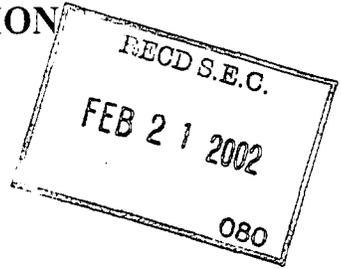


P.E. 2/1/02



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



FORM 6-K

REPORT OF FOREIGN PRIVATE ISSUER  
PURSUANT TO RULE 13a-16 OR 15d-16 UNDER  
THE SECURITIES EXCHANGE ACT OF 1934

For the month of February 2002

GRUPO AEROPORTUARIO DEL SURESTE S.A. DE C.V.  
(SOUTHEAST AIRPORT GROUP)

(Translation of Registrant's Name Into English)

México

(Jurisdiction of incorporation or organization)

PROCESSED

MAR 01 2002

THOMSON  
FINANCIAL

Bld. Manuel Avila Camacho, No. 40, 6<sup>th</sup> Floor  
Col. Lomas de Chapultepec  
11000 México, D.F.

(Address of principal executive offices)

(Indicate by check mark whether the registrant files or will file annual reports under cover of Form 20-F or Form 40-F.)

Form 20-F  Form 40-F

(Indicate by check mark whether the registrant by furnishing the information contained in this form is also thereby furnishing the information to the Commission pursuant to Rule 12g3-2(b) under the Securities Exchange Act of 1934.)

Yes  No

(If "Yes" is marked, indicate below the file number assigned to the registrant in connection with Rule 12g3-2(b): 82-\_\_\_\_.)

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## **ASUR 4Q01 PASSENGER TRAFFIC DECLINES YoY BY 12.28%**

Fourth quarter and fiscal year 2001 highlights:

- Accumulated EBITDA for the year to Ps.680.0 million, down year-over-year by 3.83%
- EBITDA for the quarter was Ps.104.3 million, down year-over-year by 25.48%.
- For the year, total passenger traffic declined year-over-year by 1.81%, as a result of declines over the period of 1.89% and 1.74% in domestic and international passenger traffic, respectively.
- Consolidated revenues for the year declined year-over-year by 3.79%.
- Commercial revenues for the quarter increased year-over-year by 17.55% to Ps.11.91 per passenger (US\$1.29)
- Consolidated operating income for the quarter declined year-over-year by 54.91%; for the year, consolidated operating income declined year-over-year by 6.61%.
- EBITDA margin for the quarter was 44.02%, compared with 51.72% for the fourth quarter of last year, representing a decrease of 14.88%. EBITDA margin for the year was 58.42%, representing a year-over-year decrease of 0.03%.

**Mexico City, February 19, 2002 - Grupo Aeroportuario del Sureste, S.A. de C.V. (NYSE: ASR; BMV: ASUR)** (ASUR), the first Mexican airport group to be privatized and to list on the New York and Mexican stock exchanges as well the operator of Cancun International Airport and eight other airports in the southeast region of the country, announced today results for the three- and twelve-month periods ended December 31, 2001.

All figures in this report referring to the twelve-month period ended December 31, 2001, are audited and are prepared in accordance with Generally Accepted Accounting Principles in Mexico. All figures are presented in constant Mexican pesos as of December 31, 2001. All figures in the tables are in thousands of pesos, unless otherwise indicated. All passenger figures exclude transit passengers and general aviation. Figures for commercial revenues include revenues from non-permanent ground transportation and parking lots. All U.S. dollar figures are calculated at the exchange rate of US\$1=Ps.9.1695.

## Passenger Traffic

**Table I: Domestic Passengers (in thousands)**

Airport	4Q00	4Q01	% change	FY00	FY01	% change
Cancun	408.6	419.7	2.72	1,739.4	1,734.2	(0.30)
Cozumel	32.0	22.8	(28.75)	143.4	116.5	(18.76)
Huatulco	67.2	58.2	(13.39)	277.7	270.2	(2.70)
Merida	194.0	186.0	(4.12)	768.4	787.1	2.43
Minatitlan	36.1	31.6	(12.47)	148.1	128.9	(12.96)
Oaxaca	111.2	102.5	(7.82)	435.7	414.8	(4.80)
Tapachula	50.7	44.1	(13.02)	231.9	188.2	(18.84)
Veracruz	112.7	105.5	(6.39)	436.7	446.7	2.29
Villahermosa	133.2	123.7	(7.13)	513.8	519.6	1.13
<b>TOTAL</b>	<b>1,145.7</b>	<b>1,094.1</b>	<b>(4.50)</b>	<b>4,695.1</b>	<b>4,606.2</b>	<b>(1.89)</b>

