

Grupo Posadas, S.A.B. de C.V. & Subsidiaries
February 20, 2008

With respect to the same quarter of last year:

- Total revenues increased 10.5%
- EBITDA increased 21.3%

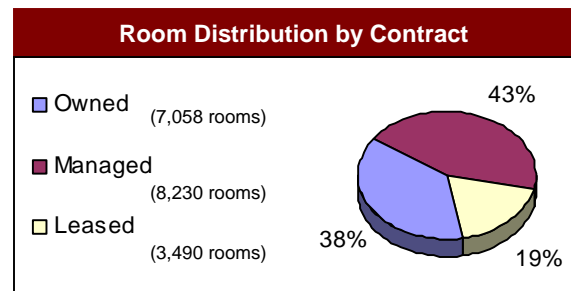
Relevant Figures

Million pesos as of December 31st, 2007	4Q07	%	Real Var. %	Accumulated 2007	%	Real Var. %
Net Sales	1,526	100	10.5	5,949	100	5.6
Operating Profit	300	20	29.7	1,031	17	3.6
EBITDA	408	27	21.3	1,461	25	1.7
Majority Net Income	(94)	(6)	na	136	2	(67.4)

Grupo Posadas as of December 31st '07

Brand	Mexico		Brazil		USA		Argentina		Chile		Total	
	Hotels	Rooms	Hotels	Rooms	Hotels	Rooms	Hotels	Rooms	Hotels	Rooms	Hotels	Rooms
Fiesta Americana	22	5,858									22	5,858
Fiesta Inn	57	8,365									57	8,365
Caesar Park			3	506			1	173			4	679
Caesar Business			7	1,393					1	142	8	1,535
FA Vacation Club	3	939									3	939
One Hotels	4	510									4	510
Others	1	213			3	679					4	892
Total	87	15,885	10	1,899	3	679	1	173	1	142	102	18,778
%		85%		10%		4%		1%		1%		100%

Country	Urban		Coastal	
	Hotels	Rooms	Hotels	Rooms
Mexico	73	12,129	14	3,756
USA	1	202	2	477
Brazil	10	1,899		
Argentina	1	173		
Chile	1	142		
Total	86	14,545	16	4,233
%		77%		23%



For more information
please contact:

Gerardo de Prevoisin
Tel.: (5255) 5326-6757
gerardo.deprevoisin@posadas.com

• **Owned & Leased Hotels**

Statistics

Owned Hotels	Total		Urban		Coastal	
		% Real Var.		% Real Var.		% Real Var.
4Q07						
Average No. of Rooms	9,329	(0.9)	8,252	(1.7)	1,076	6.0
Average Daily Rate	1,047	0.4	1,008	1.4	1,461	(0.9)
Occupancy (Var. In pp)	64%	2.8	66%	3.9	48%	(9.3)
REVPAR	668	5.0	664	7.7	698	(17.0)
Accumulated						
Average No. of Rooms	9,212	(2.2)	8,181	0.9	1,031	(21.3)
Average Daily Rate	1,054	(0.4)	997	0.4	1,572	6.0
Occupancy (Var. In pp)	63%	2.3	64%	2.2	56%	(1.7)
REVPAR	668	3.4	640	4.0	886	3.0

Includes owned and leased hotels

Owned and leased hotels continue with a positive trend as RevPar (Revenue per available room) increased 5.0% in real terms supported by a 2.8 percentage points (pp) increase of Occupancy. Owned and leased hotel revenues decreased 1.6% during the period due to a lower number of average rooms operated as a result of the conversion of the Fiesta Americana Condesa Acapulco into Vacation Club “villas”. Occupancy for coastal hotels decreased due to a lesser flow of tourists to some of the coastal locations such as Cancun and Los Cabos.

Occupancy for urban hotels increased mainly as a result of our hotels in Brazil and in the north and western regions of Mexico, specifically in Monterrey and Guadalajara, respectively.

