ELEMENTIA'S FIRST QUARTER 2018[1] RESULTS

Mexico City, April 25, 2018 - Elementia, S.A.B. de C.V. (BMV: ELEMENT*) ("the Company", or "Elementia") announced today its preliminary financial and operating results for the first quarter ("1Q18") ended March 31, 2018.

Main Highlights

- During 1Q18, Elementia reported 5% growth in consolidated revenues and a 3% decline in EBITDA. These results were mainly due to a harsher winter in the U.S. and the continued macroeconomic volatility in various countries in which we operate.
- Cash flow generation before CAPEX as of March 31, 2018 was $1.25 billion, representing 135% of EBITDA.
- Leverage ratio shifted from 3.23x times at the end of 2017 to 3.16x times in 1Q18. The Company continues to strengthen its balance sheet and remains committed to profitable growth.

Results Overview

Results Summary			
	First Quarter (Jan. - Mar.)		
	2018	2017	Var.
	(MXN million)		
Net sales	**6,905**	**6,547**	**5%**
Operating income	487	516	(6%)
Operating margin	7%	8%	
Net income (loss)	(130)	24	(642%)
EBITDA	**923**	**952**	**(3%)**
EBITDA margin	**13%**	**15%**	
Cash flow before CAPEX	1,250	861	45%
% of EBITDA	135%	90%	
Free cash flow	808	203	298%

[1] Elementia's 1Q18 earnings conference call will take place on April 26, 2018. Dial-in information can be found in the annexes of this document. The report, script and audio of the results can be downloaded at www.elementia.com.

Executive Summary

During 1Q18, Elementia focused its efforts on six key objectives: (i) finishing the ramp-up of the cement capacity expansion in Mexico, (ii) continue integrating Giant, (iii) continue implementing the vertical and lightweight construction strategy in Building Systems, focusing on the U.S. market, (iv) start-up of commercial operations at Costa Rica's grinding facility by mid-year, (v) implement the Elementia 2.0 pilot, and (vi) continue with the deleveraging plan focusing on cash flow generation through working capital.

The growth at the consolidated level during 1Q18 was mainly due to the extraordinary operating performance of the Cement Division in Mexico, while the Metal Products, Building Systems and U.S. Cement Divisions faced challenges, mainly exogenous, such as a harsher winter, the economic recession in Colombia and volatility derived from the current political climates in Mexico, Colombia and Peru; as well as to the combined effect of strong fluctuations in the peso-dollar exchange rate and the price of copper.

Likewise, we had internal factors affecting results, such as an operating problem in U.S. Cement, additional costs for being on the learning curve of technology changes in Building Systems, as well as a less favorable sales mix in Metal Products Division.

As such, net sales reached $6.905 billion in 1Q18, up 5% compared to 1Q17, as follows:

- Cement Division increased 14%;
- Building Systems Division registered a 13% decline; and
- Metal Products Division increased 15%.

In 1Q18, EBITDA reached $923 million, registering a decrease of 3% compared to 1Q17:

- Cement Division with 47% growth;
- Building Systems Division with -41%; and
- Metal Products Division with -25%.

Cash flow before CAPEX as of March 31, 2018, represented 135% of EBITDA, due to improvements in working capital.

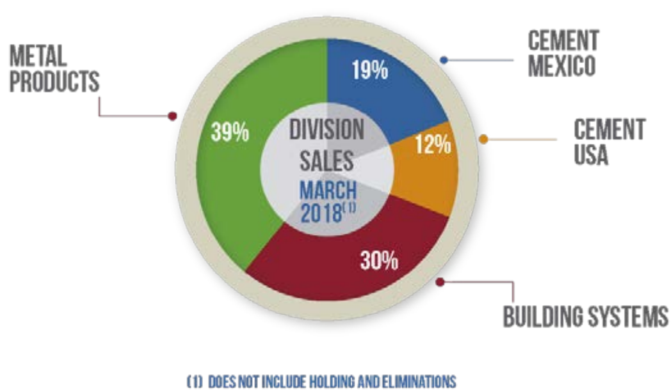
We are confident in our mission to revolutionize and industrialize the construction world. To this end, Elementia also took firm steps in developing the Elementia 2.0 project, which will allow us to evolve from offering products to offering a portfolio of products and, in time, solutions that serve all stages of construction, from ground works to finishes and facades. As such, the pilot project for Elementia 2.0 in 2018 will be aimed at testing certain hypotheses of this new business model, offering a product portfolio that could include Elementia as well as third-party products.