**Note:** Passenger figures exclude transit and general aviation passengers.

**Table II: International Passengers (in thousands)**

Airport	4Q00	4Q01	% change	FY00	FY01	% change
Cancun	1,260.7	1,030.8	(18.24)	6,006.6	5,905.8	(1.68)
Cozumel	75.5	61.1	(19.07)	456.9	448.7	(1.79)
Huatulco	10.2	5.4	(47.06)	53.5	47.1	(11.96)
Merida	30.9	21.2	(31.39)	134.7	132.3	(1.78)
Minatitlan	0.4	0.5	25.00	2.3	2.3	-
Oaxaca	6.0	5.1	(15.00)	24.1	25.4	5.39
Tapachula	0.5	0.4	(20.00)	2.4	2.2	(8.33)
Veracruz	13.3	12.2	(8.27)	57.0	56.7	(0.53)
Villahermosa	3.2	2.9	(9.38)	14.4	13.7	(4.86)
<b>TOTAL</b>	<b>1,400.7</b>	<b>1,139.6</b>	<b>(18.64)</b>	<b>6,751.9</b>	<b>6,634.2</b>	<b>(1.74)</b>

**Note:** Passenger figures exclude transit and general aviation passengers.

**Table III: Total Passengers (in thousands)**

Airport	4Q00	4Q01	% change	FY00	FY01	% change
Cancun	1,669.3	1,450.5	(13.11)	7,746.1	7,640.0	(1.37)
Cozumel	107.5	83.9	(21.95)	600.3	565.2	(5.85)
Huatulco	77.4	63.6	(17.83)	331.4	317.3	(4.25)
Merida	224.9	207.2	(7.87)	903.3	919.4	1.78
Minatitlan	36.5	32.1	(12.05)	150.4	131.2	(12.77)
Oaxaca	117.2	107.6	(8.19)	459.8	440.2	(4.26)
Tapachula	51.2	44.5	(13.09)	234.4	190.4	(18.77)
Veracruz	126.0	117.7	(6.59)	494.1	503.4	1.88
Villahermosa	136.4	126.6	(7.18)	528.3	533.3	0.95
<b>TOTAL</b>	<b>2,546.4</b>	<b>2,233.7</b>	<b>(12.28)</b>	<b>11,448.1</b>	<b>11,240.4</b>	<b>(1.81)</b>

**Note:** Passenger figures exclude transit and general aviation passengers.

Total passenger traffic for fiscal year 2001 declined year-over-year by 1.81%, as a result of declines over the period of 1.89% and 1.74% in domestic and international passenger traffic, respectively.

For the quarter, total passenger traffic declined year-over-year by 12.28%, as a result of declines over the period of 4.50% and 18.64% in domestic and international passenger traffic, respectively.

At Cancun airport, domestic passenger traffic for the quarter improved year-over-year by 2.72%. At the same time, the airport of Cozumel suffered the steepest decline in domestic passenger traffic of the group for the quarter with a year-over-year decline of 28.75%.

International passenger traffic figures were negatively impacted by the tragic events of September 11 in the U.S. Passenger traffic to and from the U.S. to ASUR airports was the most affected by these events, resulting in a year-over-year decline for the quarter of 20.26%. Passenger traffic to and from the U.S. to ASUR airports for the months of October, November and December 2001, declined year-over-year by 26.54%, 21.26% and 13.96%, respectively.

By airport, international passenger traffic for the quarter declined year-over-year by 18.24% at Cancun airport, by 47.06% at Huatulco airport, and by between 9.38% and 31.39% at the remaining airports, with the exception of Minatitlan, where international passenger traffic for the quarter rose year-over-year by 25.00%.

