



2007 Results First Quarter BMV; GFAMSA

Monterrey, Mexico, April 26, 2007.- Grupo Famsa, S.A.B. de C.V. (BMV:Gfamsa).

Today Grupo Famsa, announces results for the first quarter of 2007 (1Q07) compared with first quarter of 2006 (1Q06). (In millions of Mexican Pesos as of March 31 2007)



CEO's report

Mr. Humberto Garza Valdéz, Grupo Famsa's CEO, stated, "regarding to our growth and expansion plans for the 1Q07, 2 new stores were opened in Mexico and 1 new store in the United States, enabling us to close this first quarter with 3 new stores on a consolidated basis. This 1Q07 stores rollout is indicated in the following chart:

	2007	Total
Mexico	2	324
U.S.A.	1	25

We have kept our efforts in order to increase our credit sales, with this in mind, different commercial initiatives took place translating in a 17.2% increase at our credit sales, reaching a 74.5% from total sales.

As of March 30th, the assets of a furniture stores chain based in Los Angeles and so-called "La Canasta" were bought. This furniture store chain runs 12 stores (9 of them in Los Angeles and 3 others at Texas) and 1 Distribution Center at Los Angeles California. As well as Famsa U.S.A. La Canasta's main efforts were aiming to serve the Hispanic communities in the United States. With close to 25 years serving the Hispanic communities, La Canasta ended last fiscal year with sales over US\$60 million and EBITDA margin of around 10.1%.

Considering that a great number of synergies will emerge from Famsa's installed platform and La Cansata's, greater leverage on assets and resources, as well as significant savings related to advertisement, logistics and distribution, will take place. Also a closer follow-up into the granting and collecting credit processes will be achieved.

It is important to mention that only the assets at book value were buoyed, in parallel, Grupo Famsa celebrated rental agreements in a direct way with current land and building owners.

The total amount paid for this buy out is for US\$36.9 million, corresponding to the following assets; US\$24.8 million for Account Receivables, US\$7.5 million on Inventories and US\$4.6 million on fix assets (trucks and delivery vehicles, IT systems and computers within the most important).

Related to Banco Ahorro Famsa, as of March 31st, 15 banking branches were running (7 at Torreon and 8 in Monterrey) with the following financial products; Personal Loans and Deposits (Overnight and Term deposits). It is scheduled to open 10 new banking branches during the month of April and 26 Personal Loan booths at Mexico City.

SELECTED FINANCIAL DATA

Net Sales

Net Sales for the 1Q07 increased by \$353.2 million pesos, or 13.7% to US\$2,936.9 million pesos when compared to US\$2,583.7 million for the same period of 2006. Such an increase mainly reflects a greater volume of sales as a result of 27 new stores, as well as an increase in same store sales of 4.0% and 10.1% for Mexico and the United States respectively.

SALES	1Q06	1Q07
Net Sales	2,583.7	2,936.9

	First Quarter	
	2006	2007
Number of Stores	322	349
Sales Floor Area(square meters)	359,683	420,979

Same-Store-Sales Growth (percentage)	First Quarter
Mexico	4.0%
U.S.A.	10.1%

Same Store Sales for 1Q07, experienced a \$94.0 million increase, from which \$58.7 millions came from Mexico and \$35.3 million from U.S. Sales.

Cost of Sales

For this 1Q07, cost of sales increased by \$177.0 million pesos, or 12.5%, to \$1,594.6 million pesos when compared to \$1,417.7 million pesos for the same period of 2006. Cost of sales as percentage of sales, diminished 54.3% during 1Q07, from a 54.9% for 1Q06.

Gross Margin

Gross Margin for 1Q07 increases to 45.7% from a 45.1% during the same period of 2006. This is due to the same reasons above mentioned.

Operating Expenses

During 1Q07 operating expenses increased by \$151.1 million pesos or 16.3% to \$1,080.3 million pesos when compared to \$929.2 million pesos for the same period 2006. This increase is mainly due to expenses related to the opening of 27 new stores between April the 1st 2006 to March 31th 2007. This operating expenses include a \$79.2 million pesos increase on wages and salaries, \$27.2 million pesos related to rents and remodeling expenses, \$11.5 million pesos for writeoff's, \$12.9 million pesos for depreciation and amortization as well as \$20.3 million pesos for other expenses including expenses related to Banco Ahorro Famsa.

EBITDA

EBITDA increased by \$38.1 million pesos, or 13.0%, to \$330.0 million for the 1Q07 from \$292.0 million pesos during the same period of 2006.

EBITDA	1Q06	1Q07
EBITDA	292.0	330.0
Margin	11.3%	11.2%

Net Comprehensive Financing Cost

The net comprehensive financing cost diminished by \$21.5 million pesos, or (15.3%), to \$119.2 million pesos for the 1Q07, when compared with \$140.7 million pesos for the 1Q06.

