

SOUTHEAST AIRPORT GROUP

Form 20-F

April 25, 2019

[Table of Contents](#)

UNITED STATES
SECURITIES AND EXCHANGE COMMISSION
WASHINGTON, D.C. 20549

FORM 20-F

**ANNUAL REPORT PURSUANT TO SECTION 13 OR 15(d) OF THE SECURITIES EXCHANGE ACT OF
1934**

for the fiscal year ended December 31, 2018

Commission File Number 1-15132

Grupo Aeroportuario del Sureste, S.A.B. de C.V.

(Exact name of registrant as specified in its charter)

Southeast Airport Group

(Translation of registrant's name into English)

United Mexican States

(Jurisdiction of incorporation or organization)

Bosque de Alisos No. 47A 4th Floor

Bosques de las Lomas

05120 Ciudad de México

Mexico

(Address of principal executive offices)

Adolfo Castro Rivas

CEO

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Grupo Aeroportuario del Sureste, S.A.B. de C.V.

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05120 Ciudad de México

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(Name, telephone, e-mail and/or facsimile number and address of company contact person)

Securities registered or to be registered pursuant to Section 12(b) of the Act:

Title of each class:	Name of each exchange on which registered
Series B Shares, without par value, or shares	New York Stock Exchange, Inc.*
American Depositary Shares, as evidenced by American Depositary Receipts, or ADSs, each representing ten shares	New York Stock Exchange, Inc.

*Not for trading, but only in connection with the registration of American Depositary Shares, pursuant to the requirements of the Securities and Exchange Commission.

Securities registered or to be registered pursuant to Section 12(g) of the Act: **None**

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Table of Contents

Securities for which there is a reporting obligation pursuant to Section 15(d) of the Act: **N/A**

Indicate the number of outstanding shares of each of the issuer's classes of capital or common stock as of the close of the period covered by the annual report:

Series B Shares, without par value: 277,050,000
Series BB Shares, without par value: 22,950,000

Indicate by check mark if the registrant is a well-known seasoned issuer, as defined in Rule 405 of the Securities Act.

Yes No

If this report is an annual or transition report, indicate by check mark if the registrant is not required to file reports pursuant to Section 13 or 15(d) of the Securities Exchange Act of 1934.

Yes No

Note: Checking the box above will not relieve any registrant required to file reports pursuant to Section 13 or 15(d) of the Securities Exchange Act of 1934 from their obligations under those Sections.

Indicate by check mark whether the registrant (1) has filed all reports required to be filed by Section 13 or 15(d) of the Securities Exchange Act of 1934 during the preceding 12 months (or for such shorter period that the registrant was required to file such reports), and (2) has been subject to such filing requirements for the past 90 days.

Yes No

Indicate by check mark whether the registrant has submitted electronically every Interactive Data File required to be submitted pursuant to Rule 405 of Regulation S-T (§232.405 of this chapter) during the preceding 12 months (or for such shorter period that the registrant was required to submit such files).

Yes No

Indicate by check mark whether the registrant is a large accelerated filer, an accelerated filer, a non-accelerated filer, or an emerging growth company. See definition of large accelerated filer, accelerated filer, and emerging growth company in Rule 12b-2 of the Exchange Act. (Check one):

Large accelerated filer

Accelerated filer

Non-accelerated filer

Emerging growth company

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If an emerging growth company that prepares its financial statements in accordance with U.S. GAAP, indicate by check mark if the registrant has elected not to use the extended transition period for complying with any new or revised financial accounting standards provided pursuant to Section 13(a) of the Exchange Act.

The term new or revised financial accounting standard refers to any update issued by the Financial Accounting Standards Board to its Accounting Standards Codification after April 5, 2012.

Indicate by check mark which basis of accounting the registrant has used to prepare the financial statements included in this filing:

U.S. GAAP

IFRS

Other

If Other has been checked in response to the previous question, indicate by check mark which financial statement item the registrant has elected to follow.

Item 17 Item 18

If this is an annual report, indicate by check mark whether the registrant is a shell company (as defined in Rule 12b-2 of the Exchange Act).

Yes No

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Table of Contents

<u>Item 1.</u>	<u>Identity of Directors, Senior Management and Advisers</u>	1
<u>Item 2.</u>	<u>Offer Statistics and Expected Timetable</u>	1
<u>Item 3.</u>	<u>Key Information</u>	1
	<u>Selected Financial Data</u>	1
	<u>Risk Factors</u>	4
	<u>Forward Looking Statements</u>	36
<u>Item 4.</u>	<u>Information on the Company</u>	37
	<u>History and Development of the Company</u>	37
	<u>Business Overview</u>	43
	<u>Mexican Regulatory Framework</u>	74
	<u>Puerto Rican Regulatory Framework</u>	93
	<u>Colombian Regulatory Framework</u>	104
	<u>Organizational Structure</u>	111
	<u>Property, Plant, And Equipment</u>	111
<u>Item 4A.</u>	<u>Unresolved Staff Comments</u>	112
<u>Item 5.</u>	<u>Operating and Financial Review and Prospects</u>	112
<u>Item 6.</u>	<u>Directors, Senior Management and Employees</u>	159
<u>Item 7.</u>	<u>Major Shareholders and Related Party Transactions</u>	167
	<u>Major Shareholders</u>	167
	<u>Related Party Transactions</u>	169
<u>Item 8.</u>	<u>Financial Information</u>	171
	<u>Dividends</u>	172
<u>Item 9.</u>	<u>The Offer and Listing</u>	174
	<u>Trading Markets</u>	174
<u>Item 10.</u>	<u>Additional Information</u>	174
	<u>Material Contracts</u>	189
	<u>Exchange Controls</u>	190
	<u>Taxation</u>	190