## Consolidated Results for 4Q01

Table IV: Summary of Consolidated Results for 4Q01

Concept	4Q00	4Q01	% change
Total Revenues	270,521	236,833	(12.45)
Aeronautical Services	225,725	193,057	(14.47)
Non-aeronautical Services	44,795	43,776	(2.27)
Commercial Revenues	26,852	27,608	2.81
Operating Profit	63,255	28,522	(54.91)
Operating Margin (%)	23.38%	12.04%	(48.50)
EBITDA	139,909	104,257	(25.48)
EBITDA Margin (%)	51.72%	44.02%	(14.89)
Net Income	42,982	10,923	(74.59)
Earnings per Share (*)	0.1433	0.0364	(74.59)
Earnings per ADS in USD	0.1562	0.0397	(74.59)

(\*) Figures are shown in thousands of constant Mexican pesos as of December 31, 2001. U.S. dollar figures are calculated at the exchange rate of US\$1=Ps.9.1695.

Consolidated revenues for the quarter declined year-over-year by 12.45% to Ps.236.8 million, mainly due to declines of 14.47% and 2.27% in revenues from aeronautical and non-aeronautical services, respectively, as a result of a decrease in operations caused by the tragic events of September 11 in the U.S.

### Commercial Revenues

ASUR classifies revenues from the following activities as commercial revenues: duty free, car rental, retail, banking and currency exchange, advertising, teleservices, non-permanent ground transportation, food and beverage and parking lots.

Commercial revenues for the quarter rose year-over-year by 2.82%, mainly as a result of:

- A 5.55% year-over-year improvement in retail revenues for the quarter in conjunction with the entry of new commercial operators at Cancun airport in November and at Cozumel and Merida airports in the last weeks of December.
- A 16.29% rise in revenues for the quarter from parking lots, as ASUR took direct control of these operations at the Veracruz and Oaxaca airports this year. Prior to this, parking lots at these airports were operated by a third-party.
- An 86.02% year-over-year rise in revenues from food and beverage concessions for the quarter, as a result of the opening of the new concessions at the airport of Cancun.

The above was partially offset by:

- A 59.76% year-over-year decline in revenues generated by non-permanent ground transportation for the quarter due to the dispute with the operators of pre-paid transportation at the airport of Cancun. Even though the contract at issue was renegotiated, revenues from non-permanent ground transportation are not expected to increase until the curbside works agreed upon under the term of the agreement are completed.
- A 54.22% year-over-year decline in revenues from banking and foreign exchange services for the quarter, as the former operators of these services moved out of their facilities during the fourth quarter and the new operators started operations only during the first quarter of 2002.

**Table V: Commercial Revenues for 4 Q01**

Concept	4Q00	4Q01	% change
<b>Total Passengers (*)</b>			
Commercial Revenues	26,852	27,608	2.82
Passengers (in thousands)	2,651	2,319	(12.52)
Commercial Revenues per Passenger, in Ps.	10.13	11.91	17.57

(\*) For purposes of this table, 104.6 thousand and 85.1 thousand transit and general aviation passengers are included for 4Q00 and 4Q01, respectively. Revenue figures are shown in thousands of constant Mexican pesos as of December 31, 2001.

During the fourth quarter, ASUR opened to the public the new domestic departure areas at Cancun International Airport. In addition, significant improvements were made to Terminal B.

The new departure areas have central air-conditioning and are equipped with departure/arrival monitors. In addition, they were equipped with new bathrooms in order to improve passenger comfort.

Enlarged and remodeled, Terminal B now has 22 boarding gates with access directly to the platform and seating capacity for 1,465 people.

As a result of these improvements, passengers traveling through Cancun International Airport have access to more and significantly improved services.

The departure area includes food and beverage units, as well as duty free and convenience shops. Among others, the following stores have already opened: Duty Free Aldeasa, Corona Beach Bar, Baskin-Robbins, Grab & Go,

Guacamole Grill, Domino's Pizza, Burger King, Kalhúa Café, TGI Friday's, Señor Frog's, International News Shop and Coral Reef.

During December 2001 the new commercial centers at the airports of Mérida and Cozumel started operations.

The opening of these two new commercial centers enables ASUR to offer better level of service to domestic and international tourists traveling through these airports to visit tourist destinations near Merida and Cozumel.

The operators of the commercial centers at these airports are internationally recognized and were selected to offer a wide variety of quality services and products at competitive prices.

Fast food restaurants, convenience and destination stores (Mexican handicrafts), duty free, and banking and foreign exchange services are among the shops opened at Merida International Airport. Hard Rock Café, an electronics shop and the Montejo Bar are expected to begin operations during the first quarter of 2002.

