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SOUTHEAST AIRPORT GROUP

Form 6-K

January 13, 2004

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 January 2004

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

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(Translation of Registrant's Name Into English)

Mexico

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(Jurisdiction of incorporation or organization)

Blvd. Manuel Avila Camacho, No. 40, 6th Floor  
Col. Lomas de Chapultepec  
11000 Mexico, D.F.

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(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

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Form 40-F

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(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

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No

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

Contacts:

ASUR

ASUR

Breakstone & Ruth

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### 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**
Cancun	895	901	589
Cozumel	86	28	40
Huatulco	54	16	39
Merida	96	78	18
Minatitlan	19	25	13
Oaxaca	47	38	23
Tapachula	31	28	13
Veracruz	51	50	25
Villahermosa	84	50	24
<b>Total</b>	<b>1,363</b>	<b>1,214</b>	<b>784</b>

\* Committed investment

\*\* Indicative investment

#### Maximum Tariffs

In Pesos as of December 31 2002

Airport	2004
Cancun	99.56
Cozumel	106.82
Huatulco	88.06
Merida	75.03
Minatitlan	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:

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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 -

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### 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: /s/ ADOLFO CASTRO RIVAS  
Adolfo Castro Rivas  
Director of Finance

Date: January 13, 2004