

**Sales and EBITDA of \$4,458 and \$915 million pesos.
 Net Debt to Ebitda ratio of 2.4x. Capex \$220 million pesos.**

*Figures in millions of nominal Mexican Pesos. Figures may vary due to rounding.
 Figures calculated under IFRS.*

Income Statement	1 Q 2018	1 Q 2019	Var %
Net Sales	4,257	4,458	5%
Cost of Sales	2,481	2,665	7%
Gross Profit	1,776	1,793	1%
Gross Margin	42%	40%	
Operating Expenses	1,025	1,108	8%
Operating Income	754	728	-3%
Operating Margin	18%	16%	
EBITDA	910	915	1%
EBITDA Margin	21%	21%	
Comprehensive Financing Cost	-374	68	-118%
Net Income	813	393	-52%
Net Margin	19%	9%	

	1 Q 2018	1 Q 2019	Var %
Foreign Sales	1,374	1,297	-6%

	DEC 2018	MAR 2019	Var %
Net Debt	7,864	7,807	-1%
Net Debt / EBITDA ⁽¹⁾	2.4	2.4	
Capex ⁽²⁾	115	220	92%

(1) Last Twelve Months.

(2) Refers to year-to-date investments as of March.

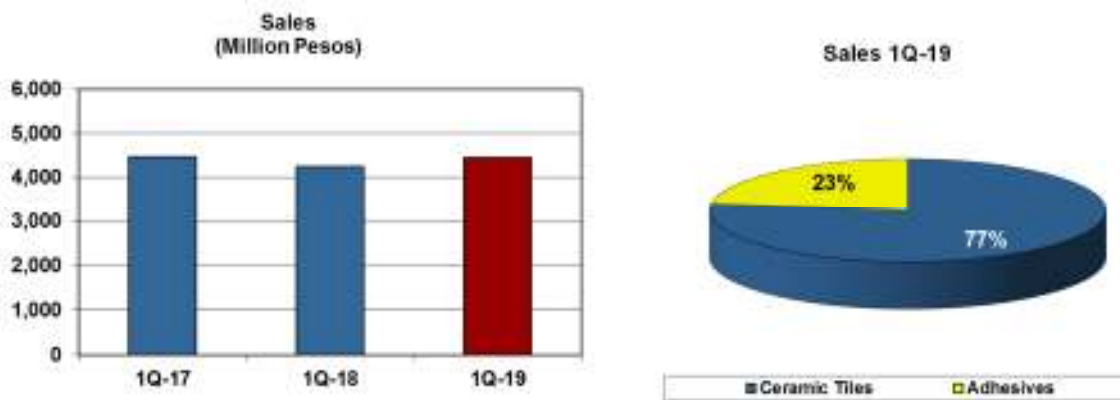
Grupo Lamosa's performance during the first quarter of the year showed a recovery in revenues and in the company's operating cash flow.

San Pedro Garza García, Nuevo León, México, April 30th, 2019. Grupo Lamosa, announces its results related to the first quarter of 2019.

Figures in millions of Mexican Pesos. Figures may vary due to rounding.