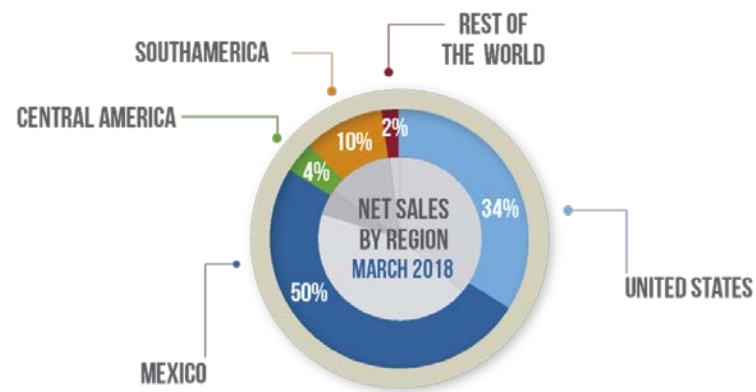
Financial Results

Consolidated Profit & Loss Statement			
	First Quarter (Jan. - Mar.)		
	2018	2017	Var.
	(MXN million)		
Net sales	**6,905**	**6,547**	**5%**
Cost of sales	5,372	5,001	7%
Gross profit	**1,533**	**1,524**	**(1%)**
Operating expenses	1,045	1,030	1%
Operating income	**488**	**516**	**(5%)**
Financial result, net	(366)	(206)	78%
Income(loss) before income taxes	**122**	**310**	**(61%)**
Income tax expense	251	286	(12%)
Income (loss) from discontinued operations	0	0	
Net income (loss) consolidated	**(129)**	**24**	**(638%)**
EBITDA	**923**	**952**	**(3%)**

Revenues

For 1Q18, consolidated revenues reached $6.905 billion, up 5% compared to $6.547 billion in 1Q17, mainly due to revenue increases of 14%, 15% in the Cement and Metal Products Divisions, respectively, and a decrease of 13% in the Building Systems Division, derived from higher sales volume in Mexico Cement as a result of the plan to bring the new Tula line to optimum use.

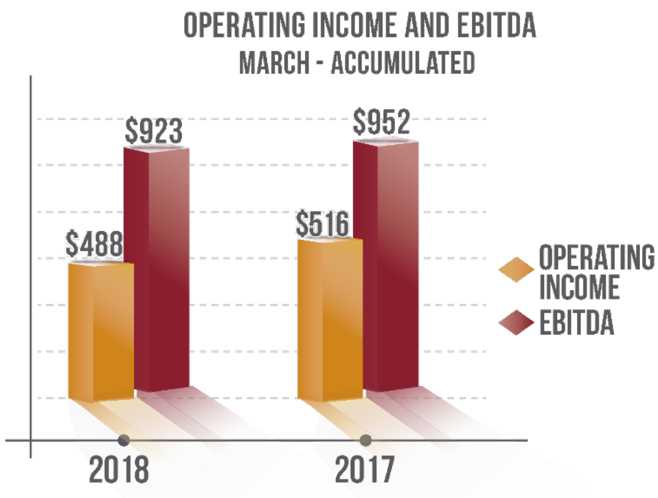




$6.905 billion

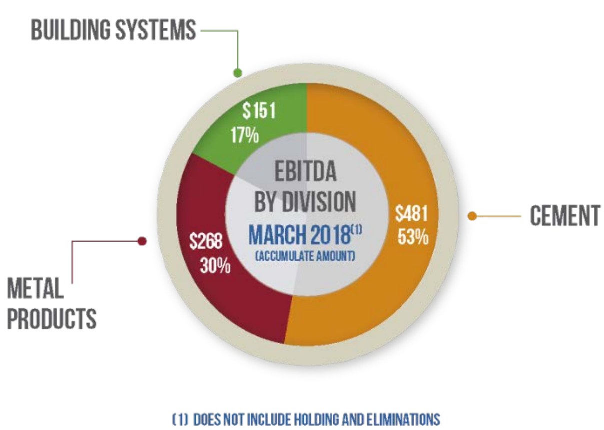
Operating Income

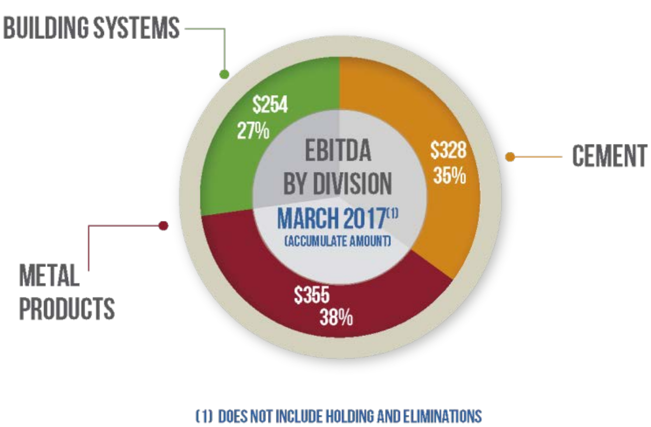
In 1Q18, operating income reached $488 million, 5% below 1Q17, derived from negative results in U.S. Cement and higher cost of sales in the Building Systems Division.



