,466	$	644,948	$	277,653	$	3,220,263	$	50,255,603
	1,532		27,711		98,066		2,946,447		3,697,145
	-		329,480		39,075		(2,443,499)		-
	(417,276)		(165)		(6,757)		-		(730,852)
	(533,109)		(320,313)		(104,295)		-		(2,536,968)
	4,293,613		681,661		303,742		3,723,211		50,684,928
	8,467,763		3,780,972		792,461		3,723,211		74,863,075
	(4,174,150)		(3,099,311)		(488,719)		-		(24,178,147)
$	4,293,613	$	681,661	$	303,742	$	3,723,211	$	50,684,928
$	4,017,190	$	868,416	$	170,278	$	3,080,141	$	47,115,104
	139,096		36,715		133,006		5,174,064		5,871,512
	1,520,139		186,112		50,416		(4,905,101)		-
	(23,042)		(72,033)		(4,105)		(128,841)		(395,818)
	(410,917)		(374,262)		(71,942)		-		(2,335,195)
	5,242,466		644,948		277,653		3,220,263		50,255,603
	8,883,507		3,423,946		662,077		3,220,263		71,896,782
	(3,641,041)		(2,778,998)		(384,424)		-		(21,641,179)
$	5,242,466	$	644,948	$	277,653	$	3,220,263	$	50,255,603

			Definite useful life				
	Other intangible		Licenses and fees		New IT developments		Total
$	2,108,566	$	1,000,627	$	2,225,611	$	16,484,378
	-		154,883		534,587		689,470
	-		(14,954)		(98,650)		(113,604)
	-		(233,256)		(651,950)		(885,206)
	2,108,566		907,300		2,009,598		16,175,038
	-		256,464		412,039		668,503
	-		(30)		-		(30)
	-		(242,106)		(701,378)		(943,484)
$	2,108,566	$	921,628	$	1,720,259	$	15,900,027

Impairment test of goodwill, brands and other intangibles
The Company conducts annual tests to determine whether the goodwill, brands and other intangibles, the rights of its brands and other intangible (CATMex) have suffered any impairment in their value. As of December 31, 2020, the Company performed the respective tests without determining any adjustment for impairment.

The Company identified the Suburbia commercial segment as the Cash Generating Unit (CGU), in which goodwill, trademarks and other intangibles with an indefinite life were assigned. The recoverable value of the CGUs is based on calculations of fair value less cost of disposal, which are prepared based on historical results and expectations about the development of the market in the future included in the business plan. Given the disruption in economic and market activities caused by the COVID-19 pandemic, the annual impairment test required the application of greater judgment in light of the uncertainty regarding the economic impact derived from the COVID-19 pandemic, particularly when assessing the impact on projected medium and long-term results, as the overall economy continues to operate under uncertainty that will ultimately only be resolved with the dissemination of an effective vaccine for COVID-19 that will allow economies to continue to recover during 2021, and return to the levels of economic activity prior to COVID-19 in 2022 and 2023, however, the recovery may be slower than expected depending on the vaccine, the presence of new strains, stimuli that the government, among others. The recovery value calculation considers the cash flow projections based on financial budgets approved by management, which consider various scenarios (base, optimistic and pessimistic), as well as the weighting given to each of them, with In order to incorporate the possible effects on cash flows and their recovery derived from the COVID-19 pandemic, these cash flows cover a period of eight years (maturity period of the stores) and a terminal period discounted at present value with an estimated discount rate considering the Company's level of leverage (21% excess of fair value less cost of disposal over book value), the hierarchy level of the fair value used was level 3. The determination of the fair value less cost of disposal requires the use of estimates that consider the assumptions mentioned below.

	2020 (%)	2019 (%)
Discount rate	10.62	10.84
EBITDA margin (average budgeted)	12.60	12.24
The expected growth rate of sales (average budgeted)	7.30	9.56
Terminal value growth rate	3.50	3.00

If the sales growth rate used in the calculation of fair value for the CGU had been 3 percentage points lower than the estimate of the Administration as of December 31, 2020, it would not result in an impairment.

If the EBITDA used to calculate the fair value had been 1 percentage point lower, no impairment would result.

If the discount rate in the year ended December 31, 2020, were 1 percentage point higher, no impairment would result.