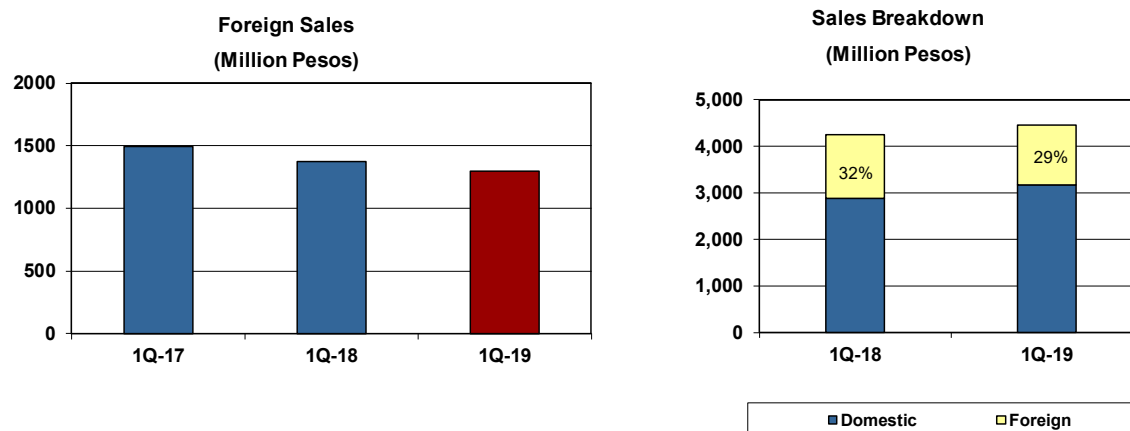
SALES

Despite the meager economic growth in Mexico, with a slowdown in the construction sector and a lower level of consumption, the sales of Grupo Lamosa during the first three months of the year stood at \$ 4,458 million pesos, showing a 5% growth in relation to the sales of \$ 4,257 million recorded during the same period of 2018. This growth was largely driven by the greater dynamism shown by the domestic market. All Grupo Lamosa's businesses showed growth in their revenues during the first quarter of the year.



FOREIGN SALES

Foreign sales during the first quarter of the year totaled \$ 1,297 million pesos, representing 29% of total sales and a 6% reduction when compared to sales of \$ 1,374 million recorded during the first quarter of 2018.



PERFORMANCE PER BUSINESS SEGMENT

	Ceramic Tiles			Adhesives			Total		
	1Q-18	1Q-19	Var	1Q-18	1Q-19	Var	1Q-18	1Q-19	Var
Total Sales	3,298	3,417		960	1,041		5,165	5,402	
Intersegment Sales	0	0		-1	0		-908	-944	
Net Sales	3,298	3,417	4%	959	1,041	9%	4,257	4,458	5%
EBIT	539	499	-7%	222	240	8%	754	728	-3%
Dep. Amort. & Asset impairments	135	161	19%	9	12	42%	156	187	20%
EBITDA	674	660	-2%	230	252	10%	910	915	1%
%	20%	19%		24%	24%		21%	21%	

CERAMIC TILE BUSINESS

The wall and floor tile business sales during the first quarter of the year ascended to \$ 3,417 million pesos, a figure that represented 77% of total sales and a 4% growth in relation to sales of \$ 3,298 million posted during the same period of the 2018.

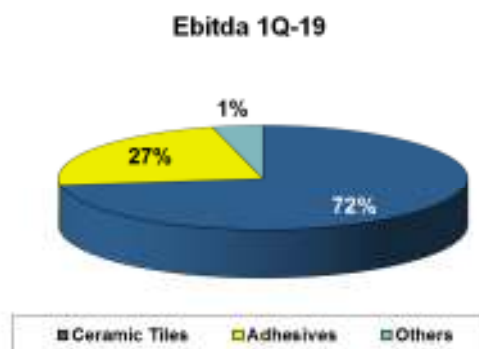
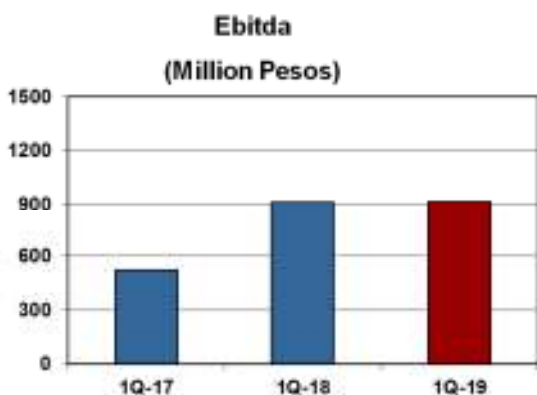
ADHESIVES BUSINESS

The adhesives business' revenues of \$ 1,041 million pesos during the first three months of the year, meant 23% of consolidated sales and an increase of 9% when compared to sales of \$ 959 million recorded during the same period of the last year.

OPERATING INCOME

Operating income at the end of the first quarter of the year amounted to \$ 728 million pesos, showing a sales margin of 16% and a 3% decrease when compared to \$ 754 million regarding the first quarter of 2018. Significant increases above inflation in some of the main inputs, impacted the company's operating results.

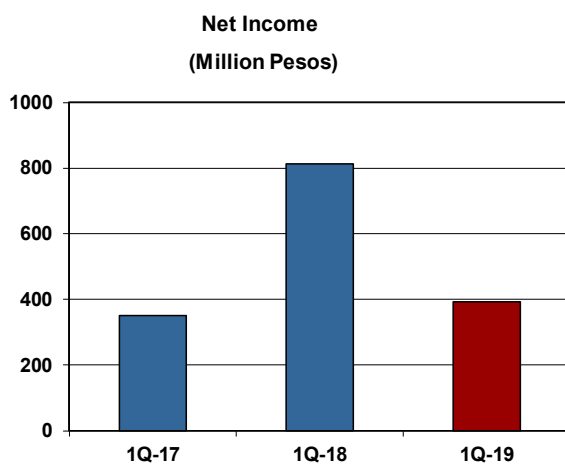
The company's Ebitda stood at \$ 915 million pesos during the first quarter of the year, representing a sales margin of 21% and a 1% growth when compared to the Ebitda of \$ 910 million recorded during the same period of the previous year.