EBITDA

EBITDA declined 3% in the period, from $952 million in 1Q17 to $923 billion in 1Q18, mainly derived from a harsher winter in the U.S. which affected volumes in both the Cement and Building Systems Divisions, as well as to macroeconomic challenges in the Andean Region countries. The growth in the Cement Division was not enough to offset the contractions reported in the Building Systems and Metal Products Divisions, which registered 41% and 25% declines, respectively. EBITDA margin was 13%.





Financing Result

	As of March 31,		
	2018	2017	
	Millions of pesos		% Var.
Interest income	(5)	(17)	(71%)
Interest expense	367	193	90%
Bank commissions	14	21	(33%)
Net Exchange loss	(10)	9	(211%)
Total financing cost – net	**366**	**206**	78%

Integral cost of financing – net as of March 31, 2018 increased 78% as a result of the hedging initiatives taken in 1Q18 and the increase in TIIE and LIBOR interest rates during the period.

Income Tax

Income and deferred taxes totaled $251 million for the period ended March 31, 2018, a decrease of $35 million compared to the $286 million reported in the same period of 2017. It is important to highlight that the increase in deferred tax was $40 million and income tax decreased by $77 million; this was due to the amortization of tax losses carried forward in 1Q18 as compared to 1Q17, mainly driven by exchange rate fluctuations and an increase in operating income in the Cement Division in Mexico.

Net Income

Net loss as of March 31, 2018 reached $129 million, a decrease of $153 million when compared to the $24 million in income reported in 1Q17. This was mainly due to a lower operating income and higher financing cost and taxes.

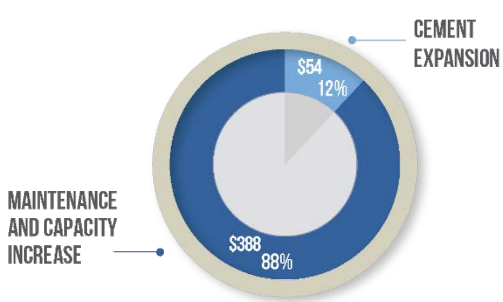
Cash Flow

Cash Flow		
	As of March 31	
	2018	2017
	(MXN million)	
EBITDA	**923**	**952**
Change in working capital	826	261
Cash taxes	32	(12)
Interest, net	(517)	(319)
Bank commissions	(14)	(21)
Cash flow before CAPEX	**1,250**	**861**
% of EBITDA	*135%*	*90%*
Organic CAPEX	(388)	(312)
Acquisition of businesses	0	0
Cement Division expansion CAPEX	(54)	(346)
Inversiones de capital inorgánico	0	0
Free cash flow before financing	**808**	**203**
Incurred (paid) debt	(46)	146
Increase (decrease) in capital	(2)	(5)
Free cash flow	**760**	**344**

Free cash flow before CAPEX reached $1.25 billion in 1Q18, representing 135% of EBITDA. This was mainly due to improvements in leveraged supplier working capital and a decrease in inventory.

CAPEX as of March 31, 2018 reached $442 million, including, among others, the investments made in U.S. Cement, expansions and maintenance works. The capital decrease reflects the share repurchase fund transactions intended to support our stock's liquidity.

CAPEX 1Q18



Balance Sheet

Consolidated Balance Sheet		
	As of March 31,	
	2018	**2017**
	(MXN million)	
Cash and cash equivalents	2,306	2,715
Receivables, net	3,917	3,790
Inventories, net	5,139	5,589
Other receivables and currents assets	2,137	1,892
Current assets	**13,499**	**13,986**
Other receivables, net	25	25
Investment in shares of associated companies and others	3	3
Property, plant and equipment, net	31,181	32,163
Intangible assets, net	5,285	5,641
Deferred assets Tax	1,215	1,144
Other assets	208	579
Non-current assets	**37,917**	**39,555**
Total assets	**51,416**	**53,541**
Short-term debt	248	270
Payables	5,273	4,770
Other current liabilities	1,932	2,559
Current liabilities	**7,453**	**7,599**
Long-term debt	15,992	16,795
Deferred taxes	3,128	3,018
Other long term liabilities	1,353	1,477
Long-term liabilities	**20,473**	**21,290**
Total liabilities	**27,926**	**28,889**
Shareholders' Equity	**23,490**	**24,652**
Equity attributable to owners of the Entity	**21,334**	**22,207**
Capital stock	7,227	7,227
Additional paid-in capital	7,579	7,579
Retained earnings	6,037	6,051
Other comprehensive income	491	1,350
Non-controlling interest	**2,156**	**2,445**
Total liabilities and shareholders' equity	**51,416**	**53,541**

