

## **Trust FIBRA UNO and Subsidiaries**

**Interim Consolidated Condensed Financial Statements as of June 30, 2019 and December 31, 2018 and for the six and three-months periods ended June 30, 2019 and 2018**



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### **Interim Consolidated Condensed Financial Statements as of June 30, 2019 and December 31, 2018 and for the six and three- months periods ended June 30, 2019 and 2018**

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**Interim Consolidated Condensed Statement of Financial Position**  
**As of June 30, 2019 and December 31, 2018**  
**(Figures in thousand of Pesos)**

Assets	Notes	30/06/2019	31/12/2018
<b>Currents assets:</b>			
Cash and restricted cash	3.	\$ 18,152,334	\$ 4,408,926
Lease receivables from tenants, net	4.	1,728,690	1,308,157
Other accounts receivable	5.	698,186	419,080
Accounts Receivable - Related Parties	13.	7,068	53,367
Refundable tax, mainly VAT		2,695,071	2,915,441
Short term pre-paid expenses		2,142,847	1,366,757
<b>Total current assets</b>		<b>25,424,196</b>	<b>10,471,728</b>
<b>Non-current assets:</b>			
Investment properties	6.	233,494,308	223,515,535
Investments in affiliates	7.	6,555,639	5,420,134
Other accounts receivable		1,262,464	1,262,464
Long term pre-paid expenses		389,457	347,951
Derivative Financial Instruments	10.	-	267,245
Other assets, net	8.	1,473,827	1,509,958
<b>Total non-current assets</b>		<b>243,175,695</b>	<b>232,323,287</b>
<b>Total assets</b>		<b>268,599,891</b>	<b>242,795,015</b>

  

Liabilities and trustors' Net Asset Value	Notes	30/06/2019	31/12/2018
<b>Short-term liabilities:</b>			
Borrowings	9.	308,282	2,390,561
Accounts payable and accrued expenses	11.	2,263,973	2,348,590
Accounts payable due to acquisition of Investment Properties		926,236	435,236
Deferred revenues from Leases		373,761	332,147
Payables to related parties	13.	303,360	205,174
<b>Total short-term liabilities</b>		<b>4,175,612</b>	<b>5,711,708</b>
<b>Long-term liabilities:</b>			
Borrowings	9.	98,928,912	77,175,549
Payable to related parties		292,727	292,727
Deposits from tenants		977,209	957,077
Deferred revenues from Leases		600,219	552,639
Derivative Financial Instruments	10.	210,790	-
<b>Total long-term liabilities</b>		<b>101,009,857</b>	<b>78,977,992</b>
<b>Total liabilities</b>		<b>105,185,469</b>	<b>84,689,700</b>
<b>Net Asset Value</b>			
Trustors' capital	14.	111,614,239	112,947,866
Retained earnings		44,915,081	38,147,660
Valuation of derivative financial instruments on cash flow hedging		(323,179)	1,408
Trust certificates repurchase reserve		2,894,230	2,894,230
<b>Total Controlling interest</b>		<b>159,100,371</b>	<b>153,991,164</b>
<b>Non-controlling interest</b>		<b>4,314,051</b>	<b>4,114,151</b>
<b>Total Net Asset Value</b>		<b>163,414,422</b>	<b>158,105,315</b>
<b>Total liabilities and Net Asset Value</b>		<b>\$ 268,599,891</b>	<b>\$ 242,795,015</b>

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

**Interim Consolidated Condensed Income Statement**  
**For the six and three-months periods ending June 30, 2019 and 2018**  
**(Figures in thousand of Pesos)**

	6 months as of 30/06/2019	3 months as of 30/06/2019	3 months as of 31/03/2019	6 months as of 30/06/2018	3 months as of 30/06/2018	3 months as of 31/03/2018
Investment property income	\$ 8,189,723	\$ 4,138,701	\$ 4,051,022	\$ 7,413,079	\$ 3,728,566	\$ 3,684,513
Maintenance revenues	897,118	443,499	453,619	755,125	391,731	363,394
Dividends of fiduciary rights' leases	167,403	88,922	78,481	117,272	61,605	55,667
Management fees, income	85,883	65,814	20,069	59,508	33,276	26,232
	<b>9,340,127</b>	<b>4,736,936</b>	<b>4,603,191</b>	<b>8,344,984</b>	<b>4,215,178</b>	<b>4,129,806</b>
Management fees, expenses	(443,179)	(220,256)	(222,923)	(408,735)	(207,027)	(201,708)
Administration expenses	(580,972)	(291,060)	(289,912)	(538,454)	(270,437)	(268,017)
Operating expenses	(970,265)	(517,450)	(452,815)	(884,105)	(442,191)	(441,914)
Property taxes	(238,211)	(116,263)	(121,948)	(214,547)	(113,806)	(100,741)
Insurance	(135,682)	(64,821)	(70,861)	(78,570)	(39,276)	(39,294)
	<b>(2,368,309)</b>	<b>(1,209,850)</b>	<b>(1,158,459)</b>	<b>(2,124,411)</b>	<b>(1,072,737)</b>	<b>(1,051,674)</b>
<b>Operating income</b>	<b>6,971,818</b>	<b>3,527,086</b>	<b>3,444,732</b>	<b>6,220,573</b>	<b>3,142,441</b>	<b>3,078,132</b>
Interest expense	(2,770,103)	(1,433,846)	(1,336,257)	(2,513,219)	(1,309,553)	(1,203,666)
Interest revenue	308,658	149,931	158,727	282,920	145,040	137,880
<b>Income after financial expenses</b>	<b>4,510,373</b>	<b>2,243,171</b>	<b>2,267,202</b>	<b>3,990,274</b>	<b>1,977,928</b>	<b>2,012,346</b>
Gain on sale of investment properties	40,000	-	40,000	110,108	87,212	22,896
Foreign exchange gain (loss), Net	652,410	160,572	491,838	(189,351)	(2,124,368)	1,935,017
Valuation effect on financial instruments	191,875	108,798	83,077	(949,879)	(246,979)	(702,900)
Fair value adjustment to investment properties and affiliates	4,925,773	3,225,542	1,700,231	3,029,960	1,367,534	1,662,426
Administrative platform amortization	(51,092)	(25,546)	(25,546)	(97,492)	(48,746)	(48,746)
Amortization of bank and other financial charges	(100,405)	(58,814)	(41,591)	(64,131)	(26,471)	(37,660)
Expenses for acquisition of investment in associates	(150,744)	(21,471)	(129,273)	-	-	-
Taxes for the sale of investment properties	(14,200)	-	(14,200)	-	-	-
Other expenses	(51,370)	(51,370)	-	-	-	-
Executive bonus	(215,326)	(107,426)	(107,900)	(147,835)	(124,093)	(23,742)
<b>Consolidated net and comprehensive income</b>	<b>\$ 9,737,294</b>	<b>\$ 5,473,456</b>	<b>\$ 4,263,838</b>	<b>\$ 5,681,654</b>	<b>\$ 862,017</b>	<b>\$ 4,819,637</b>
<b>Controlling interest</b>	9,652,846	5,436,463	4,216,383	5,668,841	871,095	4,797,746
<b>Non-controlling interest</b>	84,448	36,993	47,455	12,813	(9,078)	21,891
	<b>\$ 9,737,294</b>	<b>\$ 5,473,456</b>	<b>\$ 4,263,838</b>	<b>\$ 5,681,654</b>	<b>\$ 862,017</b>	<b>\$ 4,819,637</b>

