

**CENTRO COMERCIAL PLAZA DE LAS AMERICAS P.H**

**BALANCE GENERAL  
A 30 DE NOVIEMBRE DE 2010**

|                                     | <u>NOTA</u> | <u>NOV.2010</u>       | <u>OCT.2010</u>       | <u>VARIACION</u>     |  | <u>NOTA</u> | <u>NOV.2010</u>       | <u>OCT.2010</u>       | <u>VARIACION</u>       |
|-------------------------------------|-------------|-----------------------|-----------------------|----------------------|--|-------------|-----------------------|-----------------------|------------------------|
| <b>ACTIVO</b>                       |             |                       |                       |                      | <b>PASIVO Y PATRIMONIO DE LA COPROPIEDAD</b>       |             |                       |                       |                        |
| <b>ACTIVO CORRIENTE</b>             |             |                       |                       |                      | <b>PASIVO CORRIENTE</b>                            |             |                       |                       |                        |
| Disponible                          | 3           | 152,033,561           | 354,737,290           | (202,703,729)        | Obligaciones Financieras                           | 12          | 4,746,213,032         | 4,937,223,434         | (191,010,402.0)        |
| Inversiones                         | 4           | 9,665,197             | 23,580,934            | (13,915,737)         | Proveedores  | 13          | 6,879,781,868         | 6,997,947,556         | (118,165,687.3)        |
| Deudores                            | 5           | 1,743,440,732         | 1,692,441,380         | 50,999,352           | Cuentas por pagar                                  | 14          | 495,041,136           | 469,102,441           | 25,938,695             |
| Gastos pagados por anticipado       | 6           | 137,991,197           | 147,222,095           | (9,230,898)          | Impuestos, gravámenes y tasas                      | 15          | 26,655,225            | 19,957,567            | 6,697,658              |
|                                     |             |                       |                       |                      | Obligaciones laborales                             | 16          | 11,884,947            | 14,143,847            | (2,258,900.0)          |
|                                     |             |                       |                       |                      | Pasivos estimados y provisiones                    | 17          | 2,055,137,289         | 1,913,709,671         | 141,427,618            |
|                                     |             |                       |                       |                      | Otros pasivos                                      | 18          | 3,951,538,414         | 3,952,242,830         | (704,416.1)            |
| <b>TOTAL ACTIVO CORRIENTE</b>       |             | <b>2,043,130,687</b>  | <b>2,217,981,699</b>  | <b>(174,851,012)</b> | <b>TOTAL PASIVO CORRIENTE</b>                      |             | <b>18,166,251,911</b> | <b>18,304,327,345</b> | <b>(138,075,434.2)</b> |
|                                     |             |                       |                       |                      | Obligaciones Financieras L.P.                      | 12          | 19,948,797,403        | 19,948,797,403        | 0                      |
| Propiedades, planta y equipos, neto | 7           | 35,123,345,326        | 35,492,197,394        | (368,852,068)        | <b>TOTAL PASIVO</b>                                |             | <b>38,115,049,314</b> | <b>38,253,124,748</b> | <b>(138,075,434.2)</b> |
| Intangibles                         | 8           | 3,872,227,345         | 3,942,306,791         | (70,079,446)         | <b>PATRIMONIO DE LA COPROPIEDAD</b>                | 19          |                       |                       |                        |
| Cargos Diferidos                    | 9           | 533,747,891           | 514,879,635           | 18,868,256           | Revalorización del Patrimonio                      |             | 70,595,196            | 70,595,196            | 0                      |
| Otros activos                       | 10          | 1,099,378,125         | 1,099,378,125         | 0                    | Resultado Ejercicios años Anteriores               |             | 2,920,420,108         | 2,920,420,108         | 0                      |
| Valorizaciones                      | 11          | 5,284,155,576         | 5,284,155,576         | 0                    | Superavit por valorizaciones                       |             | 5,284,155,576         | 5,284,155,576         | 0                      |
|                                     |             |                       |                       |                      | Excedente (Déficit) del Ejercicio                  |             | 1,565,764,756         | 2,022,603,593         | (456,838,836.3)        |
| <b>TOTAL ACTIVO</b>                 |             | <b>47,955,984,950</b> | <b>48,550,899,220</b> | <b>(594,914,270)</b> | <b>TOTAL PATRIMONIO DE LA COPROPIEDAD</b>          |             | <b>9,840,935,636</b>  | <b>10,297,774,472</b> | <b>(456,838,836.3)</b> |
|                                     |             |                       |                       |                      | <b>TOTAL PASIVO Y PATRIMONIO DE LA COPROPIEDAD</b> |             | <b>47,955,984,950</b> | <b>48,550,899,220</b> | <b>(594,914,270)</b>   |
| <b>CUENTAS DE ORDEN</b>             |             |                       |                       |                      | <b>CUENTAS DE ORDEN</b>                            | 24          |                       |                       |                        |
| Deudoras                            | 24          | 595,587,282,102       | 595,587,282,102       | 0                    | Acreedoras   |             | 15,257,163,436        | 15,257,163,436        | 0                      |
| Acreedoras por contra               |             | 15,257,163,436        | 15,257,163,436        | 0                    | Deudoras por contra                                |             | 595,587,282,102       | 595,587,282,102       | 0                      |

Las notas 1 a 24 forman parte integral de los estados financieros.

**CENTRO COMERCIAL PLAZA DE LAS AMERICAS P.H**

**ESTADO DE INGRESOS Y EGRESOS  
A 30 DE NOVIEMBRE DE 2010**

|  | <u>NOTA</u> | <u>NOV,2010</u>         | <u>OCT,2010</u>         | <u>OCT,2009</u>         |
|--|-------------|-------------------------|-------------------------|-------------------------|
| Ingresos Operacionales                   | 20          | 16,699,833,756          | 15,320,884,255          | 13,053,946,267          |
| Descuentos Cuota Administración          |             | (693,081,294)           | (630,278,910)           | (643,979,546)           |
| <b>Ingresos Operacionales Netos</b>      |             | <b>16,006,752,462</b>   | <b>14,690,605,345</b>   | <b>12,409,966,721</b>   |
| Gastos Operacionales                     |             |                         |                         |                         |
| Administración                           | 21          | (15,155,288,826)        | (13,711,422,129)        | (12,424,366,274)        |
| <b>Total gastos operacionales</b>        |             | <b>(15,155,288,826)</b> | <b>(13,711,422,129)</b> | <b>(12,424,366,274)</b> |
| <b>Utilidad Operacional</b>              |             | <b>851,463,636</b>      | <b>979,183,216</b>      | <b>(14,399,553)</b>     |
| Ingresos no operacionales                | 22          | 3,747,316,291           | 3,572,465,548           | 2,580,568,760           |
| Gastos no operacionales                  | 23          | (3,033,015,170)         | (2,529,045,173)         | (5,786,851,516)         |
| <b>Excedente (Déficit) del ejercicio</b> |             | <b>1,565,764,756</b>    | <b>2,022,603,592</b>    | <b>(3,220,682,308)</b>  |

Las notas 1 a la 24 forman parte integral de los estados financieros.