



Operational and Financial Results:
Third Quarter 2008



Grupo Posadas, S.A.B. de C.V. & Subsidiaries Mexico City, October 28, 2008

With respect to the same quarter of last year:

- Total revenues increased 15%
- EBITDA increased 3%
- One new hotel this quarter and nine openings in LTM

> Financial Highlights

Million pesos as of September 30, 2008	3Q08	%	Real Var. %	Accumulated 2008	%	Real Var. %
Net Sales	1,650.3	100	15.4	5,074.0	100	15.8
Operating Profit	245.7	14.9	3.7	794.0	15.6	9.3
EBITDA	348.8	21.1	2.6	1,113.1	21.9	6.5
Majority Net Income	(104.0)	(6.3)	na	(46.3)	(0.9)	na

This quarter, a larger number of available rooms as well as our Vacation Club business are the main drivers supporting our growth.

Revenues for the third quarter of 2008 increased 15% versus same quarter of previous year. With respect to same period of last year revenues by segment

increased 2%, 17% and 49% for Owned & Leased Hotels, Management and Vacation Club respectively. EBITDA grew 3% with respect to third quarter of previous year.

> Development

During this quarter the Company opened the FI Tepic hotel with 139 rooms, under a management agreement.

Our development plan has 55 hotels with approximately 7,400 rooms to be opened within the next three years. These hotels are either under construction or with executed operative agreements. According to the development strategy of the Company, most of these hotels will be under management agreements.

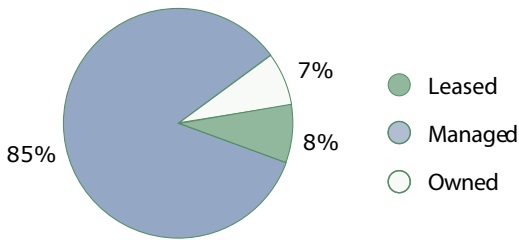
Brands	Mexico		Southamerica		Total		%
	Hotels	Rooms	Hotels	Rooms	Hotels	Rooms	
Fiesta Americana	1	348			1	348	5
Fiesta Inn	22	3,051			22	3,051	41
Caesar Park			1	148	1	148	2
Caesar Business			1	102	1	102	1
One hotels	26	3,237			26	3,237	43
Lat 19°	1	100			1	100	1
Aqua	3	498			3	498	7
TOTAL	53	7,234	2	250	55	7,484	100

For more information please contact:

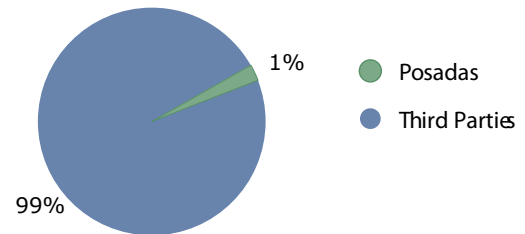
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Room distribution by contract



Total investment US \$418 M



Openings LTM	No. of Rooms	Type
One Patriotismo Ciudad de México	132	Owned
FI Uruapan	107	Managed
One Toluca Aeropuerto	126	Managed
One Acapulco Costera	126	Managed
FI Durango	138	Managed
One Aguascalientes Ciudad Industrial	126	Managed
CP Silver Buenos Aires Obelisco	74	Leased
One Queretaro Plaza Galerias	126	Owned
FI Tepic	139	Managed
Total	1,094	

> Owned & Leased Hotels

Owned & Leased Hotels	Total		Urban		Coastal	
		% Real Var.		% Real Var.		% Real Var.
3Q08						
Average No. of Rooms	9,629	5.1	8,282	1.7	1,347	32.6
Average Daily Rate	1,016	2.7	983	1.6	1,298	7.6
Occupancy (Var. In pp)	62%	(2.6)	65%	(1.6)	46%	(5.9)
REVPAR	632	(1.4)	638	(0.8)	599	(4.6)
Accumulated						
Average No. of Rooms	9,645	5.1	8,293	1.7	1,352	33.0
Average Daily Rate	1,071	1.3	1,002	0.8	1,586	(1.1)
Occupancy (Var. In pp)	62%	(1.0)	64%	0.2	52%	(7.2)
REVPAR	666	(0.3)	639	1.1	828	(13.1)

Owned and leased hotels experienced a mixed performance versus the same period last year. Revenues increased 1.8% for the 3Q08 when compared to the same period last year. Available average

number of rooms increased 5.1% mainly due to the re-opening of the Aqua Cancun hotel, the opening of the CP Silver Buenos Aires Obelisco and two more One hotels. However, after stable operational

results throughout the year, occupancy decreased approximately 2pp while RevPAR decreased 1.4%, mainly due to the underperformance of coastal hotels where RevPAR decreased 4.6%.