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

**Interim Consolidated Condensed Statement of Changes in Net Asset Value**  
**For the six month period ending June 30, 2019 and the annual period 2018**  
**(Figures in thousand of Pesos)**

	Notes	Net Asset Value	Retained earnings	Financial Derivatives Instruments Reserve from Cash Flow Hedging	Trust certificates repurchase reserve	Total controlling interest	Total non-controlling interest	Total
<b>Balance as of January 1, 2018</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>
Accumulated effect of adopting IFRS 9		-	(161,709)	-	-	(161,709)	-	(161,709)
Trustor's contributions	14.	1,298,824	-	-	-	1,298,824	206,597	1,505,421
Distributions to beneficiaries	14.	(1,892,621)	(6,513,466)	-	-	(8,406,087)	-	(8,406,087)
CBFIs Repurchase Reserve		-	-	-	(2,000,869)	(2,000,869)	-	(2,000,869)
Net and Comprehensive Consolidated income		-	17,180,277	-	-	17,180,277	90,475	17,270,752
Valuation of derivative financial instruments on cash flow hedging		-	-	21,273	-	21,273	-	21,273
<b>Balance as of December 31, 2018</b>		<b>\$ 112,947,866</b>	<b>\$ 38,147,660</b>	<b>\$ 1,408</b>	<b>\$ 2,894,230</b>	<b>\$ 153,991,164</b>	<b>\$ 4,114,151</b>	<b>\$ 158,105,315</b>
Trustor's contributions	14.	215,326	-	-	-	215,326	115,452	330,778
Distributions to beneficiaries	14.	(1,548,953)	(2,948,221)	-	-	(4,497,174)	-	(4,497,174)
Net and Comprehensive Consolidated income		-	9,652,846	-	-	9,652,846	84,448	9,737,294
Valuation of derivative financial instruments on cash flow hedging		-	62,796	(324,587)	-	(261,791)	-	(261,791)
<b>Balance as of June 30, 2019</b>		<b>\$ 111,614,239</b>	<b>\$ 44,915,081</b>	<b>\$ (323,179)</b>	<b>\$ 2,894,230</b>	<b>\$ 159,100,371</b>	<b>\$ 4,314,051</b>	<b>\$ 163,414,422</b>

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

**Interim Consolidated Condensed Statement of Cash Flow**  
**For the 6-months periods ending June 30, 2019 and 2018**  
**(Figures in thousand of Pesos)**

	30/06/2019	30/06/2018
Operating activities:		
<b>Net and Comprehensive Consolidated income</b>	<b>\$ 9,737,294</b>	<b>\$ 5,681,654</b>
Adjustments to non cash flow generated items:		
Fair value adjustment to investment properties	(4,925,773)	(3,029,960)
Effect of unrealized operations	351,476	187,498
Gain on sale of investment properties	(40,000)	(110,108)
Amortization of Administrative platform and fees	151,497	161,623
Executive bonus	215,326	147,835
Interest revenue	(308,658)	(282,920)
Interest expense	2,770,103	2,741,239
Valuation effect on financial instruments	(191,875)	949,879
Total	7,759,390	6,446,740
Working capital movements:		
(Increase) decrease on:		
Lease receivable	(420,533)	(135,719)
Other accounts payable	(279,106)	208,325
Accounts Receivable - Related Parties	46,299	3,611
Refundable tax, mainly VAT	220,370	351,847
Pre-paid expenses	(781,465)	(343,886)
(Decrease) increase in:		
Accounts payable and accrued expenses	(84,616)	86,972
Deferred revenues	89,194	147,237
Long-term other accounts payable	-	288,050
Deposits from tenants	20,132	21,505
Dues to related parties	98,186	29,276
Net cash flow from operating activities	6,667,851	7,103,958
Investment activities:		
Investment in development projects and expenses related to acquisitions	(4,055,601)	(4,385,752)
Acquisitions of investment properties	(400,000)	(2,128,680)
Sale of investment properties	-	1,003,306
Investments in securities	-	2,406,004
Fiduciary rights acquisition	(1,434,916)	-
Interest income	308,276	240,322
Net cash flow from investment activities	(5,582,241)	(2,864,800)
Financing activities:		
Payments of loans	(10,464,266)	(6,017,359)
New loans contracted	31,128,264	9,504,098
Trustor's contributions	-	300,000
Distributions to beneficiaries	(4,497,174)	(4,114,471)
Trust certificates repurchase	-	(838,257)
Interest paid	(3,509,026)	(2,797,673)
Net cash flow from financing activities	12,657,798	(3,963,662)
Net cash flow:		
Net (decrease) increase in cash and restricted cash	13,743,408	275,496
Cash and restricted cash at the beginning of the period	4,408,926	3,228,444
<b>Cash and restricted cash at the end of the period</b>	<b>\$ 18,152,334</b>	<b>\$ 3,503,940</b>