Note 15 - Provisions:

		Bonuses and compensation paid to employees[1]		Other provisions [2]		Total
At January 1, 2019	$	1,684,636	$	639,057	$	2,323,693
Charged to statement of income		5,979,208		3,802,155		9,781,363
Used during the year		(6,192,513)		(3,721,744)		(9,914,257)
At December 31, 2019		1,471,331		719,468		2,190,799
Charged to statement of income		2,986,240		2,952,911		5,939,151
Used during the year		(2,922,815)		(2,311,924)		(5,234,739)
At December 31, 2020	$	1,534,756	$	1,360,455	$	2,895,211

[1] Includes provisions for sales commissions, holiday and other fringe benefits.
[2] Other provisions include liabilities for services rendered by consultants and maintenance of stores and offices.

Nota 16 - Debt

In order to face the COVID-19 pandemic, the Company implemented certain measures aimed at preserving liquidity by contracting short-term bank loans, as mentioned below:

- On April 22, 2020, the Company signed a promissory note to Scotiabank in the amount of $1,000,000 at a variable interest rate TIIE at 28 days + .70 points; settled on December 4, 2020.

- On April 29, 2020, the Company signed a promissory note with BBVA Bancomer, for an amount of $1,000,000 at a variable interest rate TIIE at 28 days + 0.225 points; settled on November 27, 2020.

- On April 17, 2020, the Company disposed of $1,500,000 from the credit line contracted with Santander, at a 28-day TIIE variable rate + 0.275 points; settled on December 14, 2020.

The Company's debt is comprised as follows:

		December 31, 2020		2019
Short-term debt:				
Interest payable	$	749,891	$	611,961
Stock certificates		-		3,000,000
	$	749,891	$	3,611,961
Long-term debt:				
Stock certificates	$	16,900,000	$	11,900,000
Senior Notes		20,904,135		19,807,410
	$	37,804,135	$	31,707,410

16.1 Debt securities certificates:

Based on a Revolving Stock Certificates Program authorized by the Comisión Nacional Bancaria y de Valores (CNBV), the Company may issue debt securities certificates up to the amount of $30,000 million pesos for a term of up to 5 years as from July 21, 2017.

Currently, the Company has placed the following unsecured issues:

Maturity	Interest payable	Interest rate		December 31, 2020		2019
May 2020 [1]	Semiannually	Fixed at 4.22%*	$	-	$	750,000
May 2020 [1]	Semiannually	Fixed at 8.53%		-		2,250,000
Mar 2022	Semiannually	Fixed at 7.64%		1,900,000		1,900,000
Aug 2022	Monthly	TIIE at 28 days plus 0.25 basis points		1,500,000		1,500,000
Aug 2027	Semiannually	Fixed at 7.94%		3,500,000		3,500,000
Nov 2029 [2]	Semiannually	Fixed at 7.96%		5,000,000		5,000,000
Nov 2030 [3]	Semiannually	Fixed at 8.03%		5,000,000		-
				16,900,000		14,900,000
Less long-term portion				(16,900,000)		(11,900,000)
Add interest payable				749,891		611,961
Current portion				749,891		3,611,961

* Issuance of debt securities certificates equivalent to 169,399,100 UDIs.

1 On May 19, 2020, the LIVEPOL 10 and 10u stock certificates were settled.

2 On November 14, 2019, the Company issued stock certificates for an amount of $5,000,000 pesos, equivalent to 5,000 certificates with a 10-year term with a fixed rate of 7.96%.

3 On November 14, 2020, the Company issued stock certificates in the amount of $5,000,000 pesos equivalent to 5,000 certificates with a 10-year term with a fixed rate of 8.03%

Maturities pertaining to the long-term portion of this liability at December 31, 2020 are as follows:

Maturity		Amount
2022	$	3,400,000
2027		3,500,000
2029		5,000,000
2030		5,000,000
	$	16,900,000

The issuances of debt securities certificates and other financing contracted by the Company do not establish the obligation to maintain certain proportions in its financial structure or compliance with financial ratios; however, they require that the Company and the significant subsidiaries defined in the respective contracts comply with certain restrictions for the payment of dividends, mergers, divisions, change of corporate purpose, issuance and sale of capital stock, capital investments and liens. As of December 31, 2020, and 2019, the Company complied with the aforementioned conditions.