> Management

Management	Total		Urban		Coastal	
	% Real Var.		% Real Var.		% Real Var.	
3Q08						
Average No. of Rooms	18,064	6.5	15,108	8.0	2,956	(0.6)
Average Daily Rate	995	(1.0)	951	1.7	1,283	(8.1)
Occupancy (Var. In pp)	62%	(2.0)	65%	(1.6)	51%	(5.0)
REVPAR	621	(4.1)	614	(0.7)	654	(16.3)
Accumulated						
Average No. of Rooms	18,010	7.7	14,927	8.6	3,083	3.6
Average Daily Rate	1,060	(0.8)	969	1.2	1,560	(4.6)
Occupancy (Var. In pp)	62%	(0.4)	63%	(0.2)	56%	(1.5)
REVPAR	655	(1.4)	610	0.9	871	(7.1)

Includes owned, leased and managed hotels.

Revenues for our Management business continue showing high growth rates: revenues increased 17% this quarter with respect to the same quarter last year. Growth this quarter is mainly due to the following: (i) Fiesta Rewards (loyalty program) revenues increased by 18%, and (ii) an 8% increase in the average number of operated rooms in urban hotels paired with a stable result in RevPAR.

During the last 12 months we opened the following hotels: One Queretaro Plaza Galerias (owned hotel), the CP Silver Buenos Aires Obelisco (leased hotel) and the next seven hotels, all under management agreements: One Aguascalientes Ciudad Industrial, One Coatzacoalcos Forum, FI Uruapan, One Toluca Aeropuerto, One Acapulco Costera, FI Durango and FI Tepic. Last August, the managing contract of the FI Puebla Las Animas hotel was not renewed by mutual agreement of the parties. For this quarter, urban hotels continued with improved occupancy rates for our hotels in Brazil, Chile and the central region of Mexico.

Contribution margin for this business segment was 39%, which continues being in a very competitive range for the industry.

> Vacation Club

Vacation Club revenues increased 49% with a 31% margin for the quarter. As of 3Q08 the club had 27,585 members, 13% more than previous year. Our receivables continue showing an outstanding performance: low cancellation and delinquency rates.

> EBITDA

Our 3Q08 EBITDA was \$348.7 million pesos which represents a 3% increase versus same period of previous year in pesos. Last twelve months EBITDA reached US\$ 144 million and an 8% increase for the quarter.

> Capital Expenses

Capital expenditures for the quarter were US\$ 8 million and US\$ 24 million for the first three quarters of 2008: 16% of it was used for hotel maintenance; 25% for miscellaneous hotel projects; 25% for the Vacation Club and 34% was used for corporate purposes, mainly infrastructure and technology.

> Comprehensive Financing Cost

Item	3Q08	3Q07	2008	2007
Interest income	(10,164)	(5,300)	(19,649)	(17,484)
Interest expense	104,507	102,980	296,311	293,814
Currency exchange fluctuations	(31,827)	23,484	(98,841)	11,120
Derivatives	172,388	0	91,255	0
Monetary position gain	0	(56,402)	0	(75,821)
TOTAL	234,904	64,762	269,077	211,629

Figures in thousands of pesos.

The exchange rate income is due mainly to the notes and accounts receivable related to the Vacation Club members.

Simultaneously with the recent issuance of a peso note (certificado bursatil), we executed five derivative transactions (Cross Currency SWAP) that as of September 30, 2008 had a negative mark to market valuation (following chart).

In accordance with Mexican GAAP, as of 2008 we are not required to compute Monetary Position.