During this quarter, we opened the One Patriotismo hotel in Mexico City, our first owned hotel under this brand. It is also important to mention that the Aqua Hotel in Cancun affected by hurricane Wilma two years ago, successfully re opened last December.



Management

Statistics

Management	Total		Urban		Coastal	
		% Real Var.		% Real Var.		% Real Var.

4Q07						
Average No. of Rooms	17,230	7.1	14,489	8.6	2,741	(0.0)
Average Daily Rate	1,031	(1.3)	965	0.6	1,479	(2.1)
Occupancy (Var. In pp)	62%	1.2	64%	2.4	51%	(5.4)
REVPAR	642	0.7	622	4.6	748	(11.6)

Accumulated						
Average No. of Rooms	16,849	4.6	13,934	6.2	2,915	(2.4)
Average Daily Rate	1,059	(1.3)	960	(0.1)	1,601	1.6
Occupancy (Var. In pp)	62%	0.2	64%	1.5	56%	(4.2)
REVPAR	658	(1.0)	609	2.3	893	(5.6)

Includes owned, leased and managed hotels

Revenues for our Management business increased 58% during the quarter, this is mainly due to the following: (i) Loyalty management program revenues increased by 140%, (ii) revenues of our Contact (call) Center (Konexo) grew 107%, and (iii) an 8.6% increase in the average number of operated rooms in urban hotels which resulted in a 4.6% increase in RevPar. During the last 12 months we have opened the following hotels, all under management agreements except the One Patriotismo: FI Tuxtla Gutiérrez, FI Monterrey Fundidora, FI Ciudad Obregón, FA Grand Guadalajara Country Club, One Coatzacoalcos Forum, One Patriotismo (Ciudad de México), FI Uruapan and One Toluca Aeropuerto.

Operating profit (contribution) for this business grew 40.9% when compared to the same period of 2006, the contribution margin was 40.2%

Vacation Club

Vacation Club revenues decreased 3.9% while costs decreased 29.8%. Therefore, contribution for this business almost doubled. We are successfully converting the Explorean Kohunlich hotel into a Vacation Club property.



EBITDA

Due to the factors above mentioned, the 4Q07 EBITDA of \$407.7 million pesos represents a 21.3% increase in real terms versus the same period of previous year with a margin of 26.7%, 2.4pp above same period of 2006. The 4Q07 net loss is derived from the recognition under Mexican GAAP of an impairment of our investment in our affiliate Grupo Mexicana. LTM EBITDA growth in US dollars was 7%.

Comprehensive Financing Cost

Item	4Q07	4Q06	2007	2006
Interest income	(2,942)	(6,522)	(20,450)	(19,814)
Interest expense	93,433	104,206	388,353	414,944
Currency exchange fluctuations	(29,435)	(41,554)	(17,803)	65,701
Monetary position gain	(63,839)	(60,375)	(139,637)	(135,665)
Total Financing Cost	(2,783)	(4,244)	210,463	325,165

(thousands of pesos)

Interest expenses decreased as a result of lower interest rates in the international markets. Libor 1 month decreased 0.41 pp in 4Q07 versus same quarter of previous year. Net interest coverage was 4.0 times at the end of 2007, 0.5 times higher than the ratio observed at the end of 2006.

Financial Position

Net debt at the end of year was US\$357 million. Net debt to EBITDA ratio for the same period was 2.7 times, slightly better than the 2.9 times of 4Q06.

Total debt mix was: 9% short term, 78% USD denominated and 63% was fixed rate. The average duration of the debt was 3.2 years and 13% is secured with hotel assets.