The Company had a financing denominated in Investment Units (UDIs - which is the monetary unit linked to inflation in Mexico) and a swap to cover the risk exposure that the value of the issuance of stock certificates could be affected by the increase in the inflation rate in Mexico, which were settled in May 2020. (See Note 10)

The fair value of the issuance of stock certificates is as follows:

	December 31							
	2020				2019			
Maturity date		Book Value		Fair value [1]		Book Value		Fair value
May 2020	$	-	$	-	$	750,000	$	1,083,337
May 2020		-		-		2,250,000		2,259,277
Mar 2022		1,900,000		1,948,013		1,900,000		1,896,476
Aug 2022		1,500,000		1,498,805		1,500,000		1,498,269
Aug 2027		3,500,000		3,845,849		3,500,000		3,495,450
Nov 2029		5,000,000		5,019,695		5,000,000		5,019,695
Nov 2030		5,000,000		5,138,380		-		-
	$	16,900,000	$	17,450,742	$	14,900,000	$	15,252,504

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

16.2 Senior Notes

Below are the details of the Senior Notes as of December 31, 2020 and 2019:

			December 31,			
Maturity	Interest payable	Interest rate		**2020**		2019
Oct. 2024 [1]	Semiannually	Fixed at 3.95%	$	5,972,610	$	5,659,260
Oct. 2026 [2]	Semiannually	Fixed at 3.875%		14,931,525		14,148,150
			$	20,904,135	$	19,807,410

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

[2] In September 2016, the Company issued Senior Notes for an amount of US$750 million, with an interest rate of 3.875% per annum and maturing in 2026. The Securities constitute obligations payable by the Company and have the unconditional guarantee of Distribuidora Liverpool, S. A. de C. V. (Subsidiary).

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

The fair value of issuances of senior notes is as follows:

	December 31,							
	2020				2019			
Maturity date		Book Value		Fair value [1]		Book Value		Fair value
Oct. 2024	$	5,972,610	$	6,418,926	$	5,659,260	$	5,835,263
Oct. 2026		14,931,525		16,091,555		14,148,150		14,485,442
		20,904,135		22,510,481		19,807,410		20,320,705

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

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

	December 31,			
		2020		2019
Beginning balance of debt and interest	$	35,319,371	$	31,088,067
Issuance of debt		8,500,000		5,000,000
Repayments		(6,500,000)		-
Foreign exchange variation		1,096,724		(826,350)
Interest accrued		3,099,151		2,588,310
Interest paid		(2,961,220)		(2,530,656)
Closing balance of debt and interest	$	38,554,026	$	35,319,371

Note 17 - Employee benefits:

The value of employee benefit obligations at December 31, 2020 and 2019, amounted to $2,885,805 and $2,611,648, as follows:

	December 31,			
		2020		2019
Pension plans	$	(1,521,735)	$	(1,385,388)
Seniority premium		(642,248)		(524,283)
Other employee benefits		(721,822)		(701,977)
	$	(2,885,805)	$	(2,611,648)

The net cost for the period ended at December 31, 2020 and 2019 are as follows:

	December 31,			
		2020		2019
Pension plans	$	213,514	$	133,716
Seniority premium		101,748		67,506
Other employee benefits		130,492		109,074
	$	445,754	$	310,296

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

		December 31, 2020		2019
Defined benefit obligations	$	(2,885,805)	$	(2,611,648)
Fair value of plan assets		155,903		141,801
Liability in the consolidated balance sheet	$	(2,729,902)	$	(2,469,847)

The movement in the defined benefit obligation is as follows:

		December 31, 2020		2019
Beginning balance at January 1	$	(2,611,648)	$	(2,009,044)
Service cost		(239,862)		(144,605)
Interest cost		(216,036)		(199,927)
Actuarial loss		2,871		(511,146)
Benefits paid		178,870		253,074
Ending balance at December 31	$	(2,885,805)	$	(2,611,648)

The movement in the liability is as follows:

		December 31, 2020		2019
Beginning balance at January 1	$	(2,469,847)	$	(1,652,186)
Provision of the year		(445,754)		(310,296)
Actuarial remeasurements		2,449		(509,773)
Company contributions		56,270		(61,258)
Benefits paid		126,980		63,666
Ending balance at December 31	$	(2,729,902)	$	(2,469,847)

