

**Fideicomiso FIBRA UNO (formerly Fideicomiso Irrevocable No. F/1401 (Deutsche Bank México, S. A. Institución de Banca Múltiple, División Fiduciaria)) and Subsidiaries**

**Interim Condensed Consolidated Financial Statements as of September 30, 2018 and December 31, 2017 and for the nine and three-month periods ended September 30, 2018 and 2017**



# Fideicomiso FIBRA UNO

**(formerly Fideicomiso Irrevocable No. F/1401 (Deutsche Bank México, S. A. Institución de Banca Múltiple, División Fiduciaria)) and subsidiaries**

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**Interim Consolidated Condensed Statement of Financial Position**  
**As of September 30, 2018 and December 31, 2017**  
**(Figures in thousand pesos)**

Assets	Notes	30/09/2018	31/12/2017
<b>Currents assets:</b>			
Cash and restricted cash	3.	\$ 6,014,561	\$ 3,228,444
Financial Investments	4.	-	2,406,004
Lease receivables from tenants, net	5.	1,378,461	1,449,060
Other accounts receivable	6.	413,259	599,750
Accounts Receivable - Related Parties	14.	92,373	60,512
Refundable tax, mainly VAT		2,841,588	3,318,298
Short term pre-paid expenses		1,397,043	1,084,583
<b>Total current assets</b>		<b>12,137,285</b>	<b>12,146,651</b>
<b>Non-current assets:</b>			
Investment properties	7.	214,088,787	203,064,242
Investments in affiliates	8.	4,247,003	4,364,675
Other accounts receivable		1,262,464	1,262,464
Long term pre-paid expenses		369,041	326,838
Derivative Financial Instruments	11.	-	443,698
Other assets, net	9.	1,553,584	1,708,942
<b>Total non-current assets</b>		<b>221,520,879</b>	<b>211,170,859</b>
<b>Total assets</b>		<b>233,658,164</b>	<b>223,317,510</b>
<b>Liabilities and trustors' capital</b>			
<b>Current liabilities:</b>			
Borrowings	10.	391,394	2,474,703
Accounts payable and accrued expenses	12.	2,070,923	1,878,598
Accounts payable for acquisition of Investment Properties		504,156	1,834,223
Deferred revenues from Leases		239,058	204,883
Dues to related parties	14.	227,227	210,101
<b>Total current liabilities</b>		<b>3,432,758</b>	<b>6,602,508</b>
<b>Long-term liabilities:</b>			
Borrowings	10.	74,090,788	65,587,443
Other accounts payable		292,727	53,277
Deposits from tenants		937,438	921,417
Long-term deferred revenues from Leases		443,795	276,331
Derivative Financial Instruments	11.	730,385	-
<b>Total long-term liabilities</b>		<b>76,495,133</b>	<b>66,838,468</b>
<b>Total liabilities</b>		<b>79,927,891</b>	<b>73,440,976</b>
<b>Net Asset Value</b>			
Trustors' capital	15.	113,841,646	113,541,663
Retained earnings		32,162,982	27,642,558
Valuation of derivative financial instruments on cash flow hedging		(109,230)	(19,865)
Trust certificates repurchase reserve		3,738,489	4,895,099
<b>Total Controlling interest</b>		<b>149,633,887</b>	<b>146,059,455</b>
<b>Non-controlling interest</b>		<b>4,096,386</b>	<b>3,817,079</b>
<b>Total Net Asset Value</b>		<b>153,730,273</b>	<b>149,876,534</b>
<b>Total liabilities and Net Asset Value</b>		<b>\$ 233,658,164</b>	<b>\$ 223,317,510</b>

The attached notes are part of the interim consolidated condensed financial statements.

**Interim Consolidated Condensed Income Statement**  
**For the 9 and 3-month periods ending September 30, 2018 and 2017**  
**(Figures in thousand pesos)**

	30/09/2018	Transactions Third Quarter 2018	30/06/2018	30/09/2017	Transactions Third Quarter 2017	30/06/2017
Investment property income	\$ 11,251,624	\$ 3,838,545	\$ 7,413,079	\$ 9,415,067	\$ 3,139,940	\$ 6,275,127
Maintenance revenues	1,169,810	414,685	755,125	985,193	337,446	647,747
Dividends of fiduciary rights' leases	188,691	71,419	117,272	186,424	61,268	125,156
Management fees, income	80,206	20,698	59,508	130,579	34,591	95,988
	<b>12,690,331</b>	<b>4,345,347</b>	<b>8,344,984</b>	<b>10,717,263</b>	<b>3,573,245</b>	<b>7,144,018</b>
Management fees, expenses	(621,067)	(212,332)	(408,735)	(548,947)	(186,934)	(362,013)
Operating expenses	(843,643)	(305,189)	(538,454)	(703,730)	(234,448)	(469,282)
Maintenance expenses	(1,298,604)	(414,499)	(884,105)	(1,023,880)	(347,342)	(676,538)
Property taxes	(338,147)	(123,600)	(214,547)	(249,979)	(81,561)	(168,418)
Insurance	(141,089)	(62,519)	(78,570)	(114,135)	(38,230)	(75,905)
	<b>(3,242,550)</b>	<b>(1,118,139)</b>	<b>(2,124,411)</b>	<b>(2,640,671)</b>	<b>(888,515)</b>	<b>(1,752,156)</b>
<b>Operating income</b>	<b>9,447,781</b>	<b>3,227,208</b>	<b>6,220,573</b>	<b>8,076,592</b>	<b>2,684,730</b>	<b>5,391,862</b>
Interest expense	(3,672,684)	(1,159,465)	(2,513,219)	(3,581,831)	(1,224,867)	(2,356,964)
Interest revenue	460,885	177,965	282,920	374,777	112,557	262,220
<b>Income after financial expenses</b>	<b>6,235,982</b>	<b>2,245,708</b>	<b>3,990,274</b>	<b>4,869,538</b>	<b>1,572,420</b>	<b>3,297,118</b>
Gain on sale of investment properties	174,176	64,068	110,108	-	-	-
Foreign exchange gain (loss), Net	1,158,562	1,347,913	(189,351)	3,045,142	(89,190)	3,134,332
Valuation effect on financial instruments	(581,863)	368,016	(949,879)	(342,080)	(292,141)	(49,939)
Fair value adjustment to investment properties and affiliates	3,956,764	926,804	3,029,960	3,427,356	995,511	2,431,845
Administrative platform amortization	(146,238)	(48,746)	(97,492)	(146,238)	(48,746)	(97,492)
Amortization of bank and other financial charges	(229,957)	(165,826)	(64,131)	(105,466)	(40,491)	(64,975)
Other expenses	-	-	-	(6,304)	-	(6,304)
Executive bonus	(302,900)	(155,065)	(147,835)	(116,155)	(26,462)	(89,693)
<b>Consolidated net and comprehensive income</b>	<b>\$ 10,264,526</b>	<b>\$ 4,582,872</b>	<b>\$ 5,681,654</b>	<b>\$ 10,625,793</b>	<b>\$ 2,070,901</b>	<b>\$ 8,554,892</b>
<b>Controlling interest</b>	10,210,750	4,541,909	5,668,841	10,595,901	2,060,896	8,535,005
<b>Non-controlling interest</b>	53,776	40,963	12,813	29,892	10,005	19,887
	<b>\$ 10,264,526</b>	<b>\$ 4,582,872</b>	<b>\$ 5,681,654</b>	<b>\$ 10,625,793</b>	<b>\$ 2,070,901</b>	<b>\$ 8,554,892</b>

The attached notes are part of the interim consolidated condensed financial statements.

