

**Sales and EBITDA growth of 16% and 27%.
 Cash flow generation supporting investments for \$MXP 1,246 Million.
 Cerámica San Lorenzo acquisition completed during 3Q-16.**

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

Income Statement	3 Q	3 Q	Var %
	2015	2016	
Net Sales	2,790	3,263	17%
Cost of Sales	1,645	1,883	14%
Gross Profit	1,145	1,380	21%
Gross Margin	41%	42%	
Operating Expenses	660	761	15%
Operating Income	496	590	19%
Operating Margin	18%	18%	
EBITDA	639	740	16%
EBITDA Margin	23%	23%	
Comprehensive Financing Cost	277	99	-64%
Net Income	110	260	137%
Net Margin	4%	8%	

YTD	YTD	Var %
2015	2016	
7,779	9,033	16%
4,681	5,194	11%
3,098	3,839	24%
40%	42%	
1,878	2,196	17%
1,243	1,656	33%
16%	18%	
1,632	2,074	27%
21%	23%	
538	493	-8%
409	755	84%
5%	8%	

	3 Q	3 Q	Var %
	2015	2016	
Export Sales	415	404	-3%

YTD	YTD	Var %
2015	2016	
1,230	1,255	2%

	DEC	SEP	Var %
	2015	2016	
Net Debt ⁽¹⁾	3,568	9,136	156%
Net Debt / EBITDA ⁽²⁾	1.5	2.8	
Investments ⁽³⁾	568	1,246	

(1) Total Debt (-) Cash and Cash Equivalents.

(2) Ebitda LTM. Regarding Sep-16 the ratio includes the normalized Ebitda of Cerámica San Lorenzo.

(3) Refers to year-to-date investments as of September.

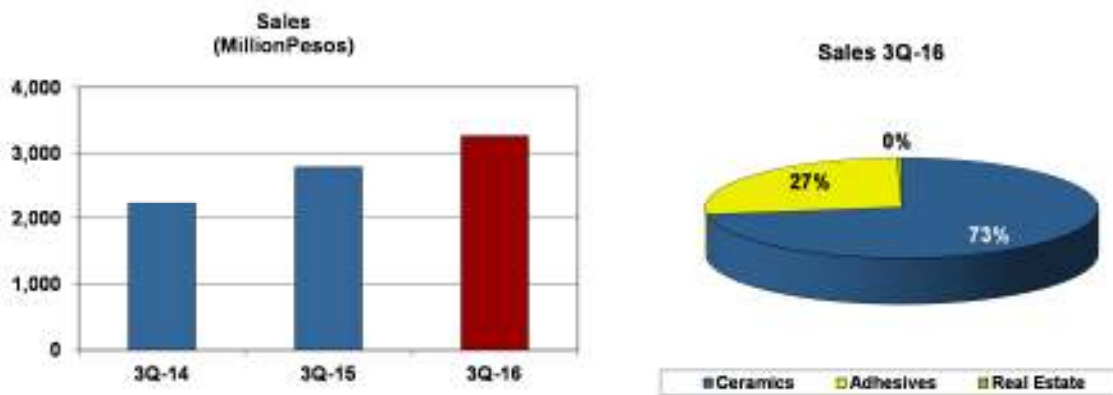
The results achieved by Grupo Lamosa at the end of the third quarter of the current year confirm the recovery of the construction sector in Mexico shown over the past two years.

San Pedro Garza García, Nuevo León, México, October 28th, 2016. Grupo Lamosa, announces its results related to the third quarter of 2016.