The movement in plan assets is as follows:

		December 31, 2020		2019
Beginning balance at January 1	$	141,801	$	356,858
Return plan assets		9,721		35,609
Fund contributions		69,016		-
Transfer of assets		(12,746)		(61,258)
Benefits paid		(51,889)		(189,408)
Ending balance at December 31	$	155,903	$	141,801

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

	Fai value of plan assets December 31,			
		2020		2019
Debt instruments	$	116,927	$	106,351
Equity instruments		38,976		35,450
	$	155,903	$	141,801

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

The significant actuarial assumptions are as follows:

	December 31,	
	2020	2019
Discount rate	8.25%	8.75%
Inflation rate	3.50%	3.50%
Salary growth rate	4.75%	4.75%
Pension increase rate	4.50%	5.00%

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

Retiring at year-end:

	2020	2019
Men	17 years	17 years
Women	20 years	20 years

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

	Change in assumptions		Increase (decrease) in assumptions			
	2020	2019		**2020**		2019
Discount rate	0.5%	0.5%	$	(109,747)	$	(116,506)
Rate of salary increases	0.5%	0.5%		165,934		150,419
Pension increase rate	0.5%	0.5%		(5,945)		(5,431)
Life expectancy	1.0%	(1.0%)		(8,657)		(8,898)

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

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

Note 18 - Operating leases:

18.1. The Company as a lessee:

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

i. Amounts recognized in the consolidated statement of financial position

The status shows the following amounts related to leases:

		December 31, 2020		2019
Right of use assets:				
Buildings	$	10,774,333	$	11,062,753
Furniture and equipment		673,129		539,345
Vehicles		210,491		231,854
		11,657,953		11,833,952

		December 31, 2020		2019
Lease liabilities:				
Current	$	1,973,296	$	1,920,637
Non-current		10,437,714		10,298,476
		12,411,010		12,219,113

The additions and derecognition of assets for the right of use during 2020 were for an amount of $1,322,325 and $120,480, respectively (2019 for an amount of $2,003,163 and $452,161).

ii. Amounts recognized in the consolidated statement of income

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

		December 31, 2020		2019
Depreciation charge of right of use assets:				
Buildings	$	1,032,002	$	947,447
Furniture and equipment		186,626		144,269
Vehicles		170,367		117,601
Interest expense (included in finance cost)	$	1,388,995	$	1,209,317
Interest expense (included in finance cost)		1,111,336		1,071,554
Expense relating to short-term leases (included in cost of sales and administrative expenses)		271,518		273,912
Expense relating to leases of low-value assets that are not shown above as short-term leases (included in administrative expenses)		131,907		109,605
Expense relating to variable lease payments not included in lease liabilities (included in administrative expenses)		125,048		512,393

The Company applied the practical file IFRS 16 "Rent concessions related to COVID-19" to recognize the forgiveness of leasing of buildings received as a result of the pandemic for an amount of $233,232, this amount was recognized as variable income and is included in administration expenses.

The total cash flow for the leases in 2020 and 2019 was $1,888,052 and $1,888,108, respectively. The building lease concessions did not generate cash outflow in the amount of $233,232.

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

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

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

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

iv. Variable lease payments

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

v. Extension and termination option

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

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

		December 31, 2020
Beginning balance of lease liabilities	$	12,219,113
Acquisitions		1,322,325
Disposals		(120,480)
Lease concessions		(233,232)
Accrued interest		1,111,336
Principal payment		(776,716)
Interest paid		(1,111,336)
Closing balance of lease liabilities	$	12,411,010

18.2 The Company as lessor

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

As a result of the COVID-19 pandemic, the Company granted rental concessions to its tenants for an amount of $470,506, for discounts.