Interim Consolidated Condensed Statement of Changes in Net Asset Value  
For the period from January 1 to September 30, 2018 and December 31, 2017  
(Figures in thousand pesos)

	Notes	Equity	Retained earnings	Financial Derivatives Reserve from Cash Flow Hedging	Trust certificates repurchase reserve	Total controlling interest	Total non-controlling interest	Total
<b>Balance as of January 1, 2017</b>		<b>\$ 95,383,575</b>	<b>\$ 20,629,570</b>	<b>\$ (103,006)</b>	<b>\$ 4,895,099</b>	<b>\$ 120,805,238</b>	<b>\$ 1,838,097</b>	<b>\$ 122,643,335</b>
Trustor's contributions	15.	19,820,627	-	-	-	19,820,627	1,938,743	21,759,370
Distributions to trustors	15.	(1,662,539)	(5,104,953)	-	-	(6,767,492)	-	(6,767,492)
Consolidated net and comprehensive income		-	12,117,941	-	-	12,117,941	40,239	12,158,180
Valuation of derivative financial instruments on cash flow hedging		-	-	83,141	-	83,141	-	83,141
<b>Balance as of December 31, 2017</b>		<b>\$ 113,541,663</b>	<b>\$ 27,642,558</b>	<b>\$ (19,865)</b>	<b>\$ 4,895,099</b>	<b>\$ 146,059,455</b>	<b>\$ 3,817,079</b>	<b>\$ 149,876,534</b>
Trustor's contributions	15.	1,012,950	-	-	-	1,012,950	225,531	1,238,481
Distributions to trustors	15.	(712,967)	(5,528,617)	-	-	(6,241,584)	-	(6,241,584)
Accumulated effect of adopting IFRS 9	2f.	-	(161,709)	-	-	(161,709)	-	(161,709)
Trust certificates repurchase reserve		-	-	-	(1,156,610)	(1,156,610)	-	(1,156,610)
Consolidated net comprehensive income		-	10,210,750	-	-	10,210,750	53,776	10,264,526
Valuation of derivative financial instruments on cash flow hedging		-	-	(89,365)	-	(89,365)	-	(89,365)
<b>Balance as of September 30, 2018</b>		<b>\$ 113,841,646</b>	<b>\$ 32,162,982</b>	<b>\$ (109,230)</b>	<b>\$ 3,738,489</b>	<b>\$ 149,633,887</b>	<b>\$ 4,096,386</b>	<b>\$ 153,730,273</b>

The attached notes are part of the consolidated condensed financial statements intermediates.

**Interim Consolidated Condensed Statement of Cash Flow**  
**For the periods ending September 30, 2018 and 2017**  
**(Figures in thousand pesos)**

	30/09/2018	30/09/2017
Operating activities:		
<b>Consolidated net comprehensive income</b>	<b>\$ 10,264,526</b>	<b>\$ 10,625,793</b>
Adjustments to non cash flow generated items:		
Fair value adjustment to investment properties and investment in affiliates	(3,956,764)	(3,427,356)
Unrealized foreign exchange loss (gain)	(647,514)	(2,908,012)
Gain on sale of investment properties	(174,176)	-
Administrative platform, fees and other expenses amortization	376,195	251,704
Executive bonus	302,900	116,155
Interest revenue	(460,885)	(374,777)
Interest expense	3,672,684	3,581,831
Valuation effect on financial instruments	581,863	342,080
Total	9,958,829	8,207,418
Changes to working capital:		
(Increase) decrease on:		
Lease receivable	70,599	(191,277)
Other accounts payable	186,491	(64,764)
Accounts Receivable - Related Parties	(31,861)	19,329
Refundable tax, mainly VAT	476,710	577,283
Pre-paid expenses	(354,663)	(400,791)
(Decrease) increase in:		
Trade accounts payable and sundry creditors	192,325	(348,677)
Dues to related parties	17,126	110,877
Long-term other accounts payable	239,450	(29,439)
Deferred revenues	201,639	67,057
Deposits from tenants	16,021	28,138
Net cash flow from operating activities	10,972,666	7,975,154
Investment activities:		
Investment in development projects and expenses related to acquisitions	(7,303,944)	(4,767,394)
Pre-payments for acquisitions of properties	-	(256,898)
Acquisition of investment properties	(2,425,632)	(913,758)
Investments in securities	2,406,004	559,136
Sale of investment properties	1,283,508	-
Guarantee deposits recived due to the sale of investment properties	25,953	-
Interest income	511,199	319,693
Net cash flow from investment activities	(5,502,912)	(5,059,221)
Financing activities:		
Payments and prepayment of loans	(12,687,781)	(574,975)
New loans hired	20,596,772	1,910,000
Trustor's contributions	675,062	1,000,000
Distributions to trustors	(6,241,584)	(5,048,692)
Trust certificates repurchase	(1,156,610)	-
Interest paid	(3,869,496)	(3,773,209)
Net cash flow from financing activities	(2,683,637)	(6,486,876)
Net cash flow:		
Net (decrease) increase in cash and restricted cash	2,786,117	(3,570,943)
Cash and restricted cash at the beginning of the period	3,228,444	5,554,120
<b>Cash and restricted cash at the end of the period</b>	<b>\$ 6,014,561</b>	<b>\$ 1,983,177</b>

The attached notes are part of the consolidated condensed financial statements intermediates.

## Notes to the Interim Condensed Consolidated Financial Statements

**For the nine and three-month periods ended September 30, 2018 and 2017 and for the year ended December 31, 2017**  
**(Figures in Thousand Mexican Pesos)**

### 1. General Information, Acquisitions and Relevant Events

#### General Information and activities

Fideicomiso FIBRA UNO ("Fibra UNO") was established as a real estate trust on January 12, 2011 by Fibra UNO Administración, SA de CV, (the "Trustor") and Deutsche Bank México, SA, Full Service Banking Institution, Trust Division)) and Subsidiaries ("Deutsche Bank México"). Fibra UNO began operations in March 2011, and it mainly was incorporated to purchase and own real estate properties in order to lease and develop commercial, industrial and mixed-use properties, as well as office buildings and lands in the Mexican market.