• Capital expenditures

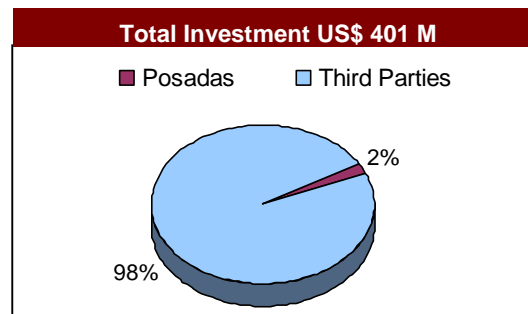
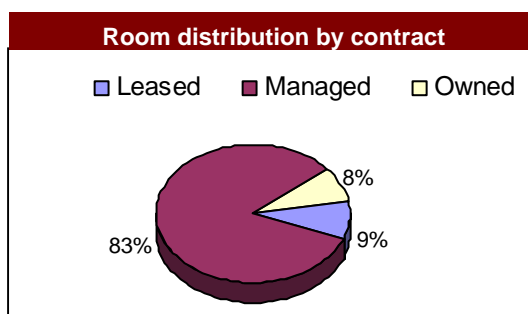
Capital expenditures for the 4Q07 were US\$ 18.9 million: 45% of them were used for hotel maintenance; 27% for the following projects: (i) the final construction stage of the One Patriotismo Hotel in Mexico City and, (ii) the One Queretaro hotel; and 28% were used for corporate purposes, specifically in technology.

• Development

In 2007 we added eight new hotels to the Company and during the last quarter of the year we opened the following three hotels; (i) One Patriotismo with 132 rooms, which is owned by the Company though an investment vehicle called SINCA, (ii) the Fiesta Inn Uruapan with 107 rooms, and (iii) the One Toluca Aeropuerto with 126 rooms, these last two hotels run under a management agreement.

Our development plan has 59 hotels with approximately 7,600 rooms to be opened within the next three years, which are either under construction or with executed operative agreements. According to the development strategy of the Company, most of these hotels will be with managed or leasing agreements.

Openings	Mexico		Southamerica		Total		%
	Hotels	Rooms	Hotels	Rooms	Hotels	Rooms	
Fiesta Americana	3	398			3	398	5
Fiesta Inn	19	2,619			19	2,619	34
Caesar Park			2	261	2	261	3
Caesar Business			2	213	2	213	3
One hotels	30	3,741			30	3,741	49
Lat 19°	1	100			1	100	1
Aqua	2	333			2	333	4
Total	55	7,191	4	474	59	7,665	100



• **Opening Last 12 Months (as of December 31st '07)**

Hotel	No. of Rooms	Type
FI Tuxtla Gutiérrez	120	Managed
FI Monterrey Fundidora	155	Managed
FI Ciudad Obregón	120	Managed
FAG Guadalajara Country Club	208	Managed
One Coatzacoalcos Forum	126	Managed
One Ciudad de México Patriotismo	132	Owned
FI Uruapan	107	Managed
One Toluca Aeropuerto	126	Managed
Total	1,094	