Below is an analysis of lease revenue:

		December 31,		
		2020		2019
Fixed rent	$	1,720,218	$	2,267,163
Variable rent		95,484		145,739
Total of lease revenue		1,815,702		2,412,902

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

		December 31,		
		2020		2019
Up to 1 year	$	1,720,937	$	2,357,834
From 1 to 5 years		6,360,584		8,814,942
Over 5 years		12,721,167		17,629,884
Total minimum payments agreed		20,802,688		28,802,660

Note 19 - Balances and transactions with related parties:

During 2020 and 2019, Grupo Financiero Invex, S. A. de C. V. (Invex) provided the Company with pension plan and workers' savings fund administration services, as well as with fiduciary services. Invex and the Company share some stockholders. Fees paid to Invex for these services totaled $7,195 and $8,746 in 2020 and 2019 respectively. At December 31, 2020 and 2019 there were no outstanding balances for these items. During 2020 and 2019, the Company contracted corporate travel services for its employees with Orion Tours, S. A. de C. V. (Orión), whose General Director is Vice-Chairman of the Company's Board of Directors. These services were contracted using market conditions. Fees paid to Orion for these services totaled $15,401 and $85,209 in 2020 and 2019 respectively. At December 31, 2020 and 2019 there were no balances pending to be paid for these items.

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

		2020		2019
Total short term	$	67,405	$	57,128

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

Note 20 - Stockholders' equity:

20.1 Capital stock at December 31, 2020 and 2019, is comprised of the follows:

		Minimum fixed capital
1,144,750,000 Series "1" shares, without expression of nominal value, subscribed and paid 197,446,100 ordinary and nominative shares and Series "C-1" without expression of nominal value, subscribed and paid	$	269,112
Cumulative inflation increase at December 31, 1997		3,105,170
Total	$	3,374,282

The Board of Directors approved on March 12, 2020 the payment of dividends from the income tax earnings (CUFIN) in the amount of $ 2,013,294. At the Extraordinary General Shareholders' Meeting, held on May 14, 2020, the share-holders agreed to defer the payment for fiscal year 2021. On January 14, 2020, $8 was paid and on January 22, 2021, $1,005,353 was paid, the remainder of $1,007,933 will be settled in the course of 2021.

The Board of Directors approved on March 7, 2019 the payment of dividends from the income tax earnings (CUFIN) in the amount of $1,476,415, of which $885,849 was paid on May 24 and $590,566 on October 11 (of the same year, through the Society for the Securities Depository).

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

The companies and trusts mentioned below hold a share of approximately 87% of Series 1 of the Company's share capital as of December 31, 2020 and 2019.

Shareholder		Number of Shares of Common Stock	Percentage Ownership of Common Stock (%)
Banco Nacional de México, S. A., Institución de Banca Múltiple, Grupo Financiero Banamex-Trust No. 15228-3	$	278,691,361	20.8
Banco INVEX, S.A., Institución de Banca Múltiple, INVEX Grupo Financiero-Trust No. 0327		218,319,750	16.3
Banco Nacional de México, S. A., Institución de Banca Múltiple, Grupo Financiero Banamex-Trust No. 504288-5		109,114,664	8.1
Banco INVEX, S.A., Institución de Banca Múltiple, INVEX Grupo Financiero-Trust No. 0387		101,477,311	7.6
UBS Casa de Bolsa S.A. de C.V.		96,234,447	7.2
BBVA Bancomer Servicios, S. A., Institución de Banca Múltiple, Grupo Financiero BBVA Bancomer-Trust No. 25078-7		59,344,035	4.4
Pictec and Cie		57,137,573	4.3
Scotiabank Inverlat S. A., Institución de Banca Múltiple-Trust No. 11033735		36,839,656	2.7
BBVA Bancomer Servicios, S. A., Institución de Banca Múltiple, Grupo Financiero BBVA Bancomer-Trust No. 4078358		19,011,892	1.4
Other		366,005,411	27.2
Total	$	1,342,176,100	100

20.2 Capital reserves

Capital reserves are comprised as follows:

		December 31,		
		2020		2019
Reserve for translation effects	$	1,265,598	$	1,118,836
Legal reserve		582,500		582,500
Reserve for repurchase of shares [1,2]		6,212,477		5,937,192
Investment reserve		94,319		94,319
Reserve for valuation of derivative financial instruments		377,038		407,548
	$	8,531,932	$	8,140,395

[1] During fiscal year 2020, the Company purchased 6,563,810 series C-1 shares on the market at prices ranging between $64.76 and $88.63. The total cost of the repurchase was $566,788, to which was added $566 of transaction costs before taxes. Additionally, the Company sold 8,409,009 series C-1 shares in the market. The total sale was $546,493 to which was added $546 of transaction costs before taxes.