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

## Notes to the Interim Consolidated Condensed Financial Statements

**For the six- and three-month periods ended June 30, 2019 and 2018, and the year ended December 31, 2018**

**(Figures in Thousand Mexican Pesos)**

### 1. General information, acquisitions and relevant events

#### General Information and activities

Trust FIBRA UNO ("Fibra UNO") was established as a real estate investment trust (Mexican REIT) on January 12, 2011 by Fibra UNO Administración, SA de CV, (the "Trustor") and Deutsche Bank México, SA, Institución de Banca Múltiple, División Fiduciaria y Subsidiarias ("Deutsche Bank México") as Trustee Institution. Fibra UNO began operations in March 2011, and it was mainly 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 Real Estate Market.

On June 29, 2018, Fibra UNO entered into a Fiduciary Institution substitution agreement, which came into force as of July 1, 2018, appointing Banco Actinver SA, Institución de Banca Múltiple, Grupo Financiero Actinver (Actinver) as the new Fiduciary Institution 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", by its Spanish acronym), qualifies to be treated as a transparent entity in Mexico for the purposes of the Statutory 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 Investment 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 Internal Revenue Services ("SAT", by its Spanish acronym), has established in the articles 187 and 188 of the Statutory Mexican Income Tax Law that the FIBRAs must distribute no less than 95% of their net tax income on annual basis to the holders of the CBFIs issued.

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) where such Advisor provides advisory services to Fibra UNO in structuring 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 known as Hotel Centro Histórico;
- viii. A management agreement with Operadora Galgua, S.A. de C.V. in order to manage the daily operation of the property known as Galerías Guadalajara;
- ix. A Service Agreement between F1 Administración, S.C. (F1 Administración - subsidiary company) and Banco Invex, S.A., Institución de Banca Múltiple, Invex Grupo Financiero, acting as Trustee for the 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, Floor 11, Office 1-A, Colonia Bosques de las Lomas, Mexico City.

## Acquisitions

- i. During the first quarter of 2019, Fibra UNO acquired a land of approximate 100,000 square meters located next to Antea Querétaro Shopping Mall known as “Corredor Urbano Querétaro” by an amount of \$801 million Mexican Pesos.
- ii. On March 4, 2019, as part of the Acquisition of the Portfolio Turbo, Fibra UNO indirectly acquired the 40% of the fiduciary rights of the Shopping Mall known as “Antea Querétaro” located in such city by an amount of \$1,426.9 million Mexican Pesos without hold any Control, such investment is presented under the Investment in Associates caption in the Interim Consolidated Condensed Statement of Financial Position.

## Main events of the second quarter

- i. On June 28, 2019, Fibra UNO paid an unsecured credit line, hired with Banco Nacional de México, S.A. (“Banamex”) by \$2,000 million Pesos which accrued interest at TIIE plus 1.00%.
- ii. On June 28, 2019, Fibra UNO paid an unsecured credit line, hired with Banco Inbursa, S.A. (“Inbursa”) by \$1,000 million Pesos which accrued interest at TIIE plus 1.25%.
- iii. On June 28, 2019, Fibra UNO paid an unsecured credit line, hired with Banco Santander (Mexico) S.A. (“Santander”) by \$1,000 million Pesos which accrued interest at TIIE plus 1.25%.



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- iv. On June 25, 2019, Fibra UNO issued unsecured bonds in the international market under the rule 144A/Reg S by a total amount of \$1,000 million USD of whom, 600 million USD has a term of 30 years with due date on January 15, 2050 (Senior Notes 2050) with a fix rate coupon at 6.390% and 400 million USD with a term of 10 years with due date on January 15, 2030 (Senior Notes 2030) with a fix rate coupon at 4.869%.
  - v. On June 17, 2019, Fibra UNO disposed an unsecured credit line, hired with Banamex by \$1,000 million Pesos which accrued interest at TIIE plus 1.00% and due date on December 17, 2019.
  - vi. On June 17, 2019, Fibra UNO paid an unsecured credit line, hired with BBVA by \$1,000 million Pesos which accrued interest at TIIE plus 1.00%.
  - vii. On June 14, 2019, Fibra UNO disposed an unsecured credit line, hired with Santander by \$1,000 million Pesos which accrued interest at TIIE plus 1.25% and due date on September 12, 2019.
  - viii. On June 14, 2019, Fibra UNO paid an unsecured credit line, hired with Banco Santander (Mexico), S.A. ("Santander") by \$1,000 million Pesos which accrued interest at TIIE plus 1.25%.
  - ix. On June 12, 2019, Fibra UNO simultaneously paid and disposed an unsecured credit line, hired with Banco Actinver, S. A. ("Actinver") by \$1,000 million Pesos which accrued interest at TIIE plus 1.80% and due date on June 12, 2020.
  - x. On June 6, 2019, Fibra UNO paid an unsecured credit line, hired with BBVA by \$1,000 million Pesos which accrued interest at TIIE plus 1.00%.
  - xi. On June 5, 2019, Fibra UNO paid an unsecured credit line, hired with Inbursa by \$1,000 million Pesos which accrued interest at TIIE plus 1.25%.
  - xii. On June 5, 2019, Fibra UNO paid an unsecured credit line, hired with Banamex by \$1,000 million Pesos which accrued interest at TIIE plus 1.00%; with due date of July 21, 2019 for \$500 million Pesos and August 7, 2019 for the other \$500 million Pesos.
  - xiii. On June 2019, Fibra UNO paid the total amount of the mortgage credit by \$62.4 million USD hired with Banco Nacional de Comercio Exterior, S. N. C. ("Bancomext"), which accrued interest at a fix rate of 4.89%.
  - xiv. On June 4, 2019, Fibra UNO disposed a mortgage guaranteed credit line, hired with HSBC Mexico, S.A. ("HSBC") by \$4,200 million Pesos which accrued interest at TIIE plus 2.15% and due date on June 3, 2024.
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- xv. On May 9, 2019, Fibra UNO paid to the CBFIs holders the Q1 2019 distribution by \$2,258.4 million Pesos or 0.5805 per CBFI, of whom 0.4064 belongs to tax result distribution and 0.1741 to net asset value repayment.
- xvi. On April 30, 2019, Fibra UNO disposed an unsecured credit line, hired with Santander by \$1,000 million Pesos which accrued interest at TIIE plus 1.25% and due date on June 15, 2019.
- xvii. On April 2, 2019, Fibra UNO disposed an unsecured credit line, hired with Inbursa by \$1,000 million Pesos which accrued interest at TIIE plus 1.25% and due date on February 11, 2020.