Net interest coverage was 4.2 times at the end of the quarter, 0.5 times better than the ratio observed at the end of 3Q07.

September 30, 2008	Indebtedness		SWAPS		
	Notional in MXN '000	Maturity	Cross Currency in USD '000	Interest rate in MXN '000	Maturity
Concept:					
Dual Currency Credit Facility (Tranche 1)	216,000	15-Nov-10		216,000	15-Nov-10
Certificados Bursatiles (Posadas 08)	1,500,000	4-Abr-13	142,045		4-Abr-13
Dual Currency Credit Facility (Tranche 4)	109,667	15-Nov-10	10,658		15-Nov-10
Certificados Bursatiles (Posadas 08)	750,000	4-Abr-13	72,773		4-Abr-13
Dual Currency Credit Facility (Tranche 7)	108,000	15-Nov-10	10,252		15-Nov-10
Bank Loan	312,000	25-Abr-13	29,771		25-Abr-13
TOTAL	2,995,667		265,499	216,000	

> Net Majority Income

The 3Q08 net loss was caused in part by the depreciation of the Mexican peso and the recognition under Mexican GAAP of an impairment of our investment in our affiliate Grupo Mexicana.

> Financial Position

Net debt at the end of the quarter was US\$377 million. Net debt to EBITDA at the end of the quarter was 2.6 times, which is slightly lower than the one observed at the end of 3Q07.

Total debt mix was: 15% short term, 97% USD denominated and 76% fixed rate. The average life of

the debt was 3.7 years and 10% was secured with hotel assets.

> Subsequent event

Grupo Posadas position with respect to current market conditions.

As part of a liability management program, Grupo Posadas executed a tender offer for 84% of the "Senior Notes US\$225 millions @ 8.75%", with the issuance of a peso note (certificados bursatiles) which was simultaneously swapped for US dollars at a fixed rate of 6.2%, which is consistent with the Company's generation of USD that provides a natural coverage against foreign exchange rate fluctuations.

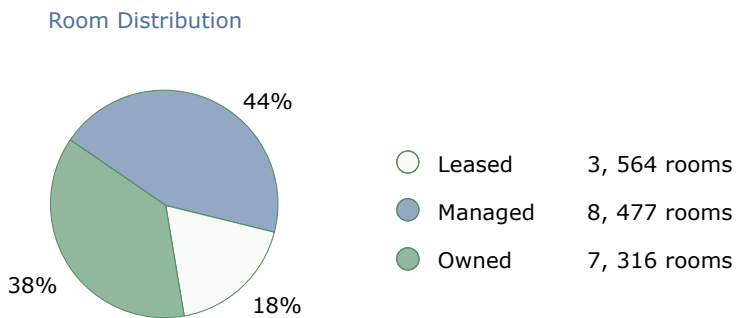
Therefore our use of derivatives is not speculative.

As of the date of issuance of this press release, the company has met all required margin calls of approximately US\$35 million with its cash on hand. Additionally, short term credit lines have been disposed of for an amount of 360 million pesos.

Posadas is in good standing with respect to all of its credit agreements. The Company has not closed any of its swaps yet and continues monitoring market conditions to decide when to take, if needed, actions that would allow it to preserve the financial stability of the company.

> Grupo Posadas as of September 30, 2008

Currently, the Company operates 107 hotels and 19,357 rooms in the most important and visited urban and coastal destinations in Mexico (85% of total rooms), Brazil(10%), the United States(4%), Argentina(1%) and Chile(1%). Approximately 78% of rooms are in urban destinations and 22% in coastal. Grupo Posadas operates under the following brands: Aqua, Fiesta Americana Grand, Fiesta Americana, Fiesta Americana Vacation Club, Fiesta Inn, One Hotels in Mexico and Caesar Park, Caesar Business in Brazil, Argentina and Chile.