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

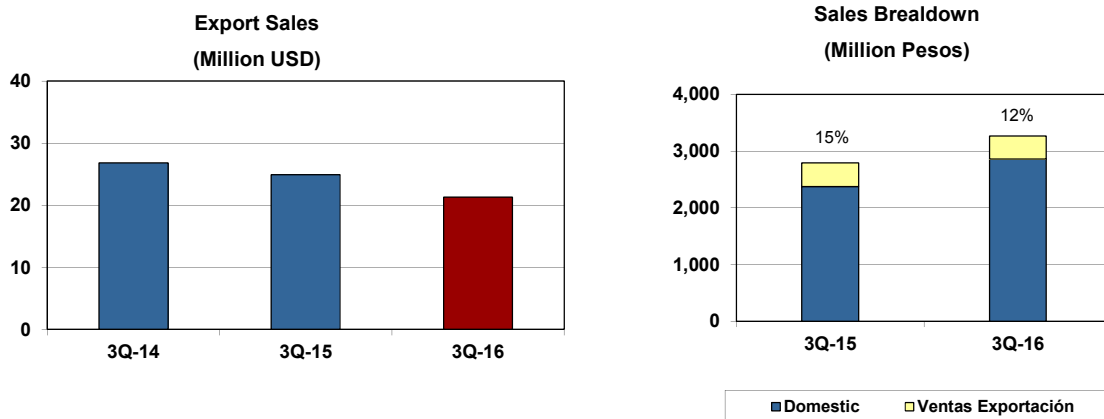
SALES

Sales during the nine months of 2016 totaled \$9,033 million Pesos, an increase of 16% when compared to sales of \$7,779 million Pesos recorded during the same period of 2015.



EXPORT SALES

Cumulative export sales as of the third quarter of 2016 amounted to \$1,255 million Pesos, which represented 14% of total sales, and an increase of 2% when compared to export sales of \$1,230 million Pesos posted during the nine months of 2015. Export sales growth was driven by the devaluation of our currency against the US dollar during these periods, for approximately 17%.



During the third quarter of the year, Grupo Lamosa continued the trend of growth in its results as shown in previous quarters.

PERFORMANCE PER BUSINESS SEGMENT

	Ceramics			Adhesives			Real Estate			Total		
	YTD			YTD			YTD			YTD		
	sep-15	sep-16	Var	sep-15	sep-16	Var	sep-15	sep-16	Var	sep-15	sep-16	Var
Total Sales	5,534	6,491		2,225	2,546		28	0		9,428	11,272	
Intersegment Sales	0	0		-8	-4		0	0		-1,649	-2,239	
Net Sales	5,534	6,491	17%	2,217	2,542	15%	28	0		7,779	9,034	16%
EBIT	780	1,170	50%	504	554	10%	1	-1		1,243	1,655	33%
Dep. Amort. & Others	267	298	12%	31	32	5%	0	0		389	418	8%
EBITDA	1,047	1,469	40%	535	587	10%	1	-1		1,632	2,074	27%
%	19%	23%		24%	23%					21%	23%	

	Ceramics			Adhesives			Real Estate			Total		
	3Q-15	3Q-16	Var	3Q-15	3Q-16	Var	3Q-15	3Q-16	Var	3Q-15	3Q-16	Var
Total Sales	1,984	2,370		795	894		16	0		3,329	4,041	
Intersegment Sales	0	0		-5	-2		0	0		-539	-778	
Net Sales	1,984	2,370	19%	790	893	13%	16	0		2,790	3,263	17%
EBIT	332	420	26%	187	196	5%	2	0		496	590	19%
Dep. Amort. & Others	103	106	2%	11	11	0%	0	0		143	150	5%
EBITDA	436	526	21%	198	207	4%	2	0		639	739	16%
%	22%	22%		25%	23%					23%	23%	

CERAMIC DIVISION

The Ceramic division recorded sales of \$6,491 million Pesos at the end of the third quarter of 2016, a 17% increase when compared to the sales of \$5,534 million Pesos obtained during the nine months of 2015.

