

Contacts:

ASUR
Lic. Adolfo Castro
(52) 55-5284-0408
acaastro@asur.com.mx



Breakstone & Ruth
Susan Borinelli
Vanessa Marquez
(646) 536-7012
Sborinelli@breakstoneruth.com

ASUR Provides Update on the Master Development Program

Mexico City, January 9th, 2004, Grupo Aeroportuario del Sureste, S.A. de C.V. (NYSE: ASR; BMV: ASUR) (ASUR) Received approval from the Ministry of Communications and Transportation on the following: the Master Development Program for each of its concessions for the years 2004 through 2008, the efficiency factor applicable for the years 2004 through 2008, and the maximum tariffs per unit of traffic for 2004.

Master Development Programs
In Millions of Pesos as of December 31 2002

Airport	2004-2008*	2009-2013**	2014-2018**
Cancún	895	901	589
Cozumel	86	28	40
Huatulco	54	16	39
Mérida	96	78	18
Minatitlán	19	25	13
Oaxaca	47	38	23
Tapachula	31	28	13
Veracruz	51	50	25
Villahermosa	84	50	24
Total	1,363	1,214	784

* Committed investment

** Indicative investment

Maximum Tariffs
In Pesos as of December 31 2002

Airport	2004
Cancún	99.56
Cozumel	106.82
Huatulco	88.06
Mérida	75.03
Minatitlán	93.33
Oaxaca	91.65
Tapachula	109.50
Veracruz	77.85
Villahermosa	86.93

- More -

The concession agreements provide that each airport's maximum rate are reduced annually to take into account projected improvements in efficiency. For the five-year period ending December 31, 2008, the maximum rates applicable to ASUR's airports will be reduced by an annual efficiency factor of 0.75% in real terms.

The Company is currently evaluating the figures approved by the Ministry of Communications and Transportation.

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.

- ENDS -