At Cozumel International Airport, a fast food restaurant and destination shops were opened. The duty free shop is expected to begin operating in February 2002.

Operations at the Cancun commercial center have been satisfactory since its opening in November, with positive surprises in certain lines of business such as souvenirs and a slow but acceptable start for the duty free operator.

#### Operating Expenses

**Table VI: Operating Costs and Expenses for 4Q01**

Concept	4Q00	4Q01	% change
Cost of Services	75,656	84,762	12.04
Administrative	28,296	30,348	7.25
Technical Assistance	13,138	5,744	(56.28)
Concession Fees	13,521	11,723	(13.30)
Depreciation and Amortization	76,654	75,735	(1.20)
<b>TOTAL</b>	<b>207,266</b>	<b>208,311</b>	<b>0.50</b>

**Note:** Figures are shown in thousand of constant Mexican pesos as of December 31, 2001.

Total operating costs and expenses for the quarter were nearly flat year-over-year.

The cost of services for the quarter rose year-over-year by 12.04%, mainly due to: an increase in third party liability insurance costs in October,

including third party liability coverage for terrorist activities, resulting from the tragic events of September 11 in the U.S.; an increase in legal fees in connection with legal proceedings that did not exist during the same quarter of last year; and, finally, one-time costs incurred in connection with the inaugural ceremony of the new commercial center at Cancun airport. These costs were partially offset by the year-over-year decline in the cost of personnel for the quarter resulting from the reduction in headcount that took place mainly in the fourth quarter of 2000.

Administrative expenses for the quarter rose year-over-year by 7.25%, as a result of the reclassification of travel expenses incurred by ITA, ASUR's strategic partner. These were previously classified as part of costs of technical assistance.

The cost of technical assistance for the quarter declined year-over-year by 56.28%, mainly as a result of the decline in revenues and EBITDA.

Concession fees for the quarter declined year-over-year also as a result of the decline in revenues experienced in the period.

ASUR's operating margin for the fourth quarter declined year-over-year by 11.34 percentage points to 12.04%, from 23.38% for the same period in 2000. This was the result of the year-over-year 12.45% decline in revenues for the quarter, combined with a 0.50% increase in certain costs, as explained above.

Net income for the quarter declined year-over-year by 74.59%, mainly as a result of the drop in revenues experienced in the period.

**Table VII: Summary of Consolidated Results for FY01**

Concept	FY00	FY01	% change
Total Revenues	1,210,151	1,164,255	(3.79)
Aeronautical Services	1,032,174	988,670	(4.21)
Non-aeronautical Services	177,977	175,585	(1.34)
Commercial Revenues	102,233	98,939	(3.22)
Operating Profit	403,948	377,245	(6.61)
Operating Margin (%)	33.38%	32.40%	(2.94)
EBITDA	707,241	680,183	(3.83)
EBITDA Margin (%)	58.44%	58.42%	(0.03)
Net Income	218,808	252,750	15.51
Earnings per Share (*)	0.7294	0.8425	15.51
Earnings per ADS in USD	0.7954	0.9188	15.51

(\*) Figures are shown in thousands of constant Mexican pesos as of December 31, 2001. U.S. dollar figures are calculated at the exchange rate of US\$1=Ps.9.1695.

Consolidated revenues for fiscal 2001 declined year-over-year by 3.79% to Ps.1,164.2 million, mainly as a result of:

- Year-over-year declines of 4.21% and 1.34% in aeronautical and non-aeronautical services, respectively, mainly as a result of the decline in operations and traffic level in connection with the events of September 11.

The Mexican airlines Aeroméxico, Mexicana de Aviacion, Aerolitoral and Aeromar suspended the payments of tariffs adjustment in June 2001, following a prescribed adjustment for inflation of these tariffs.

### Commercial Revenues

The 3.22% year-over-year decline in commercial revenues for fiscal 2001 was mainly due to:

- A year-over-year 79.05% decline in revenues generated by non-permanent ground transportation, mainly resulting from the dispute with the operators of pre-paid transportation at Cancun airport and the temporary closing of a number of stores due to the remodeling projects at all airports, particularly at Cancun, Cozumel and Merida.