During fiscal year 2019, the Company purchased 4,959,252 C-1 series shares on the market at prices ranging between $91.83 and $120. The total cost of the repurchase was $517,133, to which $474 of transaction costs were added before taxes. Additionally, the Company sold 666,257 C-1 series shares at prices ranging between $97.75 and $120. The total sale was $66,025 to which $66 of transaction costs were added before taxes.

[2] At the ordinary General Shareholders' Meeting, held on March 12, 2020, the shareholders agreed to increase the reserve for the acquisition of own shares up to the amount of $6,000,000. Derived from the contingency due to COVID-19, the Company temporarily suspended the share buyback plan from April to December 2020.

At the ordinary General Shareholders' Meeting, held on August 28, 2019, the shareholders agreed to increase the reserve for the acquisition of own shares to $6,000,000.

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

The balance of the reserve for the acquisition of own shares as of December 31, 2020 and 2019, is $6,212,477 and $5,937,192, respectively.

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

At January 1, 2019	$	1,526,810
Valuation effect		(1,119,262)
At December 31, 2019		407,548
Swap settlement [1]		(359,011)
Valuation effect		328,501
		(30,510)
At December 31, 2020	$	377,038

[1] On May 19, 2020, the Company settled the cross-currency swap for a notional amount of $750,000, the effect of this instrument was recognized in the statement of income within the comprehensive financing result and in the statement of cash flows within the financial activities.

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

20.4 The balances of the tax accounts of stockholders' equity are:

		December 31,		
		2020		2019
Capital contributions account	$	97,952,256	$	94,868,789
After-tax earnings account (CUFIN)		136,510,700		124,889,825
Reinvested after tax earnings account (CUFINRE)		158,790		153,941
Total	$	234,621,746	$	219,912,555
Average weighted number of ordinary shares to determine the basic earnings per share at December 31, 2020 and 2019	$	1,338,501,759	$	1,339,322,606

20.5 Tax provisions related to stockholders' equity:

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

Note 21 - Income Tax:

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

		December 31,		
		2020		2019
Income tax	$	2,179,985	$	4,948,130
Deferred income tax		(2,562,306)		(348,251)
		(382,321)		4,599,879

Movements in deferred tax were as follows:

		December 31,		
		2020		2019
At January 1	$	(1,272,301)	$	(2,033,860)
Effect on the statement of income		2,562,306		348,251
Effect on the other comprehensive income		(13,914)		413,308
At December 31		1,276,091		(1,272,301)

21.2 The deferred tax balance is composed as follows:

		December 31,		
		2020		2019
Deferred income tax asset:				
Tax loss carryforwards	$	988,471	$	109,919
Lease liabilities - Net		295,762		159,699
Provision for impairment of loan portfolio		2,306,670		1,733,874
Provisions		2,324,744		2,001,320
Inventories		252,827		181,529
Cash flows hedges		54,955		56,065
Investment in share of associates		155,438		1,325
Other items		226,656		234,099
		6,605,523		4,477,830
Deferred income tax liability:				
Real estate and property, furniture and equipment		3,183,111		3,335,594
Intangible assets		1,736,983		2,013,862
Prepayments		295,494		331,458
Supplies		53,348		40,835
Other items		60,496		28,382
		5,329,432		5,750,131
Deferred income tax		1,276,091		(1,272,301)
Asset tax recoverable		27,582		27,582
Total deferred income tax asset (liability)	$	1,303,673	$	(1,244,719)

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

	Tax loss carryforward	Provision for impairment of portfolio	Provisions	Lease liability-Net
At January 1, 2019	$ 77,124	$ 1,552,283	$ 1,805,270	$ -
Charged / credited to				
The statement of income	32,795	181,591	196,050	159,699
Other comprehensive income	-	-	-	-
At December 31, 2019	109,919	1,733,874	2,001,320	159,699
Charged / credited to				
The statement of income	878,552	572,796	323,424	136,063
Other comprehensive income	-	-	-	-
At December 31, 2020	$ 988,471	$ 2,306,670	$ 2,324,744	$ 295,762