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	<u>Documents On Display</u>	199
<u>Item 11.</u>	<u>Quantitative and Qualitative Disclosures About Market Risk</u>	200
<u>Item 12.</u>	<u>Description of Securities Other Than Equity Securities</u>	201
<u>Item 13.</u>	<u>Defaults, Dividend Arrearages and Delinquencies</u>	208

Table of Contents

<u>Item 14.</u>	<u>Material Modifications to the Rights of Security Holders and Use of Proceeds</u>	208
<u>Item 15.</u>	<u>Controls and Procedures</u>	208
<u>Item 16.</u>	<u>Reserved</u>	209
<u>Item 16A.</u>	<u>Audit and Corporate Practices Committee Financial Expert</u>	209
<u>Item 16B.</u>	<u>Code of Ethics</u>	209
<u>Item 16C.</u>	<u>Principal Accountant Fees and Services</u>	209
<u>Item 16D.</u>	<u>Exemptions from the Listing Standards for Audit and Corporate Practices Committees</u>	210
<u>Item 16E.</u>	<u>Purchases of Equity Securities by the Issuer and Affiliated Purchasers</u>	210
<u>Item 16F.</u>	<u>Change in Registrant's Certifying Accountant</u>	211
<u>Item 16G.</u>	<u>Corporate Governance</u>	211
<u>Item 16H.</u>	<u>Identity of Directors, Senior Management and Advisers</u>	214
<u>Item 17.</u>	<u>Financial Statements</u>	216
<u>Item 18.</u>	<u>Financial Statements</u>	216
<u>Item 19.</u>	<u>Exhibits</u>	218

Table of Contents

PART I

Item 1. Identity of Directors, Senior Management and Advisers

Not applicable.

Item 2. Offer Statistics and Expected Timetable

Not applicable.

Item 3. Key Information

SELECTED FINANCIAL DATA

We publish our financial statements in Mexican pesos. The financial statements included in this annual report are prepared in accordance with International Financial Reporting Standards, or IFRS, as issued by the International Accounting Standards Board, or IASB. Pursuant to IFRS, financial data in the financial statements included in Items 3, 5 and 8 and, unless otherwise indicated, throughout this Form 20-F are stated in Mexican pesos. Our financial statements for the year ended December 31, 2018 were approved by our Board of Directors by recommendation of the Audit Committee and are subject to approval by our shareholders at the next annual stockholders meeting.

This Form 20-F contains translations of certain Mexican peso amounts into U.S. dollars at specified rates solely for the convenience of the reader. These translations should not be construed as representations that the Mexican peso amounts actually represent such U.S. dollar amounts or could be converted into U.S. dollars at the rate indicated. Unless otherwise indicated, U.S. dollar amounts have been translated from Mexican pesos at an exchange rate of Ps.19.635 to U.S.\$1.00, the exchange rate for pesos on December 31, 2018 as published by the U.S. Federal Reserve Board. On April 12, 2019, the noon buying rate for Mexican pesos, as published by the U.S. Federal Reserve Board was Ps.18.756 per U.S.\$1.00.

The following tables present a summary of our consolidated financial information and that of our subsidiaries for each of the periods indicated. This information should be read in conjunction with, and is qualified in its entirety by reference to, our financial statements, including the notes thereto.

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References in this annual report on Form 20-F to dollars, U.S. dollars or U.S.\$ are to the lawful currency of the United States of America. References in this annual report on Form 20-F to pesos, Mexican pesos or Ps. are to the lawful currency of the United Mexican States. References to Colombian pesos or COP\$ are to the lawful currency of the Republic of Colombia. We publish our financial statements in Mexican pesos.

This annual report on Form 20-F contains references to workload units, which are units measuring an airport's passenger traffic volume and cargo volume. A workload unit currently is equivalent to one terminal passenger or 100 kilograms (220 pounds) of cargo.

Table of Contents

The summary financial and other information set forth below reflects our financial condition, results of operations and certain operating data since the year ended December 31, 2014. On May 26, 2017, we acquired an additional 10.0% interest in our former joint venture, Aerostar Airport Holdings, LLC (Aerostar), the operator of Luis Muñoz Marín International Airport (LMM Airport), increasing our participation to 60.0%. The acquisition is considered a business combination as of May 31, 2017, and as of June 1, 2017, we began to consolidate the results of Aerostar into our financial statements. On October 19, 2017, we acquired 92.42% of the capital stock of Sociedad Operadora de Aeropuertos Centro Norte, S.A. (Airplan). As of October 19, 2017, we began to consolidate the results of Airplan into our financial statements. The financial information included in the table below is derived from our audited consolidated financial statements, with the exception of information regarding ADSs and other operating data.

	2014		2015		As of and for the year ended December 31, 2016		2017		2018 (thousands of dollars)(2)		
					(thousands of Mexican pesos)(1)						
Consolidated Income Statement Data:											
Revenues:											
Aeronautical services(3)	Ps.	3,319,672	Ps.	3,921,949	Ps.	4,532,194	Ps.	6,484,219	Ps.	8,942,910	U.S.\$ 455,458
Non-aeronautical services(4)		1,979,717		2,491,941		3,104,343		4,261,383		5,531,557	281,719
Construction services(5)		579,774		2,580,707		2,116,954		1,844,216		935,774	47,658