On June 29, 2018, Fibra UNO entered into a trustee substitution agreement, which will come into force as of July 1, 2018, appointing Banco Actinver SA, Institución de Banca Múltiple, Grupo Financiero Actinver (Actinver) as the new trustee of the Fideicomiso Fibra UNO, replacing Deutsche Bank México, SA, Institución de Banca Múltiple (Deutsche Bank).

Fibra UNO, as a real-estate investment trust ("FIBRA"), qualifies to be treated as a transfer entity in Mexico for the purposes of the Income Tax Law ("LISR", by its Spanish acronym). Therefore, all net tax income generated by the operations of Fibra UNO are attributed to the holders of its Real Estate Trust Certificates ("CBFIs", by its Spanish acronym) for tax purposes, and therefore Fibra UNO is not subject to Income Tax in Mexico. To maintain FIBRA's status, the Mexican Congress of the Union, through the Mexican Tax Administration Service ("SAT", by its Spanish acronym), has established in articles 187 and 188 of the Mexican Income Tax Law that the FIBRAs must distribute no less than 95% of their net tax income to the holders of the CBFIs issued each year.

Fibra UNO has entered into the following agreements for the development of its operations:

- i. An advisory agreement with Fibra UNO Administración, S. C. ("Fibra UNO Administración or the Advisor") (Related Party) in order to such Advisor to provide advisory services Fibra UNO in forming and implementing its financial investments and strategies;
- ii. A property management agreement with F1 Management, S. C. ("F1 Management"), Operadora CVC, S. C. ("Operadora CVC") and F1 Controladora de Activos, S. C. ("F1 Controladora") (subsidiary companies) in order to manage the daily operations of Fibra UNO;
- iii. A service agreement with F2 Services, S. C. ("F2 Services") (Related Party) in order to carry out certain invoicing and collection services on behalf of Fibra UNO, such service agreement will be subject to supervision and monitoring by Fibra UNO;
- iv. A service, advisory and property management agreement with Jumbo Administración, S.A.P.I. de C. V. ("Jumbo Administración") (related party), such agreement has similar provisions as those mentioned in the foregoing sections, which is focused on certain properties;

- v. A property management agreement with Finsa Holding, S. A. de C. V. in order to manage the daily operation of the portfolio (“Vermont”);
- vi. A property management agreement with Hines Interest, S. A. de C. V. in order to manage the daily operation of the portfolio (“Maine”);
- vii. A management agreement with Consultora Centro Histórico, S. A. de C. V. in order to manage the daily operation of the building called Hotel Centro Histórico;
- viii. A management agreement with Operadora Galgúa, S. A. de C. V. in order to manage the daily operation of the property Galerías Guadalajara;
- ix. A service agreement between F1 Administración, S. C. (F1 Administración - subsidiary company) and Banco Invex, S.A., Full Service Banking Institution, Invex Grupo Financiero, acting in his capacity as Trust F/2353 (Trust F/2353) in order to manage the daily operation of Trust F/2353, and
- x. A service agreement with MTK Developers, S.A. de C.V. (Indirect Subsidiary) for the construction of the Mitikah project.

The tax address of Fibra UNO is Bosques de Duraznos No. 127, Piso 11, Oficina 1-A, Colonia Bosques de las Lomas, Ciudad de México.

#### **Outstanding events in the third quarter**

- i. During the third quarter of 2018, Fibra UNO repurchased 12,980,807 CBFIs in the Mexican market for a total amount equivalent to \$318,353. As of September 30, 2018, the total amount of repurchased CBFIS amounts to 42,194,229 CBFIs, which is equivalent to \$1,156.6 million Mexican Pesos.
- ii. During the third quarter of 2018, Fibra UNO completed the sale of the 2nd and 4th floors, which are part of the property located in Reforma 155, with a sale price of \$275.5 million Mexican Pesos, by means of which a profit on the sale of investment properties for \$64 million Mexican Pesos was obtained, such profit is shown in the Interim Condensed Consolidated Statements of Income in the heading of profit on sale of investment properties.
- iii. During the third quarter of 2018, Fibra UNO received contributions from Trust 2353 for Trust 2584 for \$375 million Mexican Pesos for the commercial development of the Mitikah project.
- iv. On September 18, 2018, Fibra UNO paid a total amount of \$2,000 million Mexican Pesos from the unsecured credit line contracted with BBVA Bancomer, so there is no unpaid balance to be paid to BBVA Bancomer as of September 30, 2018.
- v. On September 18, 2018, Fibra UNO paid a total amount of \$1,800 million Mexican Pesos from the unsecured credit line contracted with Banamex, so there is no unpaid balance to be paid to Banamex as of September 30, 2018.



- vi. During the third quarter of 2018, Fibra UNO paid a total amount of \$2,500 million Mexican Pesos from the unsecured credit line contracted with Santander, so there is no unpaid balance for this line of credit as of September 30, 2018.
- vii. During the third quarter of 2018, Fibra UNO used the unsecured credit line, which has been contracted with Santander for an amount of \$1,500 million Mexican Pesos, which accrued interest at a rate of TIIE plus 1.25%.
- viii. On September 18, 2018, Fibra UNO paid an unsecured credit line contracted with Actinver for an amount of \$310 million Mexican Pesos, the remaining debt for \$100 million Mexican Pesos will continue to accrue interest at a rate of TIIE plus 1.80% with due date on June 12, 2019.
- ix. On September 14, 2018, Fibra UNO carried out the issuance of real estate trust certificates in the Mexican market for \$9,200 million Mexican Pesos. Of the total amount, \$3,799.6 million Mexican Pesos corresponds to the reopening of the Bonus Funo 17 with a remaining term of 9.2 years. This reopening was carried out at the fixed rate resulting from adding the 10-year M-bonds plus 190 basis points. The remaining amount for \$5,400 million Mexican Pesos corresponds to a new issuance with a 4.6-year term and was placed at a variable rate of TIIE plus 83 basis points.
- x. On August 10, 2018, Fibra UNO used the unsecured credit line contracted with BBVA Bancomer for an amount of \$500 million Mexican Pesos at a rate of TIIE plus 1.25% with due date on December 18, 2018.
- xi. On June 29, 2018, Fibra UNO entered into a trustee substitution agreement, which will come into force as of July 1, 2018, appointing Actinver as the new trustee of the Fideicomiso Fibra UNO, replacing Deutsche Bank México.

Actinver is a financial institution with good credit ratings, prestige and experience in the management of real estate trusts.

The substitution was approved by governing bodies applicable to Fibra UNO at the beginning of 2018. Fibra UNO, as a result of the sale of Deutsche Bank Mexico, sought to change the trustee to an institution that provides the solidity required for the Trust. As part of the trustee substitution, a confirmation was obtained from the Mexican Ministry of Finance and Public Credit, about that Actinver meets the requirements established in the fraction I of article 187 of the Mexican Income Tax Law and, therefore, the tax regime established in Article 188 of such Law will continue to apply to the Fibra UNO.