Net Comprehensive Financing Cost	1Q06	1Q07
Financial Expenses	141.1	125.2
Financial Income	(4.8)	(12.6)
Exchange loss (gain), net	1.6	(5.6)
(Gain) loss on monetary position	2.8	12.2
Net Comprehensive Financing Cost	140.7	119.2

Income Tax Expenses

Income tax expenses diminished by \$12.1 million pesos to (\$10.5) million pesos for the 1Q07 from \$1.6 million pesos for the same period of 2006.

Net Income

During 1Q07, Grupo Famsa generated a net income of \$156.4 million pesos or a 38.7% increase when compared with 1Q06 of \$112.7 million pesos. This increase reflects greater sales volume, greater gross margins and higher operating income as well as a diminishment in financing costs.

Net Income	1Q06	1Q07
Net Income	112.7	156.4

Accounts Receivable

For the 1Q07 Grupo Famsa's accounts receivables, increased by \$1,533.3 million pesos to \$7,943.8 million pesos or 23.9% when compared to 1Q06 when accounts receivables were \$6,410.4 million pesos. This increase is mainly due to an increase in our credit sales, as well as the addition of La Canasta's accounts receivables.

Inventories

Inventories for 1Q07 were \$2,437.3 million pesos, increasing by \$657.2 million pesos or 36.9% when compared to 1Q06 at \$1,780.0 million pesos. This increase is mainly due to our experienced increase at sales, and the addition of La Canasta's inventories.

Suppliers

During 1Q07, supplier's balance increased by \$344.6 million pesos in order to reach \$1,581.7 pesos from \$1,237.1 million pesos when compared to 1Q06 or a 27.9% increase.

Net Debt

Net Debt for 1Q07 increased by \$156.1 million pesos to \$4,517.8 million pesos when compared to 1Q06 when reflecting \$4,361.7 million pesos.

Stockholders Equity

Driven from last year IPO, as well as to retained earnings as of March 31st 2007, the stockholders equity balance reflected \$2,017.2 million pesos increase to \$5,973.4 million pesos when compared to \$3,956.2 million pesos as of 1Q06.

Exhibit I**Segmented Selected Information (three-month basis).**

Segmented Net Sales (In Millions of Mexican Pesos as of March 31 st 2007)	First Quarter	
	2006	2007
Retailing Operations Mexico	2,187.2	2,391.6
Retailing Operations U.S.A.	358.2	511.2
Other Businesses	263.7	245.8
Total Segment Net Sales	2,809.1	3,148.6
Inter-Segment Operations	(225.4)	(211.7)
Total Consolidated Net Sales	2,583.7	2,936.9

Segment Net Sales (Percentage)	First Quarter	
	2006	2005
Retailing Operations Mexico	84.6%	81.4%
Retailing Operations U.S.A.	13.9%	17.4%
Other Businesses	10.2%	8.4%
Total Segment Net Sales	108.7%	107.2%
Inter-Segment Operations	(8.7%)	(7.2%)
Total Consolidated Net Sales	100.0%	100.0%

EBITDA (In Millions of Mexican Pesos as of March 31 st 2007)	First Quarter	
	2006	2007
Retailing Operations Mexico	245.8	271.2
Retailing Operations U.S.A.	19.1	33.7
Other Businesses	13.9	9.1
Total Segment EBITDA	278.8	314.0
Inter-Segment Operations	13.2	16.0
Total Consolidated EBITDA	292.0	330.0

GRUPO FAMSA, S.A.B. DE C.V. AND SUBSIDIARIES
(CONSOLIDATED BALANCE SHEET AT MARCH 31, 2007 WITH COMPARATIVE FIGURES FOR 2006)
(Thousands of Mexican Pesos of March 31, 2007 Purchasing Power)