Cash and cash equivalents

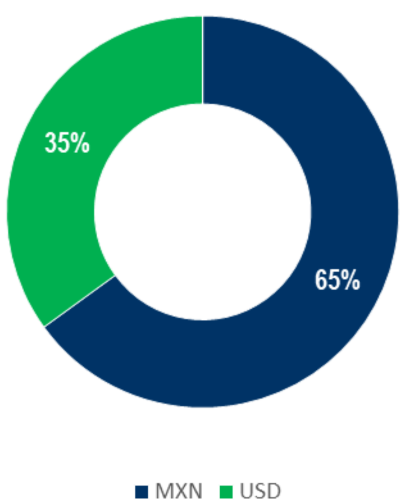
Cash and cash equivalents as of March 31, 2018, decreased 15% or $409 million, mainly due to capital investments and interest payments.

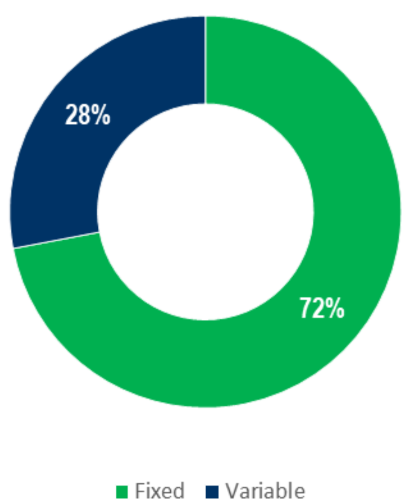
Debt Position

Millions of pesos	Mar-18	Dec - 17	% Var.
Short term	248	270	(8%)
Long term	15,992	16,795	(5%)
Gross debt	**16,240**	**17,065**	(5%)
Cash and cash equivalents	2,306	2,715	(15%)
Net Debt	**13,934**	**14,350**	(3%)
EBITDA LTM including Giant proforma	**4,413**	**4,441**	-1%
Net debt / EBITDA	**3.16x**	**3.23x**	(0.06)x

During 1Q18, in accordance with the commitment announced by management in order to strengthen the Company's balance sheet by maintaining conservative leverage levels, Elementia improved its net debt to trailing 12-month EBITDA ratio from 3.23x times and its interest coverage from 3.9 times as of December 31, 2017 to 3.16x times and 3.50 times, respectively, complying with the covenants set by the financial institutions (3.50x net debt/EBITDA). Approximately 98% of Elementia's total bank debt is long-term with a highly comfortable payment schedule.

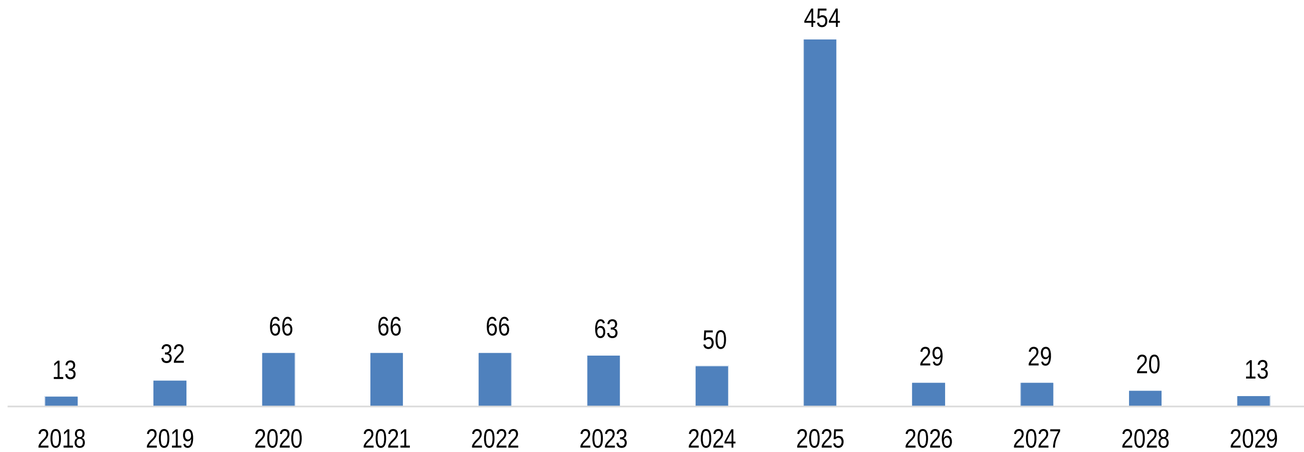
Debt Exposure by Currency and Interest Rate





Debt Maturity Profile

(millions of pesos)



Shareholders' Equity

Consolidated shareholders' equity as of March 31, 2018, reached $23.49 billion, a decrease of $1.16 billion, compared to the $24.65 billion as of the same period last year, mainly driven by the conversion of foreign transactions, the valuation effect for financial instruments, share repurchase fund transactions and the results for the period.