This was partially offset by:

- A 30.21% year-over-year increase in duty-free revenues and a 41.97% year-over-year increase in revenues from parking lots, as ASUR took direct control of the operation of the parking lots at the Veracruz and Oaxaca airports in 2001.

**Table VIII: Commercial Revenues for FY01**

Concept	FY00	FY01	% change
<b>Total Passengers (*)</b>			
Commercial Revenues	102,233	98,939	(3.22)
Passengers	11,883	11,622	(2.20)
Commercial Revenues per Passenger, in Ps.	8.60	8.51	(1.05)

(\*) For the purposes of this table, 435.0 thousand and 382.0 thousand transit and general aviation passengers are included in the figures for FY00 and FY01, respectively. Figures are shown in thousand of constant Mexican pesos as of December 31, 2001.

## Operating Expenses

**Table IX: Operating Costs and Expenditure for FY01**

Concept	FY00	FY01	% change
Cost of Services	282,007	288,191	2.19
Administrative	105,613	99,592	(5.70)
Technical Assistance	54,823	38,085	(30.53)
Concession Fees	60,467	58,204	(3.74)
Depreciation and Amortization	303,293	302,938	(0.12)
<b>TOTAL</b>	<b>806,203</b>	<b>787,010</b>	<b>(2.38)</b>

**Note:** Figures are shown in thousand of constant Mexican pesos as of December 31, 2001.

Cost of services for the year increased year-over-year by 2.19%, mainly due to a 36.17% increase in the cost of security services for the period, as these services are now rendered by external personnel. This increase was partially offset by a 17.38% year-over-year decline in personnel costs.

Administrative expenses for the year declined year-over-year by 5.70%, mainly as a result of a 10.00% reduction in administrative personnel when compared with the previous year.

The cost of technical assistance for fiscal year 2001 decreased year-over-year by 30.53%, mainly as a result of the decline in EBITDA in the period.

Concession fees, which are the fees that ASUR pays to the Mexican government, declined by 3.74% for the year, as a result of the decline in ASUR's revenues for the period.

Depreciation and amortization for fiscal 2001 declined year-over-year by 0.12%, mainly as certain assets acquired in 1998 have been fully depreciated.

Operating profit for fiscal 2001 declined year-over-year by 6.61%.

Net income for 2001 increased year-over-year by 15.51%, mainly due to the decline, in percentage terms, of costs, expenditures and deferred PTU, which was partially offset by the increase in deferred taxes for the year.

## **Tariff Regulation**

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The majority of ASUR's activities are regulated by the Mexican Ministry of Communications and Transport through maximum rates, which represent the rates to be charged to customers that would yield the maximum possible revenue allowed per traffic unit at each airport.

ASUR's regulated revenues for fiscal year 2001, using Mexico's national producer price index excluding petroleum (INPP), were Ps.1,014.6 million, resulting in an average implicit rate of Ps.86.75 per traffic unit, equal to 99.78% of the maximum tariff.

Compliance with the maximum rates is reviewed on an annual basis at the close of each year by the Mexican Ministry of Communications and Transportation.

## **Balance Sheet**

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As of December 31, 2001, rights to use airport facilities and airport concessions represented 88.10% of ASUR's total assets. Current assets represented 9.50% and other assets 2.40%.

Cash and cash equivalents on December 31, 2001, were Ps.878.8 million.

Stockholders' equity and total liabilities as of December 31, 2001, represented 95.92% and 4.08% of the total assets, respectively; 82.16% of ASUR's liabilities are deferred liabilities.

### **About ASUR:**

Grupo Aeroportuario del Sureste, S.A. de C.V. (ASUR) is a Mexican airport operator with concessions to operate, maintain and develop the airports of Cancun, Merida, Cozumel, Villahermosa, Oaxaca, Veracruz, Huatulco, Tapachula and Minatitlan in the southeast of Mexico. The Company is listed both on the Mexican Bolsa, where it trades under the symbol ASUR, and on the NYSE in the U.S., where it trades under the symbol ASR. One ADS represents ten (10) series B shares.

