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Almacenes Éxito S.A
Consolidated financial
results



The converted Éxito Libertador store in Santa Marta

For the quarter and six-month period ended June 30, 2010

BVC (The Colombian Stock Exchange): "ÉXITO"
ADR Program: "ALAXL"

Medellín, Colombia – July 22, 2010 – Almacenes Éxito S.A. ("Éxito" or "the company"), the largest retail company in Colombia today announced its consolidated financial results for the period ended June 30, 2010. All figures are expressed in COP -Colombian pesos (US\$1 = COP \$1,916.46 at June 30, 2010).

- Working Capital reached a favorable position of COP\$280,347 million, improving COP\$234,585 million compared to the COP\$45,762 million for the same period last year.
- Financial Debt decreased 46.7% for a total of COP\$655,130 million.
- Net Revenues increased 5.4% for the second quarter 2010, for a total of COP\$1,736,895 million.
- Selling and Administrative Expense increased 0.9% to COP\$369,207 million. As a percentage of Net Revenues they went down to 21.3% from 22.2%.
- Operating Income increased 24.7% to COP\$58,208 million. The Operating Margin went up to 3.4% from 2.8%.
- EBITDA increased 8.6% to COP\$127,756 million. The EBITDA margin went up to 7.4% from 7.1%.
- Net Income increased 32.9% to COP\$33,558 million. Net Income margin went up to 1.9% from 1.5%.

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Second quarter 2010 Operating Highlights

- **Store openings:** We opened two stores in May and June. Éxito del Este in Medellín, a next-generation store which offers in its 4,187 square meters an innovative shopping experience with advances in technology and environmental care. We also opened one Éxito Express store in Bogotá with a selling area of 220 sq m intended to bring convenience to the surrounding area. These are the first two openings of the year.
- **Conversions:** Eleven stores were converted to the Éxito brand in several cities around the country, which previously operated under Ley, Vivero, and Carulla brands. In addition, two Carulla stores in Medellín were converted to Bodega Surtimax thus completing 51 stores under this format. As of June 30, we have converted 15 stores.
- **Commercial proposals:** As a way to continue with our innovative value proposition, Éxito became the first Colombian retail chain selling 3D LED TV sets.

For the Mothers' Day event, held in all the Éxito and Ley stores, customers through our website could create gift lists, which could be shared with all their e-contacts published on Facebook. Similarly, the Fathers' Day event was celebrated with the launching of the new CD of a well-known popular singer in the country.

Between the period of June 25 and July 7, the "Mega-prima" promo event was held with an offer of 14 million products to our customers in 121 Éxito and Ley stores nationwide.

During the World Cup period, the company sold exclusively in more than 250 stores in the country, 9 Futgogo



Chefs teach to our costumers how to use Casino's imported products

thematic teams of Panini figurines, which were the winners in 2008 and 2009 as the best game collections in Europe.

- **Awards:** Portafolio, a Colombian financial newspaper, highlighted the Éxito Group in its annual survey "Élite Empresarial". The company received top rankings in following categories: "Best Customer Service, Best Marketing Strategy, High-Quality Products, Most Admired Corporation, Best Social Contribution, and Best Managed Company. This survey was performed among 1,100 high-level corporate officers in 12 cities around the country.

The company also received two FIAP awards for the advertising campaign "Medellín, Éxito is in its people".



Consolidated Financial Statements as of June 30, 2010

Consolidated Income Statement for the Second Quarter 2010

	Second Quarter, 2010		Second Quarter, 2009		% Var
	Million of COP	% Net Revenues	Million of COP	% Net Revenues	
NET REVENUES	1,736,895	100.0%	1,648,345	100.0%	5.4%
Cost of sales	-1,309,480	-75.4%	-1,235,840	-75.0%	6.0%
GROSS PROFIT	427,415	24.6%	412,505	25.0%	3.6%
Selling and administrative expense	-369,207	-21.3%	-365,815	-22.2%	0.9%
OPERATING INCOME	58,208	3.4%	46,690	2.8%	24.7%
Financial income	14,039	0.8%	11,162	0.7%	25.8%
Financial expense	-27,480	-1.6%	- 42,135	-2.6%	-34.8%
Other non-operating income and expense	-5,239	-0.3%	20,604	1.2%	N/A
Minority interest	-15	0.0%	-3,796	-0.2%	-99.6%
Income before taxes	39,513	2.3%	32,525	2.0%	21.5%
Income taxes	-5,955	-0.3%	-7,283	-0.4%	-18.2%
NET INCOME	33,558	1.9%	25,242	1.5%	32.9%
EBITDA	127,756	7.4%	117,680	7.1%	8.6%