This substitution does not affect the rights of the holders, nor does not impact our portfolio or portfolios, nor does not implement any changes in the organizational structure.

## 2. Basis of presentation

### a) Basis of presentation

The condensed consolidated financial statements have been prepared in accordance with IAS 34 "Interim Financial Reports". Fibra UNO applied the same accounting policies in the interim information and in its last annual financial statements.

The Fibra UNO's Management considers that all the ordinary and recurrent adjustments necessary for an adequate presentation of the condensed consolidated financial statements were included.

Certain information and disclosures normally included in the yearly financial statements, which are prepared according to the International Financial Information Standards ("IFRS"), have been condensed or omitted according to the standard of interim financial reports. These condensed consolidated financial statements must be read together with the consolidated financial statements of Fibra UNO and their respective disclosures for the years that ended on December 31, 2017 and 2016, which are prepared according to the IFRS. The profits/losses of the period do not necessarily indicate the profits/losses of the year.

### b) Reclassifications

The condensed consolidated financial statements for the year ended December 31, 2017 have been reclassified in certain items to make up their presentation with the one used in 2018.

### c) Seasonality

The Administration of Fibra UNO does not consider that the business is subject to material seasonal fluctuations.

### d) Valuation of investment properties at intermediate dates

At the end of each year, the Fibra UNO's Management relies on independent specialized firms to value its stabilized investment properties using the discounted cash flow technique. For interim condensed consolidated financial statements, Management makes its best estimate of the fair value of investment properties before the end of the year by applying global factors, mainly inflation and the exchange rate of the Mexican peso against the US dollar. Consequently, the accompanying financial statements do not include a detailed valuation of its investment properties.

### e) Details of subsidiaries controlled and those having a significant non-controlling interests

The following table shows the details of subsidiaries controlled by Fibra UNO that have material non-controlling interests:

Affiliate name	Type	Ownership share and voting rights over the non-controlling interest		Profit (loss) from the non-controlling interest		Accumulated non-controlling interest	
		30/09/2018	31/12/2017	30/09/2018	31/12/2017	30/09/2018	31/12/2017
Fid. /1127 Torre Latino (i)	Offices	22.53%	22.53%	\$ 36,964	\$ 31,439	\$ 758,313	\$ 737,490
Fid. /2584 Mitikah (ii)	Mixed	35.80%	35.80%	16,812	8,800	3,338,073	3,079,589
<b>Total</b>				<b>\$ 53,776</b>	<b>\$ 40,239</b>	<b>\$ 4,096,386</b>	<b>\$ 3,817,079</b>

- i. Starting from January 1, 2016, and derived from the second amendment to trust agreement 1127/2010 (Torre Latino), in which Ecocinemas, S.A. de C.V. (Ecocinemas), acting as “Trustor A”, and Fibra UNO, acting as “Trustor B”, shall have a right to receive 22.53% and 77.47%, respectively, of the net receipts of income through lease and the occasional receipts of the assignment of Torre Latino; Fibra UNO registered in its consolidated financial statements the minority interest corresponding to 22.53% that represents the interest that Ecocinemas has in the equity of Torre Latino.
- ii. On June 27, 2016, Trust agreement number 2584 was entered into between Fibra UNO, as “Trustor A”, Trust 2353 being added to this Trust as “Trustor B”, and Banco Actinver, S. A. Full Service Banking Institution, Grupo Financiero Actinver, as Trustee. The purpose of this Trust is to develop the mixed use project called “Mitikah” through Fibra UNO’s commitment to add to the equity of Trust 2584 the portfolios “Buffalo” and “Colorado”, and Trust 2353’s commitment to provide the necessary cash resources for the execution of the project.

The fruits of this joint venture, whether income derived from net profits, reimbursements or partial or full divestment of equity, may be distributed by the Trustee according to the times fixed by the Administrator.

On December 22, 2016, Fibra UNO added the “Buffalo” portfolio to the equity of Trust 2584, for \$3.660 billion Mexican Pesos, for the development of the Mitikah project.

On March 31, 2017, Fibra UNO added the “Colorado” portfolio, also known as Centro Bancomer, to the equity of Trust 2584, for \$2.517 billion Mexican Pesos, for the development of the Mitikah project.

Fibra UNO maintains control over Trust 2584, for which the figures of this Trust are consolidated with the figures of Fibra UNO. For this reason the contributions of the Buffalo and Colorado portfolios to Trust 2584 are shown in the field of Investment Properties in the Condensed Consolidated Statements of Financial Position.

A summary of the financial information of each one of the Subsidiaries controlled by Fibra UNO, in which it has a significant non-controlling interest, is detailed below. A summary of the financial information presented below represents the amounts before intercompany eliminations.

### Trust 1127

	30/09/2018	31/12/2017
Assets	\$ 82,288	\$ 77,295
Investment Properties	3,283,504	3,242,617
Liabilities	51,137	46,543
Total Net Asset Value	3,314,655	3,273,369
Fibra UNO Controlling interest	2,556,342	2,535,879
Non-controlling interest	758,313	737,490
Profit of the year	164,065	108,105
Profit of the year attributable to the controlling interest	127,101	76,666
Profit of the year attributable to the non-controlling interest	\$ 36,964	\$ 31,439

### Trust 2584

	30/09/2018	31/12/2017
Assets	\$ 3,654,877	\$ 1,615,152
Investment Properties	6,672,398	7,432,494
Liabilities	1,003,049	445,442
Total Net Asset Value	9,324,226	8,602,204
Fibra UNO Controlling interest	5,986,153	5,522,615
Non-controlling interest	3,338,073	3,079,589
Profit of the year	46,960	15,779
Profit of the year attributable to the controlling interest	30,148	6,979
Profit of the year attributable to the non-controlling interest	\$ 16,812	\$ 8,800

## f) *Adopción de las nuevas Normas Internacionales de Información Financiera*

### New IFRS

Fibra UNO has applied the following new IFRS:

IFRS 9 Financial Instruments

IFRS 15 Income from contracts with customers

### IFRS 9, Financial Instruments

The IFRS 9, Financial instruments, substitutes the IAS 39, Financial instruments, recognition and measurement. This standard includes the introduction of a new impairment model based on expected losses and changes limited to the requirements of classifying and measuring financial

assets. Specifically, the new impairment model is based on the expected credit losses instead of the incurred losses, and shall apply to the financial instruments measured at their amortized cost or fair value through other comprehensive income, to leases collectible, asset agreements, certain written loan agreements and to financial guarantee contracts.

With respect to the impairment model based on expected losses, the initial requirement to adopt the IFRS 9 is retrospective and establishes the option of adopting it without modifying the financial statements of previous years, recognizing the initial effect on profits withheld as of the date of adoption. For its part, in the case of hedge accounting, the IFRS 9 allows application with a prospective focus.