## 2. Basis of presentation

### a) Basis of presentation

The interim consolidated condensed financial statements have been prepared in accordance with IAS 34 "Interim Financial Reports". Fibra UNO applies the same accounting policies in its interim as well as in its annual financial statements.

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

Certain information and disclosures normally included in the annual financial statements, which are prepared according to the International Financial Reporting Standards ("IFRS"), have been condensed or omitted according to the standard of interim financial reports. These interim consolidated condensed financial statements must be read together with the annual consolidated financial statements of Fibra UNO and their respective disclosures for the years that ended on December 31, 2018, 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) Seasonality

Fibra UNO's Management does not consider that the business is subject to material seasonal fluctuations.

### c) Reclassifications

The annual consolidated financial statements for the year ended December 31, 2018 have been reclassified in certain accounts for presentation consistency with the one used in 2019.

### d) Investment properties appraisal

At the end of each year, Fibra UNO's Management relies on independent specialized firms to apprise its stabilized investment properties using the income, cost and market approach. For interim consolidated

condensed financial statements, Management makes its best estimate of the fair value of investment properties before the end of the quarter by applying macro-economic factors, mainly Mexican inflation and the exchange rate of the Mexican Peso against the US Dollar. Consequently, the accompanying financial statements include a detailed valuation of its investment properties.

For development projects Fibra UNO's accounting policy states that must be booked at cost until 12 months after the collection of the first rent, 12 months after receive the asset from the contractor or until the project reaches the stabilization stage, meaning 80% of occupation, afterwards it will be valued using the above-mentioned approaches in order to be appraised.

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

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

Subsidiarie name	Type	Ownership share and voting rights over the non-controlling interest		Profit (loss) from the non-controlling interest		Non-controlling interest	
		30/06/2019	31/12/2018	30/06/2019	31/12/2018	30/06/2019	31/12/2018
Fid. /1127 Torre Latino (i)	Offices	22.53%	22.53%	\$ 19,101	\$ 47,518	\$ 725,799	\$ 749,933
Fid. /2584 Mitikah (ii)	Mixed	35.80%	35.80%	65,347	42,957	3,588,252	3,364,218
<b>Total</b>				<b>\$ 84,448</b>	<b>\$ 90,475</b>	<b>\$ 4,314,051</b>	<b>\$ 4,114,151</b>

- i. Starting on January 1, 2016, and derived from the second amendment to trust agreement 1127/2010 (Torre Reforma Latino), in which the following percentages of ownership and information are stipulated:

Name	Description	% Ownership
Ecocinemas, S.A. de C.V. (Ecocinemas)	Trustor/Beneficiary A	22.53%
Fibra UNO	Trustor/Beneficiary B	77.47%

The percentage of ownership of each of the Trustor / Beneficiaries will be over the net lease income and the occasional sale's collection of Torre Latino; Fibra UNO registered in its interim consolidated condensed financial statements the 100% of the figures of the Trust 1127/2010 including the minority interest corresponding to 22.53% that represents the interest that Ecocinemas has in the net asset value of Torre Reforma Latino and it is presented on the caption Non-controlling interest in the interim consolidated condensed income statement meanwhile the Net Asset Value of the Trustor / Beneficiary A is presented in the interim consolidated condensed statement of financial position in the caption Non-controlling interest.

- ii. On June 27, 2016, Trust agreement number 2584 was entered into between:

Name	Description	% Ownership
Fibra UNO	Trustor/Beneficiary A	64.20%
Trust 2353; as Fiduciary Institution, Banco Actinver, S. A. Institución de Banca Múltiple, Grupo Financiero Actinver	Trustor/Beneficiary B	35.80%

The purpose of this Trust is to develop the mixed-use project called “Mitikah” through Fibra UNO’s commitment to add to the net asset value 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. Fibra UNO registered in its interim consolidated condensed financial statements the 100% of the figures of the Trust 2584 including the minority interest corresponding to 35.80% that represents the interest that Trust 2353 has in the net asset value of the mixed-use project called Mitikah and it is presented on the caption Non-controlling interest in the interim consolidated condensed income statement meanwhile the Net Asset Value of the Trustor / Beneficiary B is presented in the interim consolidated condensed statement of financial position in the caption Non-controlling interest.

The summary of financial information each of the subsidiary controlled Fibra UNO in which has a significant controlling interest is presented below before intercompany eliminations.