*Some of the statements contained in this press release discuss future expectations or state other "forward-looking" information. Those statements are subject to risks identified in this press release and in ASUR's filings with the SEC. Actual developments could differ significantly from those contemplated in these forward-looking statements. The forward-looking information is based on various factors and was derived using numerous assumptions. Our forward-looking statements speak only as of the date they are made, and, except as may be required by applicable law, we do not have an obligation to update or revise them, whether as a result of new information, future events or otherwise.*

## **FINANCIAL TABLES TO FOLLOW**

**Operating Results per Airport**  
**In thousands of constant Mexican pesos as of December 31, 2001**

Concept	4Q00	4Q01	% change	FY00	FY01	% change
<b>Cancun</b>						
Aeronautical Revenues	153,970	130,225	(15.42)	725,384	697,812	(3.80)
Non-aeronautical Revenues	31,072	31,849	2.50	125,802	120,128	(4.51)
Operating Profit	71,710	40,365	(43.71)	387,570	363,513	(6.21)
EBITDA	119,427	87,720	(26.55)	576,508	552,933	(4.09)
<b>Cozumel</b>						
Aeronautical Revenues	8,147	6,538	(19.75)	49,136	46,193	(5.99)
Non-aeronautical Revenues	1,980	1,817	(8.25)	8,827	10,097	14.39
Operating Profit	(1,668)	(3,976)	(138.43)	4,777	8,015	67.80
EBITDA	2,211	(32)	(101.44)	20,230	23,793	17.61
<b>Merida</b>						
Aeronautical Revenues	17,907	17,212	(3.88)	73,969	73,497	(0.64)
Non-aeronautical Revenues	4,144	3,176	(23.37)	17,464	17,108	(2.04)
Operating Profit	600	(200)	(133.40)	9,234	13,751	48.93
EBITDA	7,091	6,089	(14.13)	34,860	38,908	11.61
<b>Others</b>						
Aeronautical Revenues	45,700	39,082	(14.48)	183,686	171,167	(6.82)
Non-aeronautical Revenues	7,599	6,934	(8.74)	25,884	28,252	9.15
Operating Profit	(7,387)	(7,666)	3.77	2,368	(8,035)	(439.35)
EBITDA	11,180	10,480	(6.26)	75,643	64,549	(14.67)
<b>TOTAL</b>						
Aeronautical Revenues	225,725	193,057	(14.47)	1,032,174	988,670	(4.21)
Non-aeronautical Revenues	44,795	43,776	(2.28)	177,977	175,585	(1.34)
Operating Profit	63,255	28,522	(54.91)	403,948	377,245	(6.61)
EBITDA	139,909	104,257	(25.48)	707,241	680,183	(3.83)



**GRUPO AEROPORTUARIO DEL SURESTE, S.A. DE C.V.**  
**CONSOLIDATED BALANCE SHEET AS OF DECEMBER 31 ST, 2001**  
 (Thousands of Mexican pesos in purchasing power as of December 31 st,2001)

ITEM	DECEMBER 2001	DECEMBER 2000	VARIATION	%
<b>A S S E T S</b>				
<b>Current Assets</b>				
Cash and cash equivalents	878,778	584,482	294,296	50
Trade receivables, net	129,353	99,598	29,756	30
Recoverable taxes and other current assets	48,846	15,764	33,081	210
Investment in subsidiaries	0	0	0	0
<b>Total Current Assets</b>	<b>1,056,977</b>	<b>699,844</b>	<b>357,133</b>	<b>51</b>
<b>Fixed Assets</b>				
Machinery, furniture and equipment, net	73,097	73,308	(210)	(0)
Rights to use airport facilities, net	2,064,161	2,141,912	(77,751)	(4)
Improvements to use airport facilities, net	345,872	66,502	279,371	420
Constructions in process	130,713	85,384	45,329	53
Others	50,448	56,645	(6,197)	(11)
<b>Total Fixed Assets</b>	<b>2,664,291</b>	<b>2,423,750</b>	<b>240,541</b>	<b>10</b>
<b>Deffered Assets</b>				
Airports concessions, net	7,391,705	7,591,845	(200,140)	(3)
Deffered income taxes	0	0	0	0
Other	12,192	3,887	8,306	214
<b>Total Deffered Assets</b>	<b>7,403,897</b>	<b>7,595,732</b>	<b>(191,835)</b>	<b>(3)</b>
<b>TOTAL ASSETS</b>	<b>11,125,165</b>	<b>10,719,325</b>	<b>405,840</b>	<b>4</b>
<b>LIABILITIES AND STOCKHOLDER'S EQUITY</b>				
<b>Current Liabilities</b>				
Trade accounts payable	1,281	15,697	(14,417)	(92)
Notes payable	0	0	(0)	(100)
Accrued expenses and others payables	77,168	58,223	18,945	33
<b>Total Current Liabilities</b>	<b>78,449</b>	<b>73,921</b>	<b>4,528</b>	<b>6</b>
<b>Long term liabilities</b>				
Other	2,176	5,155	(2,979)	(58)
Deffered income taxes	337,243	184,545	152,698	83
Deffered employees profit sharing	36,007	37,592	(1,586)	(4)
Labor Obligations	429	0	429	0
<b>Total long term liabilities</b>	<b>375,855</b>	<b>227,292</b>	<b>148,563</b>	<b>65</b>
<b>TOTAL LIABILITIES</b>	<b>454,304</b>	<b>301,213</b>	<b>153,091</b>	<b>51</b>
<b>STOCKHOLDER'S EQUITY</b>				
Capital stock	9,923,688	9,923,688	0	0
Legal Reserve	23,957	13,193	10,764	82
Share repurchase reserve	43,058	0	43,058	0
Net Income for the period	252,750	218,808	33,941	16
Retained earnings	427,408	262,422	164,986	63
<b>TOTAL STOCKHOLDER'S EQUITY</b>	<b>10,670,861</b>	<b>10,418,112</b>	<b>252,749</b>	<b>2</b>
<b>TOTAL LIABILITIES AND STOCKHOLDER'S EQUITY</b>	<b>11,125,165</b>	<b>10,719,325</b>	<b>405,840</b>	<b>4</b>