Income Statement (constant million pesos as of December 31st. 2007)	4Q07		4Q06		Var%	2007		2006		Var%
	\$	%	\$	%		\$	%	\$	%	
Total Revenues	1,525.9	100.0	1,381.3	100.0	10.5	5,948.9	100.0	5,635.3	100.0	5.6
Owned & Leased Hotels										
Revenues	905.1	100.0	920.0	100.0	(1.6)	3,538.3	100.0	3,690.5	100.0	(4.1)
Direct cost	725.8	80.2	728.2	79.1	(0.3)	2,871.5	81.2	2,896.9	78.5	(0.9)
Contribution	179.3	19.8	191.8	20.9	(6.5)	666.8	18.8	793.7	21.5	(16.0)
Management										
Revenues	419.4	100.0	265.4	100.0	58.0	1,291.7	100.0	1,039.9	100.0	24.2
Direct cost	250.8	59.8	145.7	54.9	72.1	712.6	55.2	557.6	53.6	27.8
Contribution	168.6	40.2	119.6	45.1	40.9	579.1	44.8	482.3	46.4	20.1
FA Vacation										
Revenues	167.7	100.0	174.5	100.0	(3.9)	999.8	100.0	816.7	100.0	22.4
Direct cost	97.5	58.1	139.0	79.6	(29.8)	727.0	72.7	584.1	71.5	24.5
Contribution	70.2	41.9	35.5	20.4	97.6	272.8	27.3	232.7	28.5	17.2
Other Businesses										
Revenues	33.7	100.0	21.5	100.0	57.0	119.2	100.0	88.2	100.0	35.3
Direct cost	20.8	61.7	13.3	62.1	56.2	88.3	74.0	75.9	86.1	16.3
Contribution	12.9	38.3	8.1	37.9	58.4	31.0	26.0	12.3	13.9	152.4
Corporate expenses	23.3	1.5	19.2	1.4	21.5	88.1	1.5	84.0	1.5	5.0
Depreciation/amortization	107.5	7.0	104.5	7.6	2.9	430.4	7.2	441.8	7.8	(2.6)
Goodwill amortization, net	0.0	0.0	0.0	0.0	na	0.0	0.0	0.0	0.0	na
Operating Profit	300.1	19.7	231.5	16.8	29.7	1,031.1	17.3	995.1	17.7	3.6
EBITDA	407.7	26.7	336.0	24.3	21.3	1,461.5	24.6	1,436.9	25.5	1.7
Comprehensive financing cost	(2.8)	(0.2)	(4.2)	(0.3)	(34.4)	210.5	3.5	325.2	5.8	(35.3)
Other expenses (revenue)	58.5	3.8	6.4	0.5	809.8	96.2	1.6	74.5	1.3	29.2
Profit Before Taxes	244.4	16.0	229.3	16.6	6.6	724.4	12.2	595.4	10.6	21.7
Income taxes	76.1	5.0	(3.3)	(0.2)	na	187.4	3.2	137.9	2.4	35.9
Deferred taxes	25.0	1.6	25.8	1.9	(3.0)	51.2	0.9	2.6	0.0	1,844.3
Other						(31.1)				
Part. in results of assoc. companies	(227.2)	(14.9)	28.9	2.1	na	(272.8)	(4.6)	1.1	0.0	na
Net Income before Minority	(83.8)	(5.5)	235.7	17.1	na	181.8	3.1	456.0	8.1	(60.1)
Minority Interest	10.3	0.7	16.6	1.2	(38.0)	46.1	0.8	39.3	0.7	17.4
Net Majority Income	(94.1)	(6.2)	219.1	15.9	na	135.8	2.3	416.7	7.4	(67.4)

Grupo Posadas has specialized for more than 35 years in providing high quality hotel services aiming at covering the more specific needs of hotel guests. Currently, the Company operates 102 hotels and approximately 18,800 rooms in the most important and visited urban and coastal destinations in Mexico, the United States and South America. Grupo Posadas operates under the Aqua, Fiesta Americana Grand, Fiesta Americana, Lat 19°, Fiesta Americana Vacation Club, Fiesta Inn, One Hotels, Caesar Park, Caesar Business and The Exploreat brands.

Grupo Posadas shares are quoted and traded on the Mexican Stock Exchange since 1992 under the ticker names POSADASA & POSADASL; in addition, series A & L are quoted and traded in the U.S. in the PORTAL system under the ticker names GRPALP y GRPYP, respectively.