#### Trust 1127

	30/06/2019	31/12/2018
Assets	\$ 122,567	\$ 97,599
Investment Properties	3,178,586	3,291,160
Liabilities	79,672	60,160
Total Net Asset Value	3,221,481	3,328,599
Fibra UNO Controlling interest	2,495,682	2,578,666
Non-controlling interest	725,799	749,933
Profit of the year	84,782	99,604
Profit of the year attributable to the controlling interest	65,681	52,086
Profit of the year attributable to the non-controlling interest	\$ 19,101	\$ 47,518

**Trust 2584**

	30/06/2019	31/12/2018
Assets	\$ 5,119,269	\$ 4,362,490
Investment Properties	7,260,936	7,204,392
Liabilities	2,357,155	1,726,365
Total Net Asset Value	10,023,050	9,840,517
Fibra UNO Controlling interest	6,434,798	6,476,299
Non-controlling interest	3,588,252	3,364,218
Profit of the year	182,533	563,252
Profit of the year attributable to the controlling interest	117,186	520,295
Profit of the year attributable to the non-controlling interest	\$ 65,347	\$ 42,957

**f) New IFRS Adoption**
**New IFRS enacted on January 1, 2019**

IFRS 16	Leases.
Modifications to IFRS 9	Prepayment characteristics with negative compensation.
Modifications to IAS 28	Long term interests in Associates and Joint Ventures
IFRS Annual Improvements to for the period 2015-2017	Modifications to IFRS 3, Business Combinations, IFRS 11 Joint Arrangements, IAS 12 Income Taxes and IAS 23 Borrowing Costs.
Modifications to IAS 19	Modifications, reductions or liquidations to the employee's plan.
Modifications to IFRS 10 and IAS 28	Assets sell or contribution between an investor and his associate or joint Venture.

3. Cash, cash equivalent and restricted cash	30/06/2019	31/12/2018
Cash, cash equivalent and bank deposits	\$ 15,435,123	\$ 853,991
Restricted cash:		
Restricted cash and reserve funds for bank loans	250,397	236,144
Investment in securities less than 6 months maturity	2,466,814	3,318,791
<b>Total cash and cash equivalents</b>	<b>\$ 18,152,334</b>	<b>\$ 4,408,926</b>

4. Lease receivables	30/06/2019	31/12/2018
Lease receivables	\$ 1,914,031	\$ 1,488,558
Allowance for doubtful accounts	(185,341)	(180,401)
	<u>\$ 1,728,690</u>	<u>\$ 1,308,157</u>

5. Other accounts receivable	30/06/2019	31/12/2018
Receivable construction cost	\$ 90,118	\$ 90,118
Administration fee	376,220	297,464
Praegressus, S.A. of C.V.	200,000	-
Other accounts receivable	31,848	31,498
	<u>\$ 698,186</u>	<u>\$ 419,080</u>

6. Investment properties	30/06/2019	31/12/2018
Fair value:		
Investment completed	\$ 207,317,665	\$ 201,218,780
Investment in development	22,731,342	18,833,019
Land reserves	745,332	793,736
Rights over properties with operating leases	2,699,969	2,670,000
	<u>\$ 233,494,308</u>	<u>\$ 223,515,535</u>

Investment Properties	Type	Properties	30/06/2019	31/12/2018
Balance at the beginning of the period			\$ 223,515,535	\$ 203,064,242
Acquisitions:				
Corredor Urbano Querétaro	Land	1	801,000	
Montes Urales 620	Offices	1	-	1,145,760
Floor 5 Corporativo Interlomas	Offices	1	-	29,016
Land Matamoros	Land	1	-	4,872
Disposals:				
Sale of Corredor Urbano Querétaro	Land	1	(160,000)	-
Sale of 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	-	(280,000)
Construction in process, improvements, prepayments and capitalized financial costs			4,055,601	9,407,291
Fair value adjustments to investment properties			5,282,172	10,891,940
<b>Balance at the end of the period</b>			<u><b>\$ 233,494,308</b></u>	<u><b>\$ 223,515,535</b></u>

From January 1 to June 30, 2019, Fibra UNO has capitalized interest expenses by \$843.9 million Mexican Pesos.

7.	Investments in Associates	% ownership	30/06/2019	31/12/2018
	Torre Mayor	70%	\$ 3,538,283	\$ 3,632,624
	Torre Diana	50%	1,540,165	1,787,510
	Antea Queretaro	40%	1,477,191	-
			<u>\$ 6,555,639</u>	<u>\$ 5,420,134</u>

On March 4, 2019, as part of the Acquisition of the Portfolio Turbo, Fibra UNO indirectly acquired the 40% of the fiduciary rights of the Shopping Mall known as “Antea Querétaro” located in such city by an amount of \$1,426.9 million Mexican Pesos, without hold any Control, such investment is presented under the Investment in Associates caption in the Interim Consolidated Condensed Statement of Financial Position.

On June 30, 2019 and 2018, the fair value effect booked in the investment in associates was \$(356.4) million Mexican Pesos and \$(1,154.4) million Mexican Pesos, respectively and are shown in the Interim Consolidated Condensed Income Statement in the Fair Value adjustment to investment properties and affiliates line.

8.	Other assets, Net	30/06/2019	31/12/2018
	Administrative platform	\$ 2,043,674	\$ 2,043,674
	Advisory for the structuring of the real estate vehicle	-	30,000
	Accumulated amortization	(569,847)	(563,716)
		<u>\$ 1,473,827</u>	<u>\$ 1,509,958</u>

The acquired administrative platform includes personnel, technology and processes.