Consolidated Income Statement for the six-month period ended June 30, 2010

	For the six months ended June, 2010		For the six months ended June, 2009		% Var
	Million of COP	% Net Revenues	Million of COP	% Net Revenues	
NET REVENUES	3,461,717	100.0%	3,310,969	100.0%	4.6%
Cost of sales	-2,626,400	-75.9%	-2,512,480	-75.9%	4.5%
GROSS PROFIT	835,317	24.1%	798,489	24.1%	4.6%
Selling and administrative expense	-728,872	-21.1%	-725,281	-21.9%	0.5%
OPERATING INCOME	106,445	3.1%	73,208	2.2%	45.4%
Financial income	25,794	0.7%	23,610	0.7%	9.3%
Financial expense	-51,040	-1.5%	- 84,809	-2.6%	-39.8%
Other non-operating income and expense	-8,730	-0.3%	42,153	1.3%	N/A
Minority interest	-61	0.0%	-9,295	-0.3%	-99.3%
Income before taxes	72,408	2.1%	44,867	1.4%	61.4%
Income taxes	-16,779	-0.5%	-17,576	-0.5%	-4.5%
NET INCOME	55,629	1.6%	27,291	0.8%	N/A
EBITDA	247,854	7.2%	215,969	6.5%	14.8%

Consolidated Balance Sheet

(in million of Colombian pesos)

	June, 2010	June, 2009	% Var
ASSETS	6,188,994	5,820,818	6.3%
Current assets	1,640,087	1,518,782	8.0%
Cash	227,116	172,438	31.7%
Marketable securities	355,153	282,282	25.8%
Inventories	760,553	790,323	-3.8%
Others	297,265	273,739	8.6%
Non-current assets	4,548,907	4,302,036	5.7%
LIABILITIES	2,056,376	2,386,550	-13.8%
Current liabilities	1,602,769	1,599,471	0.2%
Financial obligations short term	264,604	489,647	-46.0%
Suppliers	891,177	768,663	15.9%
Others	446,988	341,161	31.0%
Non-current liabilities	453,607	787,079	-42.4%
Financial obligations long term	390,526	740,038	-47.2%
Others	63,081	47,041	34.1%
Minority interest	3,473	136,596	-97.5%
SHAREHOLDERS' EQUITY	4,129,145	3,297,672	25.2%



Two stores were converted to Bodega Surtimax in Medellín



Second quarter 2010 Financial Highlights

Working Capital reached a favorable position of COP\$280,347 million, improving COP\$234,585 million compared to COP\$45,762 million for the same period last year. This was mainly due to inventories dropping 3.8% and Suppliers increasing 15.9% versus the same period in 2009.

Financial Debt decreased 46.7% to COP \$655,130 million compared to COP\$1,229,685 for the same period last year. The interest expense coverage ratio, together with the leverage ratio, improved compared with the same period last year, reaching 14.28 versus 8.81 and 1.13 versus 1.31, respectively.

Net Revenues increased 5.4% to COP\$1,736,895 million for the second quarter of 2010 compared to COP\$1,648,345 million for the same period last year, this consisting of a 4.6% increase in Same Store Sales as well as 0.8% increase obtained through the company's expansion plan.

Gross Profit increased 3.6% to COP\$427,415 million compared to COP\$412,505 million for 2009. As a percentage of net revenues, gross margin went to 24.6% from 25.0% mainly due to: (i) higher share of electronics attributable to the seasonality brought by the world cup and (ii) a more promotional quarter compared to the year before.

Selling and Administrative Expense slightly increased 0.9% to COP\$369,207 million compared to COP\$365,815 million for the same period last year. As a percentage of net revenues, administrative expense decreased to 21.3% from 22.2%. This is mainly due to (i) the ongoing implementation of operating excellence and expense control initiatives and (ii) expenses this quarter had growing sales to dilute themselves.

Operating Income increased 24.7% for a total of COP\$58,208 million versus COP\$46,690 million obtained during the same

period last year. As a percentage of net revenues, operating income went to 3.4% from 2.8% mainly due to lower expenses as a percentage of Net Revenues.

EBITDA increased 8.6% for a total of COP\$127,756 million compared to the COP\$117,680 million obtained during the same period last year. As a percentage of net revenues, the EBITDA margin went up to 7.4% from 7.1% mainly due to lower expenses as a percentage of Net Revenues.

Net Financial Expenses decreased -56.6% to COP\$13,441 million from COP\$30,973 million for the same period last year. As a percentage of Net Revenues they went to 0.8% from 1.9% in 2009 mainly explained by lower financial debt.

Other Non-Operating Income and Expense went to (COP\$5,239) million from COP\$20,604 million for the same period last year. This was mainly due to non-recurrent profits obtained back in the second quarter of 2009 as a result of asset disposals.

Minority Interest decreased to COP\$15 million from COP\$3,796 million for the same period last year. This is explained by the purchase of an additional 22.5% stake in Carulla-Vivero S.A. Total ownership now reaches 99.87%.