Fibra Uno had no material impact associated with the classification and measurement of financial assets, since its repo transactions with treasury certificates, government bonds and accounts collectible are administered to recover contractual cash flows, and therefore qualify for measurement at amortized cost. Additionally, with respect to hedge accounting, Fibra Uno did not identify changes in the required documentation, for which it does not anticipate a significant impact in its initial adoption.

Finally, with respect to the new impairment model based on expected losses, the administration of Fibra UNO chose to adopt the standard retrospectively, recognizing the effects on cumulative profits as of January 1, 2018. According to an evaluation of the customer portfolio, Fibra UNO estimates an increase in the uncollectible accounts reserve of approximately \$201,908, of which \$40,199 impact the profits of the period and \$161,709 impact cumulative profits.

### **IFRS 15 Income from Ordinary Activities from Contracts with Customers**

On May, 2014, the IASB issued the IFRS 15, which establishes a model of five steps to determine the calendar and the book amount applicable for the recognition of income. The new standard replaces the existing guidelines on recognition of income, the IAS 18 Income, IAS 11 Construction contracts and the interpretations related to when they take force.

The standard allows one to choose between the retrospective method and the modified retrospective method. Fibra UNO adopted the IFRS 15 in its consolidated financial statements on January 1, 2018, using a total retrospective focus.

The transition considerations that Fibra UNO takes into account when applying the total retrospective focus on the adoption of the IFRS 15, which means re-expressing the comparative financial information for the years concluding on December 31, 2017 and 2016, and adjusting the amounts produced as a result of the book differences between the current accounting standard "IAS 18" and "IAS 11" and the new standard, IFRS 15.

Fibra UNO has carried out a qualitative and quantitative evaluation of the impacts that the adoption of the IFRS 15 has on its consolidated financial statements. The evaluation includes the following activities, among others:

- Analysis of contracts with customers and main characteristics thereof;
- Identification of the performance obligations included in such contracts;
- Determination of the transaction price and the effects derived from the variable consideration;
- Assignment of the price of the transaction to each performance obligation;
- Analysis of the moment in which the income must be recognized, whether at a specific moment or over time, as applicable;
- Analysis of the revelations required by the IFRS 15 and its impacts on the internal processes and controls; and
- Analysis of the possible costs for obtaining and complying with contracts with customers that must be capitalized according to the requirements of the new IFRS 15.
- Fibra UNO concluded that there are no significant impacts on the financial statements derived from the adoption of the IFRS 15.

**g) *Change in Accounting Policy***

**IAS 23 Loan Costs**

Until December 31, 2017, Fibra UNO applied the exemption from capitalization of financial costs for investment properties under construction, which are valued at their fair value granted by IFRS. Therefore, all interest on loans obtained for the construction of investment properties are recognized as an expense directly in income.

However, in order to adapt to the accounting practices of the industry's biggest competitors, the next financing request for the Mitikah project, such financing will generate interest associated with a fully under development asset, such interest is valued at replacement cost, and that the Fibra UNO's financial statements provide more reliable and relevant information on the effects of the capitalization of Loan Costs that affect or will affect the financial situation of Fibra UNO. Fibra UNO has voluntarily decided to adopt IAS 23 Loan Costs as of January 1, 2018. From this date and as a result of the above, Fibra UNO will begin to capitalize the loan costs directly attributable to the acquisition, construction or production of an asset qualifiable as a portion of the cost of such asset. Fibra UNO will apply this change retroactively, so the following shows the effects of the adoption of IAS 23 on the consolidated statements of financial position as of December 31, 2017 and the consolidated statements of income as of December 31, 2017 and on the condensed consolidated statement of income for the nine-month period ended September 30, 2017.

# Interim Consolidated Condensed Income Statement for the 9-month period ending September 30, 2017

	Reported figures as of 30/09/2017	Reclassifications		Reformulated figures as of 30/09/2017	Var
		Debit	Credit		
Total Income	10,717,263			10,717,263	-
Total Expenses	(2,640,671)			(2,640,671)	-
Operating Income	8,076,592			8,076,592	-
Interest expense	(3,581,831)		417,190	(3,164,641)	417,190
Interest revenue	374,777			374,777	-
Income after financial expenses	4,869,538			5,286,728	417,190
Fair value adjustment to investment properties and affiliates	3,427,356	417,190		3,010,166	(417,190)
Other income (expenses)	2,328,899			2,328,899	-
Consolidated net income	10,625,793			10,625,793	-
Controlling participation	10,595,901			10,595,901	-
Non-controlling participation	29,892			29,892	-
	10,625,793	417,190	417,190	10,625,793	-

# Consolidated Condensed Statement of Financial Position as of December 31, 2017

	Reported figures as of 31/12/2017	Reclassifications		Reformulated figures as 31/12/2017	Var
		Debit	Credit		
Total current assets	12,473,489			12,473,489	-
Investment properties	203,064,242	590,162	590,162	203,064,242	-
Other non-current assets	7,779,779			7,779,779	-
Total assets	223,317,510	590,162	590,162	223,317,510	-
Total liabilities	73,440,976			73,440,976	-
Total Controlling participation	146,059,455	590,162	590,162	146,059,455	-
Non-controlling participation	3,817,079			3,817,079	-
Total shareholders' equity	149,876,534			149,876,534	-
Total liabilities and trustors' capital	223,317,510	590,162	590,162	223,317,510	-

# Consolidated Condensed Income Statement from January 1 to December 31, 2017

	Reported figures as of 31/12/2017	Reclassifications		Reformulated figures as 31/12/2017	Var
		Debit	Credit		
Total Income	14,621,120			14,621,120	-
Total Expenses	(3,633,297)			(3,633,297)	-
Operating Income	10,987,823			10,987,823	-
Interest expense	(4,926,629)		590,162	(4,336,467)	590,162
Interest revenue	637,929			637,929	-
Income after financial expenses	6,699,123			7,289,285	590,162
Fair value adjustment to investment properties and affiliates	4,505,385	590,162		3,915,223	(590,162)
Other income (expenses)	953,672			953,672	-
Consolidated net income	12,158,180	590,162	590,162	12,158,180	-
Controlling participation	12,117,941			12,117,941	-
Non-controlling participation	40,239			40,239	-
	12,158,180	590,162	590,162	12,158,180	-

As of September 30, 2018, Fibra UNO has capitalized loan costs of \$617.2 million Mexican Pesos.