	Investment properties, furniture and equipment	Investment in shares of associates	Inventories	Intangibles	Other	Total
	$ (3,186,971)	$ (169,202)	$ 204,344	$ (1,985,066)	$ (331,642)	$ (2,033,860)
	(148,623)	(89,849)	(22,815)	(28,796)	68,199	348,251
	–	260,376	–	–	152,932	413,308
	(3,335,594)	1,325	181,529	(2,013,862)	(110,511)	(1,272,301)
	152,483	171,115	71,298	276,879	(20,304)	2,562,306
	–	(17,002)	–	–	3,088	(13,914)
	$ (3,183,111)	$ 155,438	$ 252,827	$ (1,736,983)	$ (127,727)	$ 1,276,091

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

At December 31, 2020, the Company has unamortized tax loss carryforwards for income tax purposes, to be indexed in the year in which they are applied, for a restated amount of:

Year	Amortizable tax loss
2023	$ 75
2025	7,747
2026	52,834
2029	54,082
2030	3,303,075
	$ 3,417,813

In determining deferred income tax at December 31, 2020 and 2019, the Company applied to temporary differences, the applicable rates according to their estimated date of reversal.

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

		December 31, 2020		2019
Profit before income tax	$	371,403	$	16,992,479
Statutory rate		30%		30%
Income tax at statutory rate		111,421		5,097,744
Plus (less) effects of taxes of the following items:				
Non-deductible expenses		305,125		373,298
Non-taxable income		(45,666)		(120,380)
Annual inflation adjustment taxable		47,625		31,605
Share of profit of associates		(157,132)		(205,282)
Investment property, furniture and equipment		(489,830)		(402,876)
Cost of sales update		(98,183)		(61,006)
Other permanent items		(55,681)		(113,224)
Income tax	$	(382,321)	$	4,599,879
Effective income tax rate		103%		27%

Note 22 - Segment information:

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

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

Impacts of COVID-19

As a result of the contingency due to COVID-19, the Company closed all of its commercial locations as of March 30, 2020 and began a gradual reopening of its activities in warehouses, stores, boutiques and shopping centers as of March July 2020. All this in strict adherence to the instructions and restrictions of the federal and local authorities. By the end of the fourth quarter of 2020, 100% of the 122 Liverpool stores, 165 Suburbia stores and 28 Shopping Centers were in operation, although with restrictions in terms of capacity, hours and, in certain cases, limitation of opening at the weekend; however, as of December 19, 2020, as measures established by the government to contain COVID-19 infections, warehouses, stores, boutiques and shopping centers located in Mexico City and the State of Mexico closed.

Derived from the closing of stores, the income generated from the digital segment increased significantly, representing 17% of the total income from the commercial segment at the end of the year, as well as a significant increase in new digital customers; visits to Liverpool.com.mx; and the participation of active users in Liverpool Pocket tripled, being in 2020 the most important sales channel.

The Company implemented the "Safe Space" for Liverpool, Suburbia, Boutiques and Shopping Centers, an initiative that considers all health protocols for the successful reopening of all business units.

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

The Company implemented important initiatives focused on experience and customer service, focusing on offering a frictionless experience during the purchase process through: a) eWallet; b) Express checkout in one step; c) Improvements to the search engine; d) Big ticket in Suburbia; e) Launch of Gap.com; and f) Size recommendation, and g) for Marketplace, the offer and variety of products has increased.

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

Likewise, with the aim of encouraging the sale of products from this segment, the Company grants financing to its customers through credit cards "Liverpool", with which customers can buy exclusively in the stores of the Company. Additionally, the Company operates the "Liverpool Premium Card (LPC)" credit card, with which cardholders can purchase goods and services both in the chain's large stores and boutiques and in any of the establishments affiliated worldwide with the VISA payment system.

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

The Company finances its clients in the form of Suburbia and Suburbia VISA credit cards. The former can be used to acquire items exclusively at Company stores and the VISA card can be used to acquire goods and services at the store or at any store throughout the world operating with VISA cards.