Operating Results by Division

Cement Division - Mexico

Cement Division - Mexico			
	First Quarter (Jan. - Mar.)		
	2018	2017	Var.
	(MXN million)		
Net sales	**1,260**	**908**	**39%**
Operating income	459	258	78%
EBITDA	**584**	**335**	**74%**
Operating margin	**36%**	**28%**	
EBITDA margin	**46%**	**37%**	
% Var. in sales volume	33%		
% Var. in average prices (MXN)	4%		

During 1Q18, net sales reached $1.26 billion, up 39% compared to 1Q17, mainly due to higher cement sales volume resulting from the Company's plan to optimize utilization at Tula's new line, resulting from the strong acceptance our product has experienced, and changes in the sack/bulk mix.

In addition, EBITDA reached $584 million in 1Q18, representing an increase of $249 million or 74% compared to 1Q17 mainly due to the increase in volume from the capacity expansion at the Tula plant, as well as the continued favorable trend in sales prices compared to 1Q17 and lower operating costs.

In 1Q18, EBITDA margin was 46% as a result of greater operating efficiencies, cutting-edge technology, volume and lower energy costs which helped offset increases in fuel costs.

Cement Division – United States

Cement Division - United States			
	First Quarter (Jan. - Mar.)		
	2018	2017	Var.
	(MXN million)		
Net sales	**778**	**873**	**(11%)**
Operating income (loss)	(215)	(183)	17%
EBITDA	**(103)**	**(7)**	**1371%**
Operating margin	**(28%)**	**(21%)**	
EBITDA margin	**(13%)**	**(1%)**	
% Var. in sales volume	(7%)		
% Var. in average prices (USD)	5%		

In 1Q18, net sales reached $778 million and EBITDA posted at negative $103 million.

In the regions where we operate, volumes were affected by a harsher winter in 2018 compared to that of 2017. This situation increased the cost per the comparative level of volume and at the same time adversely affected operating margin and EBITDA. It is worth noting that given the marked seasonality effects throughout the year, stoppages for major maintenance works are done during the first quarter, the period of the lowest demand due to the effects of winter.

It is important to highlight that during the last week of March 2018, the Division had operating issues in its grinding facilities located in South Carolina which affected sales volumes for the month and consequently, in overall 1Q18 results. Operations were back to normal by mid-April thanks to the great initiatives and commitment of our U.S. team; however, this event may have a negative impact in our figures for the rest of the year as some of our clients are being supplied by other parties.

Metal Products Division

Metal Products Division			
	First Quarter (Jan. - Mar.)		
	2018	2017	Var.
	(MXN million)		
Net sales	**2,652**	**2,313**	**15%**
Operating income	173	281	(38%)
EBITDA	**268**	**355**	**(25%)**
Operating margin	**7%**	**12%**	
EBITDA margin	**10%**	**15%**	
% Var. in sales volume	(2%)		
% Var. in average prices	17%		

Net sales for the Metal Products Division grew 15% in 1Q18, while EBITDA recorded a decrease of 25% when compared to 1Q17, as 1Q17's combined effect of copper price and the exchange rate of the Mexican peso had a favorable effect on inventory and in cost of sales; an effect not seen in 1Q18. Moreover, the Division reported lower sales volume and more products with a lower margin.

The Metal Product Division's strategy is based on 2 pillars: a focus on higher value-added products and being the lowest cost manufacturer.

During 2017, we made investments aimed at increasing capacity of higher value-added products to continue expanding the generation of absolute EBITDA.

We continuously seek ways to optimize costs, therefore, in line with our "full potential" methodology, we started a project comprising all operations, with 2 routes working in parallel; one of which involves the Metal Products Division aimed at optimizing capacity utilization in both its manufacturing and logistics processes.

The combination of both strategies will be the growth drivers in the short- and medium-terms.

Building Systems Division

Building Systems Division			
	First Quarter (Jan. - Mar.)		
	2018	2017	Var.
	(MXN million)		
Net sales	**2,040**	**2,340**	**(13%)**
Operating income	48	147	(67%)
EBITDA	**151**	**254**	**(41%)**
Operating margin	**2%**	**6%**	
EBITDA margin	**7%**	**11%**	
% Var. in sales volume	(5%)		
% Var. in average prices	(9%)		

The Building System's contraction at a consolidated level is due to three main reasons: (i) lower volumes in the U.S. derived from volume recovery by a competitor in 4Q17 and and a harsher winter; (ii) a change in technology with a new cost structure and to its learning curve; (iii) a slowdown in the Mexican market due to NAFTA negotiations and the election period; (iv) to challenging macroeconomic environments in several countries in South America. As a result, in 1Q18, revenues declined 13% in revenues, while EBITDA contracted 41%.