3. Cash, cash equivalent and restricted cash	30/09/2018	31/12/2017
Cash, cash equivalent and bank deposits	\$ 1,138,671	\$ 3,102,130
Restricted cash:		
Restricted cash and reserve funds for bank loans	153,071	126,314
Investment in securities less than 3 months maturity	4,722,819	-
<b>Total cash and cash equivalents</b>	<b>\$ 6,014,561</b>	<b>\$ 3,228,444</b>
4. Financial Investments	30/09/2018	31/12/2017
Trading investments- government securities	\$ -	\$ 2,406,004
5. Lease receivables and others	30/09/2018	31/12/2017
Lease receivables	\$ 1,757,830	\$ 1,657,958
Allowance for doubtful accounts	(379,369)	(208,898)
	<b>\$ 1,378,461</b>	<b>\$ 1,449,060</b>
6. Other accounts receivable	30/09/2018	31/12/2017
Receivable construction cost	\$ 90,118	\$ 90,118
Administration fee	278,714	208,269
Security Deposit	-	114,576
Accounts receivable from sale of investment properties	-	140,225
Other accounts receivable	44,427	46,562
	<b>\$ 413,259</b>	<b>\$ 599,750</b>
7. Investment properties	30/09/2018	31/12/2017
Fair value:		
Investment completed	\$ 190,128,633	\$ 179,129,129
Investment in development	20,285,849	20,266,964
Land reserves	1,042,563	1,124,149
Rights over properties with operating leases	2,631,742	2,544,000
	<b>\$ 214,088,787</b>	<b>\$ 203,064,242</b>



Investment Properties	Type	Properties	30/09/2018	31/12/2017
Balance at the beginning of the period			\$ 203,064,242	\$ 172,739,278
Acquisitions:				
Montes Urales 620	Offices	1	1,145,760	-
Turbo	Mixed	16	-	7,550,709
Apolo II	Retail	17	-	8,314,250
Frimax	Industrial	3	-	3,277,734
Saqqara	Offices	1	-	702,240
Sale of land Portfolio Kansas	Land	1	-	(116,425)
Sale UAG	Retail	1	(638,000)	-
Sale of land in Apodaca, NL	Land	1	(109,586)	-
Sale of Reforma 155 (Floors 2 and 4)	Offices	1	(211,431)	-
Additional investment properties and acquisition costs			7,303,944	5,735,117
Fair value adjustments to investment properties			3,533,858	4,861,339
<b>Balance at the end of the period</b>			<b>\$ 214,088,787</b>	<b>\$ 203,064,242</b>

8. Investments in Associates	% ownership	30/09/2018	31/12/2017
Torre Mayor	49%	\$ 2,681,419	\$ 2,821,995
Torre Diana	50%	1,565,584	1,542,680
		<b>\$ 4,247,003</b>	<b>\$ 4,364,675</b>

9. Other assets, Net	30/09/2018	31/12/2017
Administrative platform (1)	\$ 2,043,674	\$ 2,043,674
Implementation advisory	-	440,800
Advisory for the structuring of the real estate vehicle	30,000	30,000
Accumulated amortization	(520,090)	(805,532)
	<b>\$ 1,553,584</b>	<b>\$ 1,708,942</b>

(1) The acquired administrative platform includes personnel, technology and processes.

## 10. Préstamos

Type	Institution	Summary of loans balance as of September 30, 2018				
		Currency	Interest rate	Maturity	Balance MXN	Balance in thousand USD
Unsecured	BBVA Bancomer	MXN	TIE + 1.25%	Feb-19	\$ -	-
Unsecured	Santander	MXN	TIE + 1.25%	Oct-18	-	-
Unsecured	Santander	MXN	TIE + 1.25%	Aug-18	-	-
Unsecured	BBVA Bancomer	MXN	TIE + 1.25%	Nov-18	-	-
Unsecured	BBVA Bancomer	MXN	TIE + 1.25%	Nov-18	-	-
Unsecured	BBVA Bancomer	MXN	TIE + 1.25%	Dec-18	-	-
Unsecured	Banamex	MXN	TIE + 1.00%	Dec-18	-	-
Unsecured	Actinver	MXN	TIE + 1.8%	Jun-19	100,000	-
Mortgage	Finsa Bancomext US 84.7 millones	USD	4.89%	Nov-20	-	65,841
Bond	Nacional (FUNO 17-2)	MXN	TIE + 0.85%	Dec-22	8,100,000	-
Mortgage	HSBC Samara	MXN	TIE + 2.00%	Sep-23	2,725,714	-
Mortgage	Metlife, Mexico	MXN	7.92%	Dec-23	527,995	-
Mortgage	Metlife, Mexico	MXN	7.92%	Dec-23	254,187	-
Bond	Nacional (FUNO 13-2)	MXN	8.40%	Dec-23	3,120,900	-
Bond	Internacional	USD	5.25%	Dec-24	-	600,000
Bond	Nacional (FUNO 15)	MXN	6.99%	Jul-25	7,500,000	-
Bond	Internacional	USD	5.25%	Jan-26	-	500,000
Bond	Nacional (FUNO 16U)	UDIS	4.60%	Apr-27	2,598,977	-
Bond	Nacional (FUNO 17)	MXN	9.20%	Nov-27	4,799,600	-
Bond	Nacional (FUNO 13U)	UDIS	5.09%	Dec-28	2,795,432	-
Bond	Nacional (FUNO 18)	MXN	8.95%	Apr-23	5,400,400	-
Mortgage	Banorte	MXN	TIE + 1.95%	Jun-38	2,561,793	-
Bond	Internacional	USD	6.95%	Jan-44	-	700,000
Balance as of September 30, 2018					\$ 40,484,998	1,865,841
Foreign exchange rate as of September 30, 2018						18.8120
Dollar balance in pesos equivalent					\$	35,100,201
Balance as of June 30, 2018 in pesos equivalent						75,585,199
Short-term loans						(391,394)
Long-term loans						75,193,805
Transaction costs						(494,803)
Debt's fair value						(608,214)
					\$	<u>74,090,788</u>

Type	Institution	Summary of loans balance as of December 31, 2017				
		Currency	Interest rate	Maturity	Balance MXN	Balance in thousand USD
Mortgage	Finsa Bancomext US 84.7 millones	USD	4.89%	Nov-20	\$ -	69,131
Mortgage	HSBC Samara	MXN	TIE + 2%	Sep-23	2,828,571	-
Unsecured	Actinver	MXN	TIE + 1.8%	Jun-18	410,000	-
Unsecured	Banamex	MXN	TIE + 1.00%	Feb-18	1,800,000	-
Mortgage	Metlife, Mexico	MXN	7.92%	Dec-23	255,841	-
Mortgage	Metlife, Mexico	MXN	7.92%	Dec-23	531,558	-
Mortgage	Banorte	MXN	TIE + 1.95%	Jun-38	2,574,925	-
Bond	Nacional (FUNO 13-2)	MXN	8.40%	Dec-23	3,120,900	-
Bond	Nacional (FUNO 15)	MXN	6.99%	Jul-25	7,500,000	-
Bond	Nacional (FUNO 13U)	UDIS	5.09%	Nov-28	2,526,338	-
Bond	Nacional (FUNO 16U)	UDIS	4.60%	Apr-27	2,717,302	-
Bond	Nacional (FUNO 16)	MXN	TIE + 0.65%	Apr-19	883,750	-
Bond	Nacional (FUNO 17)	MXN	9.20%	Nov-27	1,000,000	-
Bond	Nacional (FUNO 17-2)	MXN	TIE + 0.85%	Dec-22	6,100,000	-
Bond	Internacional	USD	5.25%	Dec-24	-	600,000
Bond	Internacional	USD	6.95%	Jan-44	-	700,000
Bond	Internacional	USD	5.25%	Jan-26	-	500,000
Balance as of December 31, 2017 \$					32,249,185	1,869,131
Foreign exchange rate as of December 31, 2017						19.7354
Dollar balance in pesos equivalent \$						36,888,047
Balance as of December 31, 2017 in pesos equivalent						69,137,232
Short-term loans						(2,474,703)
Long-term loans						66,662,529
Transaction costs						(529,189)
Debt's fair value						(545,897)
						\$ 65,587,443

As of September 30, 2018 and 2017, the market value of the UDIs was 6.105185 and 5.934551, respectively. The amounts shown in the previous tables of loans referring to this indicator are expressed in Mexican Pesos.