## 9. Borrowings

Type	Institution	Summary of loans balance as of June 30, 2019					
		Currency	Interest rate	Noun	Maturity	Balance MXN	Balance in thousand USD
Bond	International	USD	4.87%	Jun-19	Jan-50	-	600,000
Bond	International	USD	6.39%	Jun-19	Jan-30	-	400,000
Unsecured	HSBC Vermont	MXN	TIIE + 2.15%	Jun-19	Jun-24	4,200,000	-
Unsecured	Actinver	MXN	TIIE + 1.8%	Jun-19	Jun-20	100,000	-
Bond	National (FUNO 18)	MXN	8.95%	Sep-18	Apr-23	5,400,400	-
Mortgage	Santander	MXN	TIIE + 2.60%	Aug-18	Nov-25	1,320,000	-
Mortgage	Banorte	MXN	TIIE + 1.95%	Dec-17	Jun-38	2,521,624	-
Bond	National (FUNO 17-2)	MXN	TIIE + 0.85%	Dec-17	Dec-22	8,100,000	-
Bond	National (FUNO 17)	MXN	9.20%	Dec-17	Nov-27	4,799,600	-
Mortgage	HSBC Samara	MXN	TIIE + 2.00%	Sep-16	Sep-23	2,622,857	-
Mortgage	Metlife, Mexico	MXN	7.92%	Apr-16	Dec-23	252,434	-
Bond	National (FUNO 16U)	*UDIS	4.60%	Apr-16	Apr-27	2,865,765	-
Bond	International	USD	5.25%	Nov-15	Jan-26	-	500,000
Mortgage	Metlife, Mexico	MXN	7.92%	Oct-15	Dec-23	524,218	-
Bond	National (FUNO 15)	MXN	6.99%	Feb-15	Jul-25	7,500,000	-
Bond	International	USD	5.25%	Jan-14	Dec-24	-	600,000
Bond	International	USD	6.95%	Jan-14	Jan-44	-	700,000
Bond	National (FUNO 13-2)	MXN	8.40%	Dec-13	Dec-23	3,120,900	-
Bond	National (FUNO 13U)	*UDIS	5.09%	Dec-13	Dec-28	2,664,367	-
Balance as of June 30, 2019 \$						45,992,165	2,800,000
Foreign exchange rate as of June 30, 2019							19.1685
Dollar balance in Pesos equivalent \$							53,671,800
Balance as of June 30, 2019 in pesos equivalent						99,663,965	
Short-term loans						(308,282)	
Long-term loans						99,355,683	
Transaction costs						(521,942)	
Debt's fair value						95,171	
						\$	98,928,912

\*As of June 30, 2019, the market value of the UDIs was 6.258791 Pesos. The amounts shown in the previous table of loans referring to this indicator are expressed in Mexican Pesos.



Type	Institution	Summary of loans balance as of December 31, 2018					
		Currency	Interest rate	Noun	Maturity	Balance MXN	Balance in thousand USD
Mortgage	Finsa Bancomext US 84.7 millones	USD	4.89%	Dec-13	Nov-20	\$ -	64,345
Mortgage	HSBC Samara	MXN	TIIE + 2%	Sep-16	Sep-23	2,691,428	-
Unsecured	Actinver	MXN	TIIE + 1.8%	Jun-18	Jun-19	100,000	-
Unsecured	BBVA Bancomer	MXN	TIIE + 1.25%	Dec-18	Jun-19	2,000,000	-
Mortgage	Metlife, Mexico	MXN	7.92%	Oct-15	Dec-23	526,877	-
Mortgage	Metlife, Mexico	MXN	7.92%	Apr-16	Dec-23	253,670	-
Mortgage	Banorte	MXN	TIIE + 1.95%	Dec-17	Jun-38	2,548,661	-
Mortgage	Santander	MXN	TIIE + 2.60%	Aug-18	Nov-25	660,000	-
Bond	National (FUNO 13-2)	MXN	8.40%	Dec-13	Dec-23	3,120,900	-
Bond	National (FUNO 15)	MXN	6.99%	Feb-15	Jul-25	7,500,000	-
Bond	National (FUNO 13U)	*UDIS	5.09%	Dec-13	Dec-28	2,650,677	-
Bond	National (FUNO 16U)	*UDIS	4.60%	Apr-16	Apr-27	2,851,039	-
Bond	National (FUNO 17)	MXN	9.20%	Dec-17	Nov-27	4,799,600	-
Bond	National (FUNO 17-2)	MXN	TIIE + 0.85%	Dec-17	Dec-22	8,100,000	-
Bond	National (FUNO 18)	MXN	8.95%	Sep-16	Apr-23	5,400,400	-
Bond	International	USD	5.25%	Jan-14	Dec-24	-	600,000
Bond	International	USD	6.95%	Jan-14	Jan-44	-	700,000
Bond	International	USD	5.25%	Nov-15	Jan-26	-	500,000
Balance as of December 31, 2018						\$ 43,203,252	1,864,345
Foreign exchange rate as of December 31, 2018							19.6566
Dollar balance in Pesos equivalent						\$	36,646,684
Balance as of December 31, 2018 in pesos equivalent							79,849,936
Short-term loans							(2,390,561)
Long-term loans							77,459,375
Transaction costs							(486,868)
Debt's fair value							203,042
						\$	77,175,549

\*As of December 31, 2018, the market value of the UDIs was 6.226631 Pesos. The amounts shown in the previous tables of loans referring to this indicator are expressed in Mexican Pesos.

The loan agreement establishes certain conditions to do or not to do, which have been met on June 30, 2019, and December 31, 2018, the main ones are as follows:

- Fibra UNO is obligated to pay on or prior to the due date the property tax and any other contributions related to their properties.
- To maintain in good operating conditions all its facilities and assets, necessary for the proper operation of its businesses, except for the normal use and wear.
- To maintain the insurances on its insurable assets with renowned insurance companies, for amounts against common risks in the real estate industry, and for sufficient amounts to replace or repair damages.
- Do not reduce the Debt-Service Coverage Ratio (Net Operation Income (NOI) between the Debt Service) below 1.5 times.