We are convinced that the strategy of shifting to lightweight building solutions based on a new technology internally developed reflects the Company's new focus on flat panels compared to its old focus on corrugated panels, in line with the growth trends in light and vertical construction; which, in Mexico, shifted from a 6% of total housing in 2007 to a 30% in 2017. This new approach ensures the Division's viability in the long term despite involving investments, costs and additional expenses in the short and medium term. Likewise, the focus on flat products involves shifting from natural fibers to synthetic fibers that enhances the panels' properties, which has translated into wider acceptance for our products by our customers.

Part of this strategy also involves adapting our operations to macroeconomic conditions in our markets, for which, we started a rightsizing process ending in 2Q18 and a capacity reduction process aimed to reduce inventory levels, which had a negative impact in costs. During 2Q18, we will carry out a capacity reduction in Latin America, which involves shutting down operations in Cali, Colombia, San Pedro Sula, Honduras and Villahermosa, Mexico.

Relevant Events

- On April 24, 2018, Elementia announced that its operations at its cement facility at South Carolina were resumed on April 13, 2018 post an unplanned outage caused by key component failure on March 26, 2018.

- On January 16, 2018, Elementia initiated commercial operations at the fibercement plant in Indiana, in accordance with the *go-to-market* strategy developed along with Boston Consulting Group. This plant was shut down in 2014 following the acquisition of fibercement assets in the U.S. in order to optimize the total installed capacity of the system.

  The Indiana plant is the largest of the three fibercement plants operated by Elementia in the U.S., and its installed capacity is approximately the equivalent of the sum of the other two plants which are located in Oregon and North Carolina. The reopening of the plant will improve the supply and delivery times to customers, and will allow the Company to reaffirm and position the Allura brand as an alternative choice known in the market for its quality and customer service.

Analyst Coverage

Morgan Stanley, Credit Suisse, Santander, HSBC, Citi, BBVA, UBS and Bank of America Merrill Lynch.

Annexes

Consolidated Financial Statements as of March 31, 2018 and March 31, 2017

Consolidated Balance Sheet		
	As of March 31,	
	2018	2017
	(MXN million)	
Cash and cash equivalents	2,306	2,715
Receivables, net	3,917	3,790
Inventories, net	5,139	5,589
Other receivables and currents assets	2,137	1,892
Current assets	**13,499**	**13,986**
Other receivables, net	25	25
Investment in shares of associated companies and others	3	3
Property, plant and equipment, net	31,181	32,163
Intangible assets, net	5,285	5,641
Deferred assets Tax	1,215	1,144
Other assets	208	579
Non-current assets	**37,917**	**39,555**
Total assets	**51,416**	**53,541**
Short-term debt	248	270
Payables	5,273	4,770
Other current liabilities	1,932	2,559
Current liabilities	**7,453**	**7,599**
Long-term debt	15,992	16,795
Deferred taxes	3,128	3,018
Other long term liabilities	1,353	1,477
Long-term liabilities	**20,473**	**21,290**
Total liabilities	**27,926**	**28,889**
Shareholders' Equity	**23,490**	**24,652**
Equity attributable to owners of the Entity	**21,334**	**22,207**
Capital stock	7,227	7,227
Additional paid-in capital	7,579	7,579
Retained earnings	6,037	6,051
Other comprehensive income	491	1,350
Non-controlling interest	**2,156**	**2,445**
Total liabilities and shareholders' equity	**51,416**	**53,541**

Consolidated Statement of Profit or Loss & Other Comprehensive Income

	As of March 31 (MXN million)	
	2018	2017
Net sales	**6,905**	**6,547**
Cost of sales	5,372	5,001
Gross profit	**1,533**	**1,546**
Operating expenses	1,045	1,030
Operating income	**488**	**516**
Financial result, net	(366)	(206)
Income before income taxes	**122**	**310**
Income tax expense	251	286
Income (loss) from discontinued operations	0	0
Net income (loss) consolidated	**(129)**	**1**
Other Comprehensive Income:		
Items that will not be reclassified subsequently to profit or loss	**0**	**0**
Gain on revaluation of property, machinery and equipment	0	0
Actuarial loss	0	0
Items that may be reclassified subsequently to profit or loss	**(1,029)**	**(914)**
Exchange difference loss (gain) on translating foreign operations	(824)	(1,029)
Net fair value loss (gain) effect on hedging instruments entered into for cash flow hedges	(205)	115
Total other comprehensive income	**(1,029)**	**(914)**
Total Comprehensive Income/ Loss for the period	**(1,158)**	**(890)**