The financial debt establishes certain conditions to do or not to do, which have been met as of June 30, 2018 and as of December 31, 2017.

- Fibra UNO is obligated to pay on or prior to the due date the property tax and any other contributions.
- Maintain all its serviceable goods and assets that are necessary for the proper operation of its businesses, except for normal use and wear.

- Maintain the insurances on its insurable assets with renowned insurance companies, for amounts versus risks that are customary in the real estate industry, and for sufficient insured amounts to replace or repair damages.
- Not reduce the Debt-Service Coverage Ratio (Net Operation Income (NIO) between the Debt Service) below one point 20 to 1.

## 11. Long-Term Derivative Financial Instruments

In order to limit the exchange rate risk derived from the bond issued in American dollars, maturing in 2026, Fibra UNO has contracted nine currency SWAPS for 450 million American dollars, 100 million American dollars of which cover only the principal, and 350 million American dollars cover principal and interests.

In order to limit the interest rate risk derived from the mortgage loan contracted with HSBC, Fibra UNO contracted two interest rate SWAPS for a total of \$2.942 billion Mexican Pesos, which cover interests.

As of September 30, 2018, the position of the derivative financial instruments of Fibra UNO is comprised of nine currency SWAPS and two interest rate SWAPS of \$(730.4) million Mexican Pesos, which are shown in the field of derivative financial instruments in non-current liabilities.

As of December 31, 2017, the position of the financial instruments derived from Fibra UNO is made up of nine currency SWAPS and two interest rate SWAPS for \$443.06 million Mexican Pesos and a Collar of \$692, which are shown in the field of financial instruments derived in the non-current liabilities for \$443.7 million Mexican Pesos.

The characteristics of the SWAPS used for the coverage of the aforementioned risks and their fair value as of June 30, 2018, and as of December 31, 2017, are the following:

No.	Notional thousand USD	Notional thousand MXN	FX	FUNO PAYS	FUNO RECEIVES	Initial date	Final date	Fair value MXN as of 30/09/18
1	50,000	944,750	18.8950	TIIE + 3.34%	5.25% USD	17/06/2016	30/01/2026	(64,743)
2	50,000	944,750	18.8950	TIIE - 2.77%	-	17/06/2016	30/01/2026	(65,028)
3	50,000	958,000	19.1600	TIIE + 3.51%	5.25% USD	28/06/2016	30/01/2026	(88,255)
4	50,000	958,000	19.1600	TIIE - 2.60%	-	28/06/2016	30/01/2026	(83,917)
5	60,000	1,113,000	18.5500	TIIE + 3.49%	5.25% USD	30/06/2016	30/01/2026	(61,557)
6	40,000	739,000	18.4750	TIIE + 3.59%	5.25% USD	08/07/2016	30/01/2026	(41,592)
7	25,000	-	20.3465	TIIE + 3.09%	5.25% USD	30/01/2017	30/01/2026	(68,285)
8	50,000	980,000	19.6000	TIIE + 2.80%	5.25% USD	30/01/2017	30/01/2026	(75,500)
9	75,000	-	20.3700	TIIE + 3.06%	5.25% USD	30/01/2017	30/01/2026	(200,118)
10	-	2,046,207	-	TIIE 28 days	7.73%	21/02/2017	15/09/2023	12,940
11	-	896,650	-	TIIE 28 days	7.73%	21/02/2017	15/09/2023	5,670
	<b>450,000</b>	<b>9,580,357</b>						<b>(730,385)</b>

No.	Notional thousand USD	Notional thousand MXN	FX	FUNO PAYS	FUNO RECEIVES	Initial date	Final date	Fair value MXN as of 31/12/18
1	50,000	944,750	18.8950	TIE + 3.34%	5.25% USD	17/06/2016	30/01/2026	\$ 78,799
2	50,000	944,750	18.8950	TIE - 2.77%	-	17/06/2016	30/01/2026	27,488
3	50,000	958,000	19.1600	TIE + 3.51%	5.25% USD	28/06/2016	30/01/2026	52,434
4	50,000	958,000	19.1600	TIE - 2.60%	-	28/06/2016	30/01/2026	6,109
5	60,000	1,113,000	18.5500	TIE + 3.49%	5.25% USD	30/06/2016	30/01/2026	109,795
6	40,000	739,000	18.4750	TIE + 3.59%	5.25% USD	08/07/2016	30/01/2026	72,371
7	25,000	-	20.3465	TIE + 3.09%	5.25% USD	30/01/2017	30/01/2026	2,529
8	50,000	-	19.6000	TIE + 2.80%	5.25% USD	30/01/2017	30/01/2026	67,995
9	75,000	-	20.3700	TIE + 3.06%	5.25% USD	30/01/2017	30/01/2026	8,159
10	-	2,046,207	-	TIE a 28 días	7.73%	21/02/2017	15/09/2023	12,048
11	-	896,650	-	TIE a 28 días	7.73%	21/02/2017	15/09/2023	5,279
	<b>450,000</b>	<b>8,600,357</b>						<b>\$ 443,006</b>

Fibra UNO designated the SWAPS that cover principal and interests (SWAPS No. 1, 3, 5, 6, 7, 8, and 9 of the previous table) as Fair Value Hedges, and the SWAPS that cover only principal and only interest rates (SWAPS No. 2, 4, 10 and 11 of the previous table) as Cash Flow Hedges.

The characteristics of the Collar and its fair value as of December 31, 2017, are the following:

No.	Notional thousand MXN	Floor	Ceiling	Initial date	Final date	Fair value MXN as of 31/12/17
7	1,889,500	4.50%	8.75%	01/07/2016	02/07/2018	<b>692</b>

As of September 30, 2018, and December 31, 2017, the primary position covered by all SWAPS amounts to \$450 million United States dollars, of which \$350 million United States dollars cover principal and interests and \$100 million United States dollars cover only principal. There are additionally \$2.942 billion Mexican Pesos that cover only interest rates.