**GRUPO AEROPORTUARIO DEL SURESTE, S.A. DE C.V.**  
**CONSOLIDATED STATEMENT OF INCOME FROM JANUARY 1st TO DECEMBER 31 ST OF 2001**  
 (Thousands of Mexican pesos in purchasing power as of December 31 st, 2001)

ITEM	ACCUMULATIVE 2001	ACCUMULATIVE 2000	VARIATION %	Quarter 2001	Quarter 2000	VARIATION %
<b>Revenues</b>						
Aeronautical Services	988,670	1,032,174	(4)	193,057	225,725	(14)
Non-Aeronautical Services	175,585	177,977	(1)	43,776	44,795	(2)
<b>Total Revenues</b>	<b>1,164,255</b>	<b>1,210,151</b>	<b>(4)</b>	<b>236,833</b>	<b>270,521</b>	<b>(12)</b>
<b>Operating Expenses</b>						
Cost of services	288,191	282,007	2	84,762	75,656	12
General and administrative expenses	99,591	105,613	(6)	30,348	28,296	7
Technical Assistance	38,085	54,823	(31)	5,744	13,138	(56)
Concession fee	58,204	60,467	(4)	11,723	13,521	(13)
Depreciation and Amortization	302,938	303,293	(0)	75,735	76,654	(1)
<b>Total Operating Expenses</b>	<b>787,010</b>	<b>806,203</b>	<b>(2)</b>	<b>208,311</b>	<b>207,266</b>	<b>1</b>
<b>Operating Income</b>	<b>377,245</b>	<b>403,948</b>	<b>(7)</b>	<b>28,522</b>	<b>63,255</b>	<b>(55)</b>
<b>Comprehensive Financing cost</b>	<b>34,892</b>	<b>(14,942)</b>	<b>(334)</b>	<b>(10,313)</b>	<b>13,406</b>	<b>(177)</b>
<b>Extraordinary expenses</b>						
Rescue Clause	6,690	0		(2,105)	0	0
<b>Income Before Income Taxes</b>	<b>405,446</b>	<b>389,006</b>	<b>4</b>	<b>20,314</b>	<b>76,661</b>	<b>(74)</b>
Provision for Income Taxes	0	0	0	0	0	0
Deffered income taxes	152,697	132,606	15	9,391	32,428	(71)
Deffered employees profit sharing	0	37,592	0	0	1,251	0
<b>Net Income for the Year</b>	<b>252,750</b>	<b>218,808</b>	<b>16</b>	<b>10,923</b>	<b>42,982</b>	<b>(74.59)</b>
Earning per share	0.8425	0.7294	15.51	0.0364	0.1433	(74.59)
Earning per ads usd	0.9188	0.7954	15.51	0.0397	0.1562	(74.59)

exchange rate per dollar 9.1695



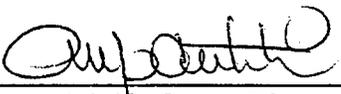
**GRUPO AEROPORTUARIO DEL SURESTE, S.A. DE C.V.**  
 CONSOLIDATED STATEMENT OF CHANGES IN FINANCIAL POSITION FROM JANUARY 1st 2001 TO DECEMBER 31st 2001 AND 2000  
 (Thousands of Mexican pesos in purchasing power as of December 31 st, 2001)