Brand	Mexico		Brazil		USA		Argentina		Chile		Total	
	Hotels	Rooms	Hotels	Rooms	Hotels	Rooms	Hotels	Rooms	Hotels	Rooms	Hotels	Rooms
Aqua	1	371									1	371
Fiesta Americana	21	5,487									21	5,487
Fiesta Inn	58	8,492									58	8,492
Caesar Park			3	506			2	247			5	753
Caesar Business			7	1,393					1	142	8	1,535
FA Vacation Club	3	939									3	939
One Hotels	7	888									7	888
Others	1	213			3	679					4	892
Total	91	16,390	10	1,899	3	679	2	247	1	142	107	19,357
%		85%		10%		3%		1%		1%		100%

> Income Statement

Income Statement (million pesos; 2008 nominal, 2007 constant as of Dec. 2007)	3Q08		3Q07		Var%	2008		2007		Var%
	\$	%	\$	%		\$	%	\$	%	
Total Revenues	1,650.3	100.0	1,430.7	100.0	15.4	5,074.0	100.0	4,382.3	100.0	15.8
Owned & Leased Hotels										
Revenues	850.4	100.0	835.5	100.0	1.8	2,725.6	100.0	2,605.5	100.0	4.6
Direct cost	739.0	86.9	693.0	82.9	6.6	2,306.4	84.6	2,123.0	81.5	8.6
Contribution	111.4	13.1	142.5	17.1	(21.8)	419.2	15.4	482.5	18.5	(13.1)
Management										
Revenues	364.4	100.0	311.4	100.0	17.0	1,084.2	100.0	865.7	100.0	25.2
Direct cost	223.6	61.4	159.4	51.2	40.3	643.1	59.3	458.1	52.9	40.4
Contribution	140.8	38.6	152.0	48.8	(7.4)	441.1	40.7	407.6	47.1	8.2
FA Vacation										
Revenues	397.3	100.0	266.8	100.0	48.9	1,163.5	100.0	826.2	100.0	40.8
Direct cost	274.5	69.1	198.5	74.4	38.3	859.2	73.8	625.0	75.7	37.5
Contribution	122.8	30.9	68.3	25.6	79.9	304.3	26.2	201.1	24.3	51.3
Other Businesses										
Revenues	38.2	100.0	17.0	100.0	125.3	100.7	100.0	84.9	100.0	18.6
Direct cost	34.7	90.8	16.4	97.0	110.9	72.5	72.0	66.6	78.4	8.9
Contribution	3.5	9.2	0.5	3.0	589.7	28.2	28.0	18.3	21.6	53.9
Corporate expenses	29.9	1.8	23.4	1.6	27.8	79.7	1.6	64.2	1.5	24.0
Depreciation / amortization	103.1	6.2	102.9	7.2	0.2	319.1	6.3	319.3	7.3	(0.0)
Goodwill amortization, net	0.0	0.0	0.0	0.0	na	0.0	0.0	0.0	0.0	na
Operating Profit	245.7	14.9	236.9	16.6	3.7	794.0	15.6	726.1	16.6	9.3
EBITDA	348.8	21.1	339.9	23.8	2.6	1,113.1	21.9	1,045.4	23.9	6.5
Comprehensive fin. cost	234.9	14.2	64.8	4.5	262.7	276.0	5.4	211.6	4.8	30.4
Other expenses (revenue)	42.4	2.6	43.9	3.1	(3.6)	224.1	4.4	67.1	1.5	233.9
Profit Before Taxes	(31.6)	(1.9)	128.3	9.0	na	293.9	5.8	447.4	10.2	(34.3)
Income taxes	8.8	0.5	36.8	2.6	(76.0)	138.5	2.7	110.4	2.5	25.4
Deferred taxes	(0.2)	(0.0)	9.9	0.7	na	(6.1)	(0.1)	26.0	0.6	na
Discontinued operations	0.0	0.0	0.0	0.0	na	0.0	0.0	0.0	0.0	na
Part. in results of assoc. com.	(67.9)	(4.1)	(45.4)	(3.2)	49.6	(201.9)	(4.0)	(45.4)	(1.0)	345.3
Others	0.0	0.0	0.0	0.0	na	0.0	0.0	0.0	0.0	na
Net Income before Minority	(108.1)	(6.5)	36.2	2.5	na	(40.1)	(0.8)	265.6	6.1	na
Minority Interest	(4.1)	(0.2)	29.8	2.1	na	6.2	0.1	36.1	0.8	(82.8)
Net Majority Income	(104.0)	(6.3)	6.4	0.4	na	(46.3)	(0.9)	229.5	5.2	na

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.