NET INCOME

During the first three months of the year, the comprehensive financing cost showed a significant impact on the company's results, from an income of \$ 374 million pesos in the first quarter of 2018 to a cost of \$ 68 million at the end of the first quarter of year. This behavior was due to the lower exchange rate gain recorded during the first quarter of the year of \$ 77 million pesos compared to the gain of \$ 498 million recorded during the first quarter of 2018. Besides, during the first three months of the year there was an increase of 24% related to financial expenses, as a result of the rise in the base reference rates of the debt, corresponding to the 28-day TIE and 3-month LIBOR.

Notwithstanding the 15% reduction in taxes during the first quarter of the year, the increase in the comprehensive financing cost combined with the lower operating result, brought about a lower net income. Net income at the end of the first quarter amounted to \$ 393 million pesos, representing a sales margin of 9% and a 52% reduction in relation to the profit of \$ 813 million recorded during the first three months of 2018.

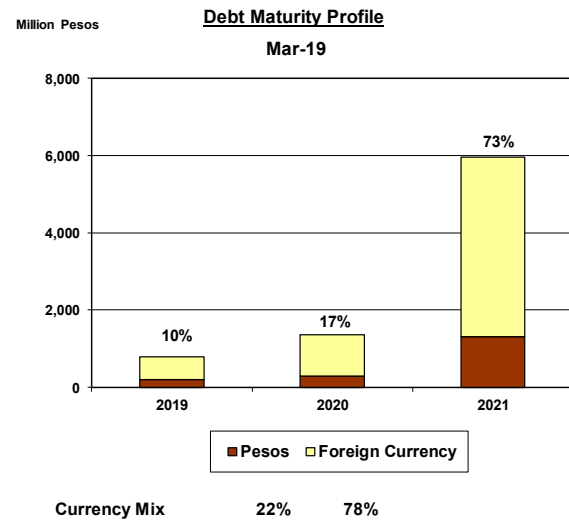
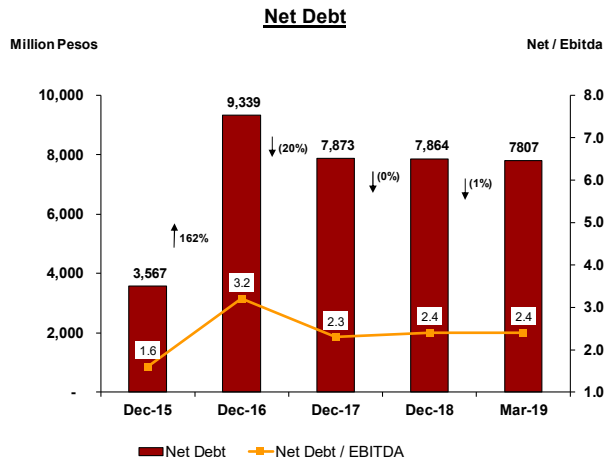


Net Comprehensive Financing Cost	1Q-18	1Q-19	VAR
NET FINANCIAL EXPENSE & OTHERS	124	144	16%
EXCHANGE LOSS	(498)	(77)	-85%
	(374)	68	-118%

FINANCIAL PERFORMANCE

During the first quarter of the year Grupo Lamosa carried out capex for \$ 220 million pesos, which were aimed to growth and productivity improvements, as well as to the implementation of information technologies to continue strengthening operations in South America.

At the end of the first quarter of 2019, Grupo Lamosa maintained a healthy financial structure. The net debt to Ebitda ratio was 2.4 times, same figure obtained in 2018. The consolidated net debt amounted to \$ 7,807 million pesos, showing a 1% reduction when compared to \$ 7,864 million net debt shown at the end of 2018.



The results achieved by Grupo Lamosa during the first quarter of the year are encouraging, however, the uncertain environment still prevails both in Mexico and in some of the countries where the company has presence. Grupo Lamosa will continue capitalizing on opportunities in the markets where it participates.

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