ITEM	ACCUMULATIVE	ACCUMULATIVE	VARIATION	QUARTER	QUARTER	VARIATION
	2001	2000	%	2001	2000	%
<b>Net Income for the Year</b>	<b>252,750</b>	<b>218,808</b>	<b>15.51</b>	<b>10,923</b>	<b>42,982</b>	<b>(74.59)</b>
Depreciation and Amortization	302,938	303,293	(0.12)	75,735	76,654	(1.20)
<b>Resources provided by operations</b>	<b>555,688</b>	<b>522,102</b>	<b>6.43</b>	<b>86,658</b>	<b>119,636</b>	<b>(27.57)</b>
<b>Changes in operating assets and liabilities:</b>						
Decrease (increase) in:						
Trade receivables	(29,756)	17,487	(270.16)	(9,297)	(15,408)	(39.66)
Recoverable taxes and other current assets	(33,081)	44,616	(174.15)	(26,212)	9,793	(367.66)
Other deferred assets	(8,306)	(2,279)	264.40	(6,662)	(1,773)	275.81
Increase (decrease) in:						
Trade accounts payable	(10,677)	8,279	(228.97)	736	(6,606)	(111.14)
Accrued expenses and others payables	15,205	(36,455)	(141.71)	12,671	(4,729)	(367.94)
Long term liabilities	148,563	186,059	(20.15)	17,333	29,894	(42.02)
Resources provided by (used for) working capital	<b>81,948</b>	<b>217,706</b>	<b>(62.36)</b>	<b>(11,431)</b>	<b>11,170</b>	<b>(202.34)</b>
<b>Resources provided by (used for) operating activities</b>	<b>637,636</b>	<b>739,808</b>	<b>(13.81)</b>	<b>75,226</b>	<b>130,807</b>	<b>(42.49)</b>
<b>Resources provided by (used for) financing activities:</b>	<b>(0)</b>	<b>(308,510)</b>	<b>(100.00)</b>	<b>(0)</b>	<b>0</b>	<b>(233.02)</b>
Notes payable	(0)	(308,510)	(100.00)	(0)	0	(233.02)
Others						
<b>Resources provided by (used for) investing activities:</b>	<b>(343,340)</b>	<b>(217,061)</b>	<b>58.18</b>	<b>(102,793)</b>	<b>(48,222)</b>	<b>113.17</b>
Investments in machinery, furniture and equipment, net	(22,827)	(27,109)	(15.80)	(662)	(6,586)	(89.95)
Investments in rights to use airport facilities	(281,381)	(66,700)	321.86	(217,438)	(48,100)	352.06
Investments in constructions in process	(45,329)	(84,162)	(46.14)	135,606	9,075	1,394.21
Investments in others	6,197	(39,089)	(115.85)	(20,299)	(2,611)	677.30
<b>Increase (Decrease) in cash and cash equivalents</b>	<b>294,296</b>	<b>214,237</b>	<b>37.37</b>	<b>(27,566)</b>	<b>82,585</b>	<b>(133.38)</b>
Cash and cash equivalents at beginning of the financial period	<b>584,482</b>	<b>370,245</b>	<b>57.86</b>	<b>906,344</b>	<b>501,897</b>	<b>80.58</b>
<b>Cash and cash equivalents at the end of the financial period</b>	<b>878,778</b>	<b>584,482</b>	<b>50.35</b>	<b>878,778</b>	<b>584,482</b>	<b>50.35</b>

## SIGNATURES

Pursuant to the requirements of the Securities Exchange Act of 1934, the registrant has duly caused this report to be signed on its behalf by the undersigned, thereunto duly authorized.

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

By:   
Name: Adolfo Castro Rivas  
Title: Director of Finance (Principal  
Financial and Accounting Officer)

Dated: February 21, 2002