Consolidated Statement of Cash Flows		
	As of March 31,	
	2018	2017
	(MXN million)	
Income (Loss) before income taxes	**(130)**	**24**
Other items unrealized		
Depreciation and amortization	436	436
Loss (gain) on disposal of fixed assets	0	(2)
Interest income	(5)	(17)
Interest expense	367	193
Exchange loss (gain)	(779)	(995)
Other items	401	312
Non cash figures	**290**	**(49)**
Net cash flow provided by (used in) working capital	**(19)**	**(78)**
Increase in accounts receivable	(127)	(33)
Increase in inventories	449	228
Increase in other receivables and other current assets	(122)	46
Increase in trade accounts payable	504	66
(Decrease) increase in other liabilities	(723)	(385)
Net cash flow provided by operating activities	**271**	**(127)**
Other payments for joint ventures	0	0
Acquisition of property, machinery and equipment	(442)	(658)
Other assets	(4)	(1)
Net cash flow used in investing activities	**(446)**	**(659)**
Incurred (paid) debt	(46)	158
Increase (decrease) in capital	(2)	(5)
Bank loans and others, net	(522)	(335)
Net cash used in financing activities	**(570)**	**(182)**
Net decrease/increase in cash and cash equivalents	**(745)**	**(968)**
Effects differences on translating foreign operations	336	506
Cash and cash equivalents at the beginning of the period	2,715	3,912
Cash and cash equivalents at the end of the period	**2,306**	**3,450**

Earnings Conference Call Invitation

elementia

April 26, 2018

ELEMENTIA (BMV: ELEMENT*)

1Q18 Earnings Conference Call

11 a.m. (Mexico City) / 12 p.m. (EST)

HOSTED BY:

Fernando Ruiz Jacques
Chief Executive Officer

Juan Francisco Sánchez Kramer
Chief Financial Officer

A Q&A session will follow the presentation.
Participants will be able to ask questions via telephone.

Dial-in Number:
1-877-830-2576 (USA)
1-785-424-1726 (International)
Conference ID: ELEMENTIA

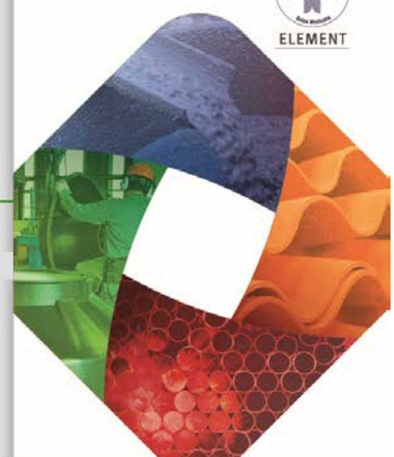
Webcast

https://www.webcaster4.com/Webcast/Page/1398/25427
Participants are requested to connect 15 minutes prior to the call

Elementia will release its 1Q18 results on
Wednesday, April 25, 2018

A replay of this call will be available on April 26, 2018 at 4:00 p.m. for 7 days, and will also be available at www.elementia.com in the Investor Relations section

ELEMENT



April 26, 2018

Conference Replay:

1 (844) 488-7474 (USA)
1 (862) 902-0129 (International)

Conference Replay ID:

92143022

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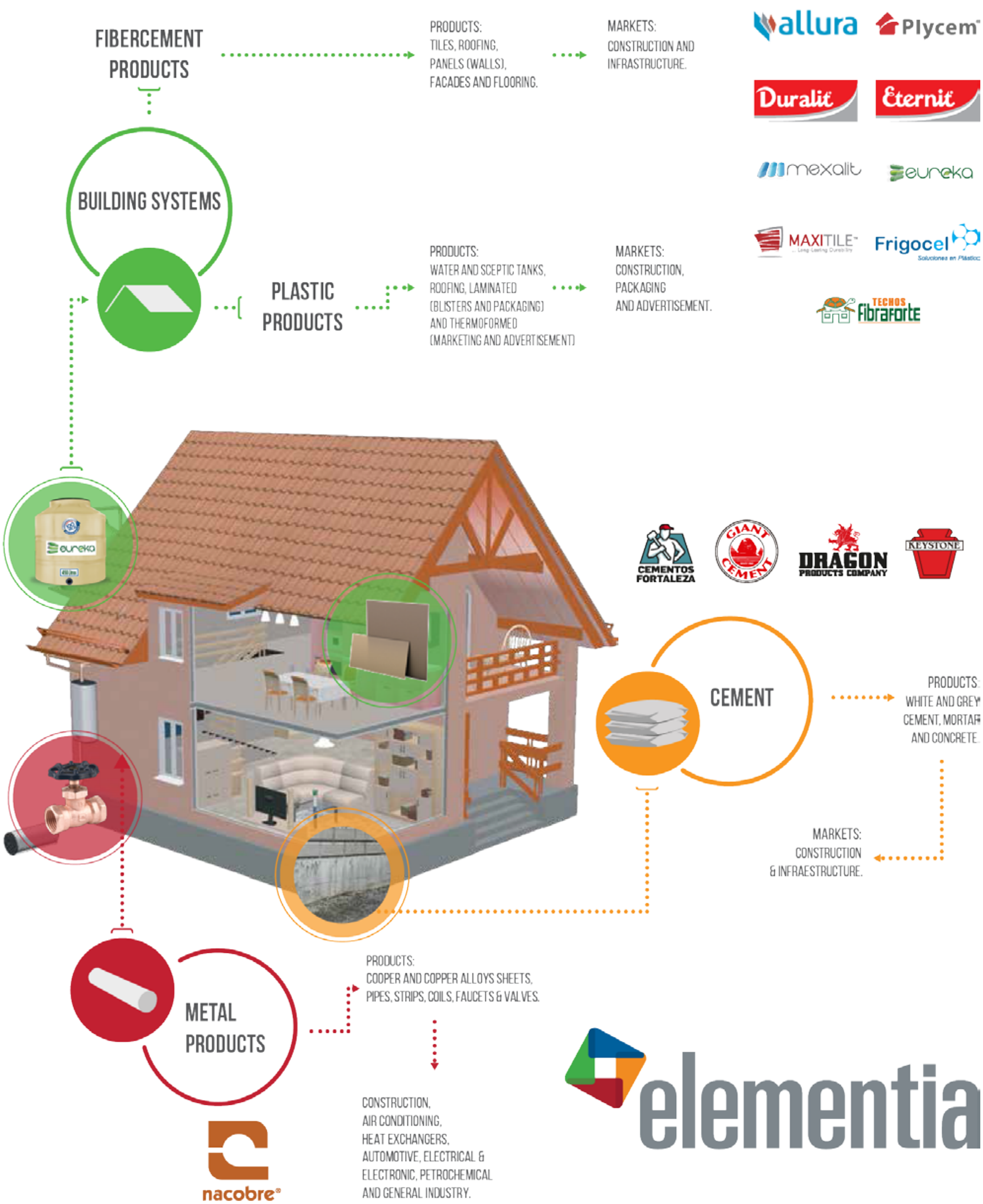
FIBERCEMENT PRODUCTS
PRODUCTS:
TILES, ROOFING,
PANELS (WALLS),
FACADES AND FLOORING.
MARKETS:
CONSTRUCTION AND
INFRASTRUCTURE.
allura
Plycem
Duralit
Eternit
mexalit
eureka
MAXITILE
Frigocel
Soluciones en Plástico
TECHOS Fibraforte
BUILDING SYSTEMS
PLASTIC PRODUCTS
PRODUCTS:
WATER AND SCEPTIC TANKS,
ROOFING, LAMINATED
(BLISTERS AND PACKAGING)
AND THERMOFORMED
(MARKETING AND ADVERTISEMENT)
MARKETS:
CONSTRUCTION,
PACKAGING
AND ADVERTISEMENT.
eureka
CEMENTOS FORTALEZA
GIANT CEMENT
DRAGON PRODUCTS COMPANY
KEYSTONE
CEMENT
PRODUCTS:
WHITE AND GREY
CEMENT, MORTAR
AND CONCRETE.
MARKETS:
CONSTRUCTION
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Disclaimer on forward-looking statements

Figures are stated in nominal Mexican pesos ($) and all comparisons are made against the same period of the previous year ("4Q16" and "12M16"), unless otherwise specified. As a result of figures roundup, totals may not exactly match the sum of the figures presented. The Audit Committee and the Board of Directors authorized the modification of the accounting policies of the company with respect to the valuation of fixed assets, shifting from the revaluation method to the historical value method. This will be implemented during 3Q17 with effects retroactive to January 1, 2017

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About Elementia

Elementia offers innovative constructive solutions that redefine the concept of constructive evolution. Our state-of-the-art rotomolding technology, Eureka®, preserves the most important resource we have: water; which runs through our Nacobre® pipe systems. In addition, more than 65 years of experience of our Nacobre® brand, allows gas installations to be used in a safely manner. Elementia has grown organically, and through strategic mergers and acquisitions, creating an integrated platform of more than 4,000 products. Through Cementos Fortaleza®, and the strategic acquisitions of Giant®, Keystone® and Dragon® cement, we give structure to foundations, columns, floors and ceilings of houses, shopping malls, offices, hospitals, etc., both in Mexico and the U.S. Elementia has more than 6,000 employees, operating presence in nine countries and a wide distribution network. Innovative and versatile panels manufactured by Allura®, Plycem®, Eternit®, Duralit® and Fibraforte®, offer fiber cement technology advantages in decorative façades, wooden simulation decks, traditional roof tiles and state-of-the-art ceilings. Elementia is the largest fiber cement producer in Latin America and second largest player in the U.S. For more information please visit www.elementia.com