> Consolidated Balance Sheet as of September 30, 2008 & 2007

(million pesos; 2008 nominal, 2007 constant as of Dec. 2007)

	Sep-08	%	Sep-07	%	Var. (%)
ASSETS					
Current					
Cash & marketable securities	581.8	4.4	447.2	3.5	30.1
Notes & accounts receivable	1,408.3	10.7	1,012.3	8.0	39.1
Inventories	231.8	1.8	294.8	2.3	(21.4)
Other assets	77.7	0.6	45.1	0.4	72.2
Total current assets	2,299.6	17.5	1,799.4	14.2	27.8
Long Term					
Long-term notes receivable	883.7	6.7	707.2	5.6	25.0
Investments in shares of subsidiaries and associated co.	34.7	0.3	30.3	0.2	14.4
Property & equipment, net	9,247.8	70.4	8,986.4	70.7	2.9
Intangible and deferred assets	465.7	3.5	1,060.9	8.3	(56.1)
Other long-term assets	205.6	1.6	125.6	1.0	63.7
Total Assets	13,137.1	100.0	12,709.8	100.0	3.4
LIABILITIES					
Current					
Suppliers	337.7	2.6	345.4	2.7	(2.2)
Short-term debt	706.2	5.4	588.8	4.6	19.9
Other current liabilities	1,205.0	9.2	507.1	4.0	137.6
Total current liabilities	2,248.9	17.1	1,441.3	11.3	56.0
Long Term					
Long-term debt	3,887.5	29.6	3,806.2	29.9	2.1
Other loans	27.6	0.2	36.8	0.3	(25.1)
Other long-term liabilities	1,758.9	13.4	1,693.0	13.3	3.9
Deferred credits	314.1	2.4	307.0	2.4	2.3
Total Liabilities	8,237.0	62.7	7,284.2	57.3	13.1
STOCKHOLDERS' EQUITY					
Majority stockholders' equity	3,991.7	30.4	4,473.1	35.2	(10.8)
Minority interest	908.4	6.9	952.5	7.5	(4.6)
Total	4,900.1	37.3	5,425.6	42.7	(9.7)
Total Liabilities & Stockholders' Equity	13,137.1	100.0	12,709.8	100.0	3.4

> Consolidated Cash Flow Statement

(million nominal pesos as of September 30, 2008)

Consolidated Cash Flow Statement	
Consolidated Net Income	92.0
+ (-) Items that do not require the use of cash	39.8
+ (-) Other items	39.8
+ (-) Entries related to Investments	501.4
+ Depreciation and amortization for the year	319.1
+ (-) Participation in associated and joint buisness	201.9
(-) Interests in favour	(19.6)
+ (-) Entries related with external financing	296.3
+ Accrued interests	296.3
+ (-) Other items	
Cash generated (used) in operating activities	141.4
+ (-) Decrease (increase) in accounts receivable	527.2
+ (-) Decrease (increase) in inventory	(0.7)
+ (-) Decrease (increase) in other accounts receivables and other assets	(39.2)
+ (-) Increase (decrease) in supplier accounts	(91.0)
+ (-) Increase (decrease) in other liabilities	(144.2)
+ (-) Profit taxes paid or returned	(110.5)
Net cash from investment activities	(843.4)
(-) Stock investments of permanent nature	
(-) Investment in property, plant and equipment	(265.2)
(-) Collected interests	19.6
+ (-) Other items	(597.8)
Net cash from financing activities	(27.4)
+ Bank financings	1,207.2
+ Stock exchange financings	2,250.0
+ Others financings	
(-) Bank financing amortization	(984.6)
(-) Market financing amortization	(1,985.2)
(-) Dividends paid	(170.0)
+ Premium on sales of shares	(7.1)
+ Contribution for future capital increases	(10.9)
(-) Paid interest	(326.4)
(-) Repurchase of shares	(0.4)
+ (-) Other items	
Net increase (decrease) in cash and cash equivalents	200.1
Cash and equivalents at the beginning of period	381.7
Cash and equivalents at the end of period	581.8