	<u>2007</u>		<u>2006</u>			
Assets						
CURRENT ASSETS						
Cash and temporary investments	\$	509,895	3.6%	\$	133,080	1.2%
Trade accounts receivable		7,943,767	55.5%		6,410,445	56.5%
Taxes recoverable		364,896	2.6%		412,235	3.6%
Other accounts receivable		477,247	3.3%		391,563	3.5%
Inventories		2,437,260	17.0%		1,780,015	15.7%
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Total current assets		11,733,065	82.0%		9,127,338	80.4%
PROPERTY, LEASEHOLD IMPROVEMENTS AND FURNITURE AND EQUIPMENT						
		2,015,809	14.1%		1,697,956	15.0%
GOODWILL		234,729	1.6%		234,729	2.1%
DEFERRED CHARGES		263,583	1.8%		235,965	2.1%
OTHER ASSETS		61,837	0.4%		53,437	0.5%
TOTAL		14,309,023	100%		11,349,425	100%
Liabilities and Stockholders' Equity						
		2007			2006	
CURRENT LIABILITIES:						
Short-term debt	\$	1,497,816	10.5%	\$	922,456	8.1%
Suppliers		1,581,673	11.1%		1,237,071	10.9%
Deferred value added tax		616,128	4.3%		570,068	5.0%
Accounts payable and accrued expenses		265,089	1.9%		198,936	1.8%
Income tax and asset tax payable		39,946	0.3%		46,575	0.4%
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Total current liabilities		4,000,652	28.0%		2,975,106	26.2%
LONG-TERM LIABILITIES:						
Long-term debt		3,529,853	24.7%		3,572,328	31.5%
Deferred income tax		677,837	4.7%		770,594	6.8%
Estimated liability for labor benefits		127,277	0.9%		75,194	0.7%
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Total long-term liabilities		4,334,967	30.3%		4,418,116	38.9%
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Total liabilities		8,335,619	58.3%		7,393,222	65.1%
STOCKHOLDERS' EQUITY:						
Capital stock		2,190,830	15.3%		2,061,564	18.2%
Paid in capital		2,001,263	14.0%		547,914	4.8%
Retained earnings		3,391,247	23.7%		2,865,151	25.2%
Net income		156,404	1.1%		112,724	1.0%
Deficit on restatement of capital		(1,777,609)	-12.4%		(1,642,065)	-14.5%
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Total majority interest		5,962,135	41.7%		3,945,288	34.8%
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Minority interest		11,269	0.1%		10,915	0.1%
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Total stockholders' equity		5,973,404	41.7%		3,956,203	34.9%
TOTAL		14,309,023	100%		11,349,425	100%

GRUPO FAMSA, S.A.B. DE C.V. AND SUBSIDIARIES
CONSOLIDATED STATEMENTS OF INCOME
FROM JANUARY 1ST TO MARCH 31, 2007 AND 2006
(Thousands of Mexican Pesos of March 31, 2007 Purchasing Power)

	2007		2006			
Net sales	\$	2,936,926	100.0%	\$	2,583,746	100.0%
Cost of sales		(1,594,618)	-54.3%		(1,417,659)	-54.9%
Gross margin		<u>1,342,308</u>	45.7%		<u>1,166,087</u>	45.1%
Operating expenses		(1,080,256)	-36.8%		(929,168)	-36.0%
Operating income		<u>262,052</u>	8.9%		<u>236,919</u>	9.2%
Comprehensive financing expense, net		<u>(119,202)</u>	-4.1%		<u>(140,693)</u>	-5.4%
		142,850	4.9%		96,226	3.7%
Other income, net		<u>3,128</u>	0.1%		<u>18,460</u>	0.7%
Income before income tax and employees' profit sharing		<u>145,978</u>	5.0%		<u>114,686</u>	4.4%
Income tax		<u>10,479</u>	0.4%		<u>(1,643)</u>	-0.1%
Employees' profit sharing		<u>0</u>	0.0%		<u>0</u>	0.0%
		<u>10,479</u>	0.4%		<u>(1,643)</u>	-0.1%
Consolidated net income		<u>156,457</u>	5.3%		<u>113,043</u>	4.4%
Net income (loss) corresponding to minority interest		<u>(53)</u>	-0.0%		<u>(319)</u>	-0.0%
Net income corresponding to majority interest	\$	<u>156,404</u>	5.3%	\$	<u>112,724</u>	4.4%

EXHIBIT II

GRUPO FAMSA, S.A.B. DE C.V. AND SUBSIDIARIES
CONSOLIDATED STATEMENT OF CHANGES IN FINANCIAL POSITION
FROM JANUARY 1ST TO MARCH 31, 2007 AND 2006
(Thousands of Mexican Pesos of March 31, 2007 Purchasing Power)

	2007	2006
Operations		
Net income	\$ 156,404	\$ 112,724
Items not affecting resources:		
Depreciation and amortization	67,967	55,042
Allowance for doubtful accounts	66,926	55,403
Deferred income tax	(35,895)	(29,063)
Estimated liability for labor benefits	6,631	2,799
	<u>262,033</u>	<u>196,905</u>
Changes in working capital other than financing:		
Trade accounts receivable	(352,824)	76,480
Inventories	(175,067)	189,393
Suppliers	(357,767)	(733,794)
Other, net	(32,220)	(66,727)
	<u>(917,878)</u>	<u>(534,648)</u>
Resources used in operating activities before the effect of adoption of new accounting standards	(655,845)	(337,743)
Effect of adoption of new accounting standards	<u>0</u>	<u>0</u>
Resources used in operating activities	<u>(655,845)</u>	<u>(337,743)</u>
Financing		
Bank loans and long-term debt, net	873,802	219,246
Increase in capital stock	0	0
Minority interest, net	91	321
Resources provided by financing activities	<u>873,893</u>	<u>219,567</u>
Investment		
Property, leasehold improvements and furniture and equipment, net	(235,315)	(6,091)
Increase (decrease) in cash and temporary investments	(17,267)	(124,267)
Cash and temporary investments at beginning of year	527,162	257,347
Cash and temporary investments at end of year	<u>\$ 509,895</u>	<u>\$ 133,080</u>