Income Tax decreased to COP\$5,955 million compared to COP\$7,283 million for the same period last year. As a percentage of Net Revenues, taxes represented 0.3%.

Net Income increased 32.9% to COP\$33,558 million for the second quarter of 2010 compared to COP\$25,242 million obtained during this same period last year. As a percentage of net revenues, net income margin went up to 1.9% in 2010 from 1.5% in 2009.

Other Operating Information as of June 30, 2010

Sales by store format

Format	Brands	%
Hypermarket	Éxito, Vivero	73.5
Supermarket	Carulla, Pomona	17.8
Bodega	Bodega, Bodeguita Surtimax	4.2
Other	Ley, Homemart, Próximo	4.5
TOTAL		100.0

Number of stores, selling area, average selling space per store

Format	Stores	Selling area (sq m)	Average area (sq m)
Hypermarket	100	469,890	4,699
Supermarket	82	78,450	957
Bodega	51	46,194	906
Other	28	44,519	1,590
TOTAL	261	639,053	

Number of stores, selling area (owned/leased)

Owned / Leased	Stores		Area	
	Stores %	%	Area (sq m)	
Leased	131	50%	239,992	38%
Owned	130	50%	399,061	62%
TOTAL	261	100%	639,053	100%

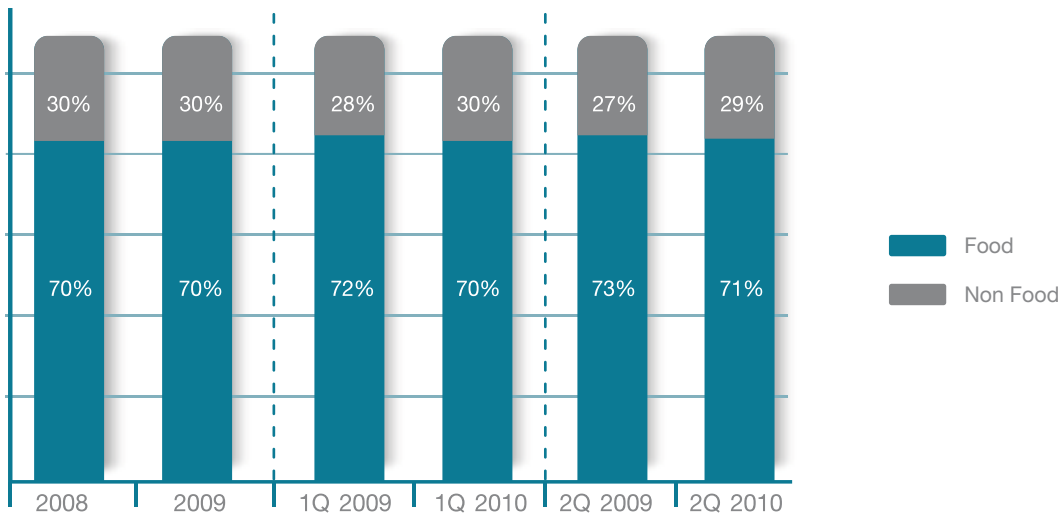
Openings, closings and conversions for the six months ended June 30, 2010

Format	Opened	Closed	Converted	
Hypermarket	2	1	11	From Ley, Vivero and Carulla brands
Supermarket	0	0	0	
Bodega	0	0	4	From Ley and Carulla brands
Other	0	0	0	
TOTAL	2	1	15	

Same store sales growth

	2010	2009
First quarter	2.6%	-6.6%
Second quarter	4.6%	-3.6%
As of June	3.6%	-5.2%

Sales Mix Evolution



ROA and ROE

	2007	2008	2009	2010 Mar	2010 Jun
ROA	2.1%	2.5%	2.3%	2.7%	2.8%
ROE	3.9%	4.5%	3.5%	4.1%	4.3%

Historic Value*	2007	2008	2009	2010 Mar	2010 Jun
ROA	4.3%	4.2%	5.0%	4.3%	4.4%
ROE	10.7%	10.2%	8.8%	7.6%	7.6%

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Contact Information:

Almacenes Éxito Investor Relations Department

Phone: (574) 339 65 60

E-mail: exitoinvestor.relations@grupo-exito.com

Note on Forward Looking Statements

This press release contains forward-looking statements of expected future developments. This information as well as statements regarding future events and expectations is subject to risks and uncertainties, as well as factors that could cause the results, performance and achievements of the company to differ at any time. Such factors include changes in the general retail industry, economic, political, governmental and commercial conditions both domestically and globally, as well as variations in interest rates, inflation rates, exchange rate volatility and tax rates. As a result of these risks and factors, actual results could materially differ from the estimates provided; therefore, the Company does not accept responsibility for any variations or for the information provided by official sources.