www.posadas.com



Consolidated Balance Sheets as of December 31st. 2007 & 2006					
(Constant million pesos as of December 31st. 2007)					
	Dec-07	%	Dec-06	%	Var. (%)
ASSETS					
<u>Current</u>					
Cash & marketable securities	371.3	2.8	526.5	4.1	(29.5)
Notes & accounts receivable	1,773.9	13.3	1,025.6	8.0	73.0
Inventories	257.4	1.9	225.1	1.8	14.4
Other assets	37.2	0.3	36.4	0.3	2.0
Total current assets	2,439.8	18.3	1,813.6	14.2	34.5
<u>Long-term</u>					
Long-term notes receivable	575.2	4.3	554.3	4.3	3.8
Long-term investments	165.6	1.2	168.9	1.3	(1.9)
Property & equipment, net	5,915.5	44.5	9,047.2	70.9	(34.6)
Intangible and deferred assets	4,203.1	31.6	1,165.9	9.1	260.5
Other long-term assets	0.0	0.0	1.8	0.0	(98.8)
Total Assets	13,299.2	100.0	12,751.7	100.0	4.3
LIABILITIES					
<u>Current</u>					
Suppliers	420.9	3.2	378.2	3.0	11.3
Short-term debt	363.2	2.7	110.6	0.9	228.5
Other current liabilities	1,075.1	8.1	697.2	5.5	54.2
Total current liabilities	1,859.3	14.0	1,186.0	9.3	56.8
<u>Long-term</u>					
Long-term debt	3,853.1	29.0	4,198.9	32.9	(8.2)
Other loans	31.3	0.2	42.7	0.3	(26.7)
Other long-term liabilities	1,737.0	13.1	1,681.9	13.2	3.3
Deferred credits	500.5	3.8	322.4	2.5	55.2
Total Liabilities	7,981.2	60.0	7,431.9	58.3	7.4
STOCKHOLDERS' EQUITY					
Majority stockholders' equity	4,342.6	32.7	4,376.0	34.3	(0.8)
Minority interest	975.4	7.3	943.9	7.4	3.3
Total	5,318.0	40.0	5,319.8	41.7	(0.0)
Total Liabilities & Stockholders' Equity	13,299.2	100.0	12,751.7	100.0	4.3



Consolidated Statement of Changes in Financial Position (Constant million pesos as of December 31st. 2007)		
	4Q07	4Q06
Consolidated Net Income	181.8	456.0
+ (-) Items added to income which do not require the use of cash	731.5	244.1
+ Deprecitation and amortization	430.4	441.8
+ (-) Other items	301.1	(197.8)
Cash flow form net income for the year	913.4	700.1
Cash generated (used) in operating activities	(319.9)	75.2
+ (-) Decrease (increase) in accounts receivable	(800.9)	269.0
+ (-) Decrease (increase) in inventory	1.4	(18.1)
+ (-) Decrease (increase) in other accounts receivable	(2.7)	8.2
+ (-) Increase (decrease) in supplier accounts	62.9	(33.6)
+ (-) Increase (decrease) in other liabilities	419.4	(150.4)
Cash generated by (used in) operating activities	593.5	775.2
Cash flow from external financing	114.7	141.8
+ Bank financing	446.9	1,317.4
+ Stock exchange financing		
+ Dividends received		
+ Other financing		
(-) Bank financing amortization	(332.2)	(1,175.6)
(-) Stock exchange amortization		
(-) Other financing amortization		
Cash flow from internal financing	(291.6)	(384.5)
+ (-) Increase (decrease) in capital stock		
(-) Dividends paid	(128.2)	(119.3)
+ Premium on sales of shares	(71.0)	(53.7)
+ Contribution for future capital increases	(27.1)	(211.6)
+ (-) Other items	(65.3)	
Cash flow generated (used) by financing	(177.0)	(242.7)
Cash flow generated (used) in investment activities	(543.5)	(415.7)
+ (-) Decrease (increase) in stock investments of a permanent nature		43.4
(-) Acquisition of property, plant and equipment	(471.3)	(351.8)
(-) Increase in buildings in progress		
+ Sale of other permanent investments		(245.0)
+ Sale of tangible fixed assets		221.8
+ (-) Other items	(72.2)	(84.1)
Net increase (decrease) in cash and short-term investments	(127.0)	116.8
Cash and short-term investments at the beginning of period	498.3	409.6
Cash and short-term investments at the end of period	371.3	526.5