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

22.1 Income and results per segment

The Company reports its results for each operating segment at the income, costs and expenses, and operating profit level. The other income statement items are not assigned, as they are managed on a corporate level. The following is an analysis of income and results per segment to be reported:

	Commercial			
At December 31, 2020	Liverpool	Suburbia	Real Estate	Consolidated
Net income	$ 100,843,306	$ 12,050,066	$ 2,579,175	$ 115,472,547
Cost and expenses	(97,360,992)	(12,912,133)	(1,387,322)	(111,660,447)
Operating income	$ 3,482,314	$ (862,067)	$ 1,191,853	$ 3,812,100
Timing of revenue recognition:				
At a point in time	$ 100,843,306	$ 12,050,066	$ 2,579,175	$ 115,472,547
Over time	-	-	-	-
	$ 100,843,306	$ 12,050,066	$ 2,579,175	$ 115,472,547

	Comercial			
At December 31, 2019	Liverpool	Suburbia	Inmobiliaria	Consolidado
Net income	$ 122,549,357	$ 18,130,695	$ 3,553,455	$ 144,233,507
Cost and expenses	(106,831,251)	(16,809,286)	(1,421,769)	(125,062,306)
Operating income	$ 15,718,106	$ 1,321,409	$ 2,131,686	$ 19,171,201
Timing of revenue recognition:				
At a point in time	$ 122,549,357	$ 18,130,695	$ 3,553,455	$ 144,233,507
Over time	-	-	-	-
	$ 122,549,357	$ 18,130,695	$ 3,553,455	$ 144,233,507

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

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

22.2 Geographic information

The information by geographic segments of the Company is reported only by the commercial segment using the following zones.

		December 31, 2020		2019
Ciudad de México y Estado de México	$	30,429,934	$	42,478,132
Hidalgo, Puebla, Morelos, Guerrero, Veracruz y Tlaxcala		15,386,656		20,078,498
Nuevo León, Tamaulipas, Chihuahua, Coahuila, Sinaloa, Sonora y Durango		16,612,850		19,129,485
Jalisco, Michoacán, Colima y Nayarit		12,977,246		15,208,912
Chiapas, Tabasco, Quintana Roo, Yucatán, Campeche y Oaxaca		10,547,347		13,620,230
Guanajuato, Querétaro, Aguascalientes, Zacatecas y San Luis		11,515,570		13,485,792
Other		15,423,769		16,679,003
Total	$	112,893,372	$	140,680,052

Note 23 - Costs and expenses by nature:

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

		December 31, 2020		2019
Cost of merchandise	$	68,280,260	$	82,622,713
Cost of distribution and logistics		4,396,476		3,247,548
Inventory reserve		922,727		962,962
		73,599,463		86,833,223
Personnel compensation and benefits		15,632,459		16,168,706
Services contracted		5,491,827		5,577,623
Depreciation and amortization		5,194,182		4,705,436
Provision for impairment of loan portfolio		5,182,681		3,911,269
Leases		97,190		370,945
Repairs and maintenance		1,850,792		2,059,509
Electrical power		962,399		1,429,891
Supplies		1,281,355		1,499,366
Other [1]		2,368,099		2,506,338
Total	$	111,660,447	$	125,062,306

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

Personnel compensation benefits are comprised as follows:

		December 31, 2020		2019
Salary and bonds	$	13,784,548	$	13,574,996
Commissions paid to sales staff		1,427,513		2,198,676
Other payments		420,398		395,034
	$	15,632,459	$	16,168,706

Note 24 - Contingencies and commitments:

24.1 Contingencies

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

24.2 Commitments

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

In 2019, another contract was signed with Infraestructura Energética Nova, SAB de CV (Ienova) for a period of 15 years for the purchase and sale of electric power, said power plant will be located in Chihuahua. To date, the plant is under construction. In December 2019, the Company signed a power purchase agreement with Energeo Los Molinos, SAPI DE CV for a period of 15 years and considers 54 load centers.

During fiscal year 2020, the Company signed a contract within the Wholesale Electricity Market with the company Iberdrola SA de CV, starting the supply in December of the same year. This agreement includes 21 load centers with a duration of 5 years.

Note 25 - Subsequent events:

Derived from the health contingency caused by COVID-19, as of December 19, 2020, the Company temporarily closed its warehouses, stores, boutiques and shopping centers located in Mexico City and the State of Mexico, however, it continued to operate through its digital channel and, as of March 1, 2021, as authorized by the Federal Government, its points of sale were reopened applying strict sanitary measures and with capacity limitations.

Note 26 - Authorization of issuance of consolidated financial statements:

The consolidated financial statements were authorized for issuance on February 19, 2021 by the Board of Directors and are subject to approval by the stockholders meeting.

Information
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