ADHESIVES DIVISION

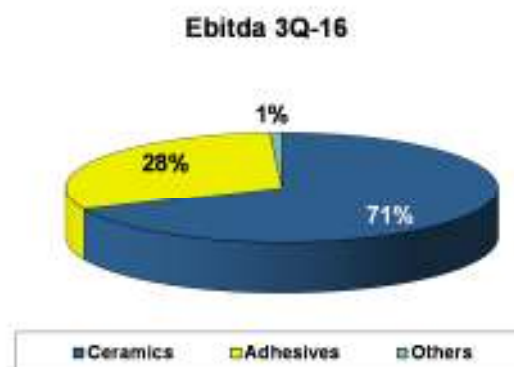
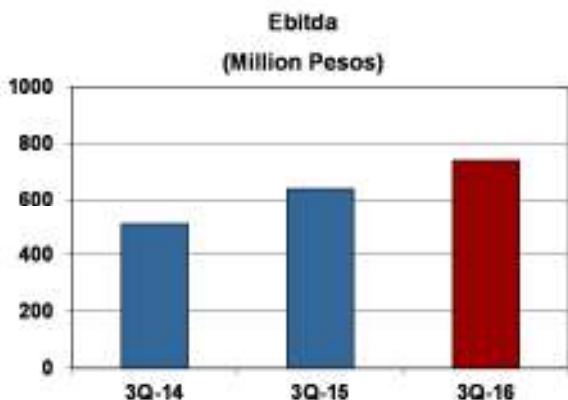
Sales of the Adhesives division during the nine months of the year amounted to \$2,542 million Pesos, a 15% increase when compared to the sales of \$2,217 million Pesos posted during the same period of 2015.

OPERATING INCOME

The greater demand generated by the dynamism of the domestic market and the company's ability to grow and optimize its production capacity according to the needs of the market, were factors that contributed to the growth in results and the improvement in the margins of profitability. Accumulated operating income at the end of the third quarter ascended to \$1,656 million Pesos, an increase of 33% when compared to the operating income of \$1,243 million Pesos corresponding to the first nine months of 2015. The margin of the operating income went from 16% to 18% during those periods.



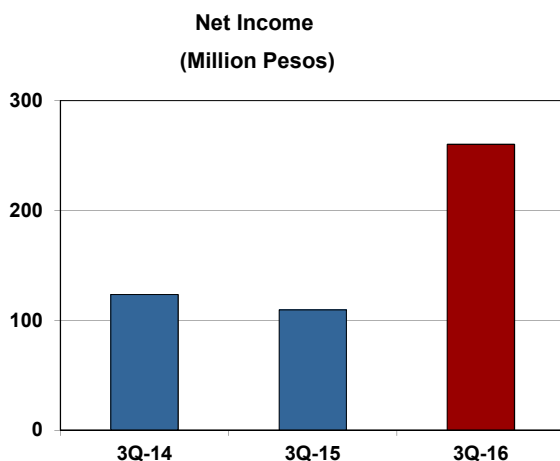
The accumulated EBITDA at the end of the third quarter of 2016 amounted to \$2,074 million Pesos, representing a growth of 27% when compared to the \$1,632 million of Pesos recorded during the same period of the previous year. The EBITDA margin showed an improvement during these periods, going from 21% to 23%.



NET INCOME

The devaluation of our currency against the US dollar during the first nine months of 2016 was less than the devaluation showed during the same period of 2015, favorably influencing the comprehensive financing cost, which reflected a reduction of 8% from \$538 million Pesos to \$493 million Pesos. The foreign exchange loss recorded at the end of the third quarter of the year amounted to \$305 million Pesos, which is favorably compared with the loss of \$361 million Pesos recorded at the end of the third quarter of 2015.

Although taxes at the end of the third quarter of the year showed an increase of 85% when compared to the same period of the previous year, the growth in results, coupled with the decrease in comprehensive financing cost, had a favorable impact on the net income of the company. Accumulated net income was \$755 million Pesos at the end of the third quarter of 2016, showing an increase of 84% when compared to the net income of \$409 million Pesos posted at the end of the third quarter of 2015.