As of September 30, 2018, and December 31, 2017, the fair value of the SWAPS was determined through an internal model, prospectively and retrospectively testing their effectiveness, which was highly effective between 80% and 125%.

12. Accounts payable and Accrued Expenses	30/09/2018	31/12/2017
Interest payable	\$ 953,930	\$ 977,070
Accrued expenses and other payables	960,124	748,319
Suppliers	156,869	153,209
	<b>\$ 2,070,923</b>	<b>\$ 1,878,598</b>

### 13. Pagos basados en CBFIs

The compensation costs related to the long-term compensation executive plan based on the granting of CBFIs as of September 30, 2018 and 2017 were for \$155 million Mexican Pesos and \$26.5 million Mexican Pesos, respectively. As of December 31, 2017, the compensation costs related to the plan were \$95 million

Mexican Pesos. During 2018 and 2017, 3,259,013 and 4,301,897 CBFIs, respectively, came into circulation as a result of the program.

14. Transactions and balances with related parties	30/09/2018	31/12/2017
Revenues:		
F1 Administración, S.C.		
Management fees (6)	\$ 75,778	\$ 296,076
MTK Developers, S.A. de C.V.		
Management fees (6)	4,428	2,740
Expenses:		
Fibra UNO Administración		
Acquisition fees 3% (1)	202,138	76,708
Administration fees 0.5% (1)	542,835	653,904
Parks Desarrolladora, S. A. de C. V.		
Capitalized services rendered (4)	-	188,030
Coordinadora de Inmuebles Industriales, S. A. de C. V.		
Capitalized services rendered (4)	839,275	833,044
G-30 LA Madre, S. A. P. I. de C. V.		
Capitalized services rendered (4)	-	172
Jumbo Administración		
Property management services (3)	353,728	402,684
F2 Services		
Services rendered (2)	244,901	274,100
Parks Mantenimiento, S. A. de C. V.		
Property management services (5)	8,440	-

1. Fibra UNO pays an annual fee equivalent to 0.5% of the Equity plus the value added tax for advising services, and 3% over the purchase value of the properties purchased from third parties.
2. Fibra UNO pays a monthly fee equivalent to 2% of the rents charged for its properties, plus the value added tax for administrative services.
3. According to that established in the Portfolio management agreement, Fibra UNO shall pay Jumbo Administración, S. A. P. I. de C. V., an amount equivalent to (i) 3% of the collected revenue of the Morado Portfolio; (ii) the total amount of the maintenance fees, publicity and service fees charged to the tenants and users of the properties, according to their respective leasing agreement; and (iii) an annual 0.5% of the contribution value of investment property assets, which are payable per matured quarter.
4. Fibra UNO entered into a construction agreement with Parks Desarrolladora, S.A., Coordinadora de Inmuebles Industriales, S.A. de C.V. and G30 La Madre, S.A.P.I. de C.V., by which the fees shall be paid based on the progress of each work.
5. Fibra UNO entered into a Service Agreement with Parks Mantenimiento, S.C., by which the services of maintenance provided for properties will be paid as the services accrue.

6. According to that established in the service agreement entered into between F1 Administración, S.C. (F1 Administración-affiliate company) and Banco Invex, S.A., Full Service Banking Institution, Invex Grupo Financiero, acting in his capacity as Trust F/2353 (Trust F/2353) for the development of the Mitikah project, F1 Administración shall have the right to receive (i) an annual fees equivalent to 1.25%, plus the corresponding VAT, over the Maximum Amount of the Issuance of Trust F/2353; and (ii) subsequent to the Period of Investment and any extension thereof, to 1.25% plus the corresponding VAT over the Total Invested Amount of Trust F/2353.

The aforementioned transactions are documented through agreements with validity periods ranging 5 years to longer periods, and such agreements can be extended.

<b>Balance with related parties:</b>	<b>30/09/2018</b>	<b>31/12/2017</b>
Receivable to:		
Parks Operadora Hotelera	\$ 82,310	\$ 59,526
Others	10,063	986
	<b>\$ 92,373</b>	<b>\$ 60,512</b>
	<b>30/09/2018</b>	<b>31/12/2017</b>
Payable to:		
Fibra UNO Administración, S.C.	\$ 103,149	\$ 118,846
Jumbo Administración, S.A.P.I. de C.V.	21,856	27,999
Parks Concentradora, S.A de C.V.	28,308	19,157
Parks Desarrolladora, S.A de C.V.	19,238	-
Parks Mantenimiento, S.C.	3,689	-
Coordinadora de Inmuebles Industriales, S.A de C.V.	50,495	34,797
Trust 2304	-	6,045
Others	492	3,257
	<b>\$ 227,227</b>	<b>\$ 210,101</b>

## 15. Equity

- Fibra UNO 's equity consists of contributing one thousand Mexican Pesos, the amount of the net resources derived from issuances of CBFIs and the contributions of investment properties performed to the equity of the trust paid with CBFIs.
- As of September 30, 2018, and December 31, 2017, there are 3,925,323,970 and 3,956,776,551 outstanding CBFIs, respectively.

### Distributions

The Fibra UNO Technical Committee has approved and paid distributions of the corresponding tax income accounts and reimbursement of capital to the CBFI holders in the following manner:

Distribution dates	Total distributed	Tax result	Capital reimbursement
August 9, 2018	\$ 2,127,113	\$ 2,127,113	\$ -
May 9, 2018	2,093,789	2,093,789	-
February 12, 2018	2,020,682	1,307,715	712,967
Total as of September 30, 2018	<b>\$ 6,241,584</b>	<b>\$ 5,528,617</b>	<b>\$ 712,967</b>
October 4, 2017	1,718,800	\$ 1,718,800	\$ -
August 9, 2017	1,701,892	1,701,892	-
May 9, 2017	1,684,261	1,684,261	-
February 9, 2017	1,662,539	-	1,662,539
Total as of December 31, 2017	<b>\$ 6,767,492</b>	<b>\$ 5,104,953</b>	<b>\$ 1,662,539</b>

As of September 30, 2018 and December 31, 2017, Fibra UNO distributed \$712.9 million Mexican Pesos and \$1,662.5 million Mexican Pesos for capital reimbursement, respectively, corresponding to the year 2017 and 2016, respectively.

## 16. Commitments

- Neither the Trustee nor its assets are subject to any type of legal action, except those derived from their routine operations and activities.
- On September 23, 2018, Fibra UNO Technical Committee approved, prior authorization of all of independent members, distributions for the concept of advanced tax result and capital reimbursement for \$2,164.5 million Mexican Pesos. This distribution will be paid by Fibra UNO no later than November 9, 2018.

## 17. Approval of Financial Statements

The attached condensed consolidated financial statements and notes thereof were authorized for issuance by Mr. Fernando Alvarez Toca, Vice-President of Finances of Fibra UNO, according to the the Technical Committee 's approval on October 23, 2018.

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