## 10. Long Term Financial Derivative Instruments

Fibra UNO has several financial derivative instruments (FDI) that has the objective of partially delimit the market risks no matter if are interest or exchange rates, that could affect debt costs and values.

As follows, there is the description of the different debt portions of Fibra UNO that are related to any financial derivative instrument to delimit their market risk as well as their explanation.

International Bonus of 500 Million USD with biannual interest payments at a fix rate of 5.25% and maturity on January 2026.

For these bonuses, the company has two kinds of structures of several contracts of FDI each one:

- I. One structure with 7 FDI with two objectives:
  - a. To partially cover up the principal payment of such debt bonus from a possible Mexican Peso exchange loss guarantying a total purchase of 350 million USD on January 30, 2026 at a weighted exchange rate of 19.3540 Mexican Pesos per USD.
  - b. Switch the fix flows of interest payments in USD at an interest rate of 5.25% into variable fluxes of Mexican Pesos at a weighted interest rate of TIIE + 3.26%.

		[A]	[B]	[C]=[A-B]	[D]	[E]	[F]=[D-E]	[G]	[H]	[J]=[C+F+G+H]
No.	Hedge	Fair Value FDI 2019 (Balance)	Fair Value FDI 2018 (Balance)	Annual Movements	Debt FV valuations by FDI 2019 (Balance)	Debt FV valuations by FDI 2018 (Balance)	Annual Movements	Exchange (Loss) Income (P&L)	Other FDI Movements (P&L)	Valuation Effects in FDI 2019 (P&L)
1	Fair Value	60,430	75,400	(14,970)	(60,525)	(78,097)	17,572	(29,286)	527	(26,157)
2	Fair Value	36,789	50,037	(13,248)	(36,846)	(51,826)	14,980	(24,405)	448	(22,225)
3	Fair Value	39,962	49,921	(9,959)	(40,025)	(51,707)	11,682	(19,524)	352	(17,449)
4	Fair Value	11,679	31,866	(20,187)	(11,684)	(27,064)	15,380	(24,405)	577	(28,635)
5	Fair Value	22,493	44,452	(21,959)	(22,502)	(37,753)	15,251	(24,405)	616	(30,497)
6	Fair Value	(18,876)	(12,996)	(5,880)	19,168	11,037	8,131	(12,202)	197	(9,754)
7	Fair Value	(56,371)	(35,874)	(20,497)	57,244	32,368	24,876	(36,608)	637	(31,592)
		<b>96,106</b>	<b>202,806</b>	<b>(106,700)</b>	<b>(95,170)</b>	<b>(203,042)</b>	<b>107,872</b>	<b>(170,835)</b>	<b>3,354</b>	<b>(166,309)</b>

- II. A structure of 2 FDI with the objective of partially hedge the principal payment of such debt bonus from a possible Mexican Peso exchange loss guarantying the purchase of 100 million USD on January 30, 2026 at an average exchange rate of 19.03 Mexican Pesos per USD, as remuneration Fibra UNO should pay every semester the amount that results from multiply the notional amount in Mexican Pesos by an annual average TIIE – 2.69%.

		[A]	[B]	[C]=[A-B]	[D]	[E]	[F]=[C+D+E]	[G]	[H]	[I]=[G-H]
No.	Hedge	2019 Fair Value FDI (Balance)	2018 Fair Value FDI (Balance)	Annual Movements	Exchange (Loss) Income (P&L)	FDI Other Movements (P&L)	Valuation Effects in FDI 2019 (P&L)	2019 Cash Flow Valuation of FDI (NAV)	2018 Cash Flow Valuation of FDI (NAV)	Annual Movements
8	Cash Flow	17,457	6,993	10,464	(24,405)	275	(13,666)	3,782	(31,087)	34,869
9	Cash Flow	(3,209)	(15,474)	12,265	(24,405)	240	(11,900)	(3,634)	(40,304)	36,670
		<b>14,248</b>	<b>(8,481)</b>	<b>22,729</b>	<b>(48,810)</b>	<b>515</b>	<b>(25,566)</b>	<b>148</b>	<b>(71,391)</b>	<b>71,539</b>

Mortgage for Samara Development by 2,691 million Mexican Pesos with monthly payments of variable TIIE + 2.00% and maturity on September 2023.

For this debt the trust has a structure of 2 FDI with the objective of switch all the variable flows for interest payments into fix flows at a fix rate of 7.73%.

		[A]	[B]	[C]=[A-B]	[D]	[E]	[F]=[D-E]
No.	Hedge	2019 Fair Value FDI (Balance)	2018 Fair Value FDI (Balance)	Annual Movements	2019 Cash Flow Valuation of FDI (NAV)	2018 Cash Flow Valuation of FDI (NAV)	Annual Movements
1	Cash Flow	(24,550)	63,698	(88,248)	26,311	62,936	(36,625)
2	Cash Flow	(10,758)	27,913	(38,671)	11,529	27,579	(16,050)
		<b>(35,308)</b>	<b>91,611</b>	<b>(126,919)</b>	<b>37,840</b>	<b>90,515</b>	<b>(52,675)</b>

National Bonus by 8,100 million Mexican Pesos with biannual interest payments at a variable rate of TIIE + 0.85% with maturity on December 2022.

For this debt the trust has an FDI with the objective of partially switch the variable flows for interest payments into flows at fix rate of 8.765%, such instruments hedges only the flows of notional amounts by 4,000 million Mexican Pesos.

		[A]	[B]	[C]=[A-B]	[D]	[E]	[F]=[D-E]
No.	Hedge	2019 Fair Value FDI (Balance)	2018 Fair Value FDI (Balance)	Annual Movements	2019 Cash Flow Valuation of FDI (NAV)	2018 Cash Flow Valuation of FDI (NAV)	Annual Movements
1	Cash Flow	(92,357)	(18,691)	(73,666)	(90,625)	(17,716)	(72,909)
		<b>(92,357)</b>	<b>(18,691)</b>	<b>(73,666)</b>	<b>(90,625)</b>	<b>(17,716)</b>	<b>(72,909)</b>

Mortgage for the development of the Mitikah Project by executed amounts of \$660 million Mexican Pesos at variable rates of TIIE+2.60% and TIIE+3% with maturity on November 2025.

For this debt the trust has 9 FDI with the objective of switch the variable interest payment flows into fix rate flows of between 8.38% and 8.40%.

No.	Hedge	[A] Fair Value FDI 2019 (Balance)	[B] Fair Value FDI 2018 (Balance)	[C]=[A-B] Annual Movements	[D] 2019 Cash Flow Valuation of FDI (NAV)	[E] 2018 Cash Flow Valuation of FDI (NAV)	[F]=[D-E] Annual Movements
1	Cash Flow	(13,639)	-	(13,639)	(13,676)	-	(13,676)
2	Cash Flow	(12,254)	-	(12,254)	(12,291)	-	(12,291)
3	Cash Flow	(12,281)	-	(12,281)	(12,292)	-	(12,292)
4	Cash Flow	(13,639)	-	(13,639)	(13,676)	-	(13,676)
5	Cash Flow	(39,618)	-	(39,618)	(40,524)	-	(40,524)
6	Cash Flow	(21,053)	-	(21,053)	(21,053)	-	(21,053)
7	Cash Flow	(12,271)	-	(12,271)	(12,278)	-	(12,278)
8	Cash Flow	(55,049)	-	(55,049)	(55,392)	-	(55,392)
9	Cash Flow	(13,675)	-	(13,675)	(13,680)	-	(13,680)
		<b>(193,479)</b>	<b>-</b>	<b>(193,479)</b>	<b>(194,862)</b>	<b>-</b>	<b>(194,862)</b>

At June 30, 2019, the summary of the total position of the FDI and its impact in the different captions of the Fibra UNO's financial statements is shown in the following table:

Concept	2019 Fair Value FDI (Balance)	2018 Fair Value FDI (Balance)	Annual Movements	2019 Debt FV Valuation by FDI	2018 Debt FV Valuation by FDI	Annual Movements	Exchange (Loss) Income (P&L) 2019	Valuation Effects in FDI (P&L) 2019	2019 Cash Flow FDI Valuation (NAV)	2018 Cash Flow FDI Valuation (NAV)	Annual Movements
Total derivative position	(210,790)	267,245	(478,035)	(95,170)	(203,042)	107,872	(219,645)	(191,875)	(323,179)	1,408	(324,587)

At June 30, 2019 and at December 31, 2018 the fair value of the SWAP instruments was determined through an internal model, testing its effectivity in prospective and retrospective, resulting highly effective, between 80% and 125%.

11. Accounts payable and Accrued Expenses	30/06/2019	31/12/2018
Interest payable	\$ 1,030,583	\$ 1,040,790
Accrued expenses and other payables	989,945	942,901
Suppliers	243,445	364,899
	<b>\$ 2,263,973</b>	<b>\$ 2,348,590</b>

## 12. Payments based in CBFs

The compensation costs related to the executive long-term incentive (LTI) plan based on the granting of CBFs as of June 30, 2019 and December 31, 2018 were for \$215.3 million Mexican Pesos and \$563.4 million Mexican Pesos, respectively.

As well, considering the three-month period ended June 30, 2019 and 2018, the costs associated with this plan were \$ 107.4 million Mexican Pesos and \$ 124.1 million Mexican Pesos, respectively.

As of 31 December 2018, the LTI compensation costs were \$ 260.6 million Mexican Pesos. During 2018, derived from the program were circulated 3,259,013 CBFIs.

13. Transactions and balances with related parties	30/06/2019	31/12/2018
Revenues:		
F1 Administración:		
Management fees (6)	\$ 82,785	\$ 100,622
Expenses:		
Fibra UNO Administración:		
Capitalized acquisition fees 3% (1)	-	243,948
Administration fees 0.5% (1)	390,000	730,835
Coordinadora de Inmuebles Industriales, S.A. de C.V.		
Capitalized services rendered (4)	792,791	1,220,872
Jumbo Administración:		
Property management services (3)	130,517	419,246
F2 Services:		
Services rendered (2)	179,014	336,546
Parks Mantenimiento, S.A. de C.V.		
Services rendered (5)	123,777	186,836
Parks Concentradora, S.A. de C.V.		
Capitalized services rendered	1,702,363	-
Services rendered (5)	13,796	
Parks Servicios, S.A. de C.V.		
Capitalized services rendered	14,120	-

1. Fibra UNO pays an annual fee equivalent to 0.5% of the NAV plus the value added tax for advisory services, and 3% over the purchase value of the properties acquired from third parties.
2. Fibra UNO pays a monthly fee for administrative services equivalent to 2% of the rents charged to its properties, plus the value added tax.
3. According to that established in the Portfolio management agreement, Fibra UNO shall pay to 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, advertising 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 contributed investment property value, 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 construction.

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 accrued.
6. According to what is established in the Service Agreement entered into between F1 Administración, S.C. (F1 Administración-affiliate company) and Banco Invex, S.A., Institución de Banca Múltiple, Invex Grupo Financiero, acting as Fiduciary of the Trust F/2353 (Trust F/2353) for the development of the Mitikah project, F1 Administración shall have the right to receive (i) an annual fee equivalent to 1.25%, plus the corresponding VAT, over the Maximum Amount of the Trust F/2353 Issuance; and (ii) subsequently 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 at market value according to the correspondent Transfer Pricing Study and are documented through agreements with validity periods from 5 years being renewable.

Balance with related parties:	30/06/2019	31/12/2018
Receivable to:		
Parks Operadora Hotelera, S.A. de C.V.	\$ -	\$ 47,514
Others	7,068	5,853
	