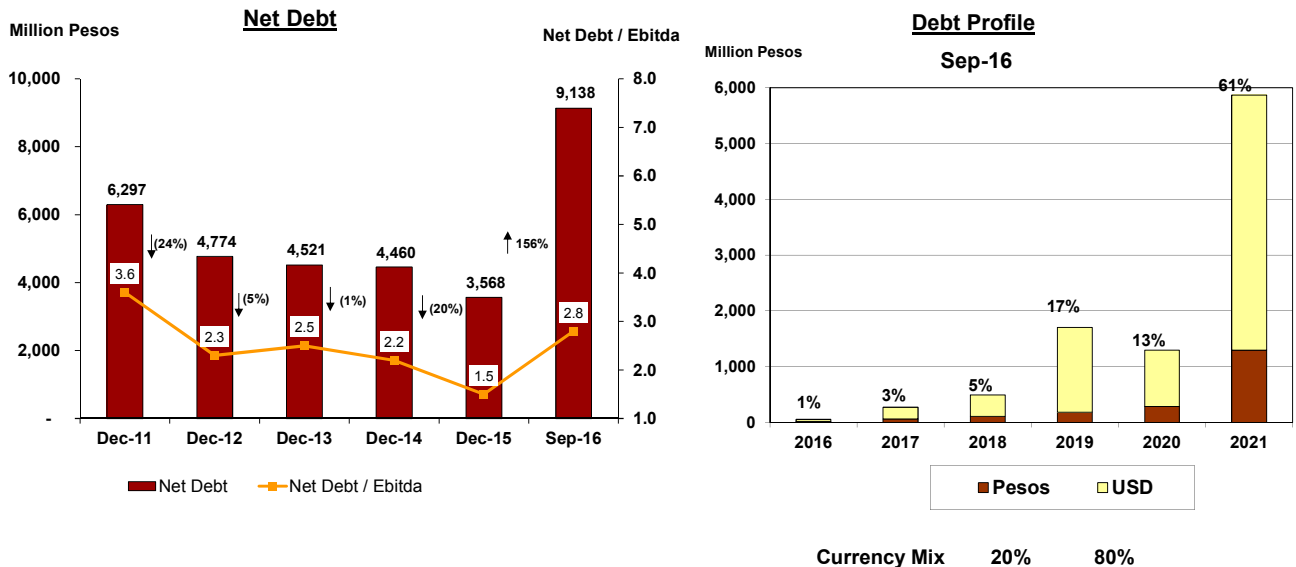
Net Comprehensive Financing Cost			
	Sep-15	Sep-16	VAR
NET FINANCIAL EXPENSE	177	188	6%
EXCHANGE (GAIN) LOSS	361	305	-15%
	538	493	-8%

YTD figures.

FINANCIAL PERFORMANCE

The cash flow generation enabled the company to continue implementing its capex plan, which is one of the most aggressive plans carried out in recent years, mainly aimed at increasing the production capacity and to meet operational needs. The latter with the most advanced technology available in the market. Accumulated investments at the end of the third quarter of 2016 amounted to \$1,246 million Pesos, compared to investments of \$568 million Pesos at the end of the third quarter of 2015.

During the third quarter of 2016, Grupo Lamosa completed the acquisition of Cerámica San Lorenzo in South America, a debt-financed transaction amounting to approximately US\$230 million, free of net debt. At the end of the third quarter of 2016, the company's net debt amounted to \$9,136 million Pesos, compared to the net debt of \$3,568 million of Pesos recorded at the end of 2015. The Net Debt to EBITDA ratio, which considers the new debt and the normalized results of the last 12 months as of September of Cerámica San Lorenzo, stands at 2.8 times at the end of the third quarter of the year, compared to the ratio of 1.5 times recorded at the end of 2015.



The acquisition of Cerámica San Lorenzo represents an important step in the growth path of the company. This transaction will diversify risks, strengthen the company's presence in the Americas and position Grupo Lamosa as one of the world's leading ceramic manufacturers.

Contacts:

Moisés Benavides
 Investor Relations LAMOSA
 Tel: (0181) 8047-4231
 Fax: (0181) 8047-4200
moises.benavides@lamosa.com

Ana Martínez Rojas
 Grayling
 Tel: (0152) 5644-1247
 Fax: (0152) 5630-6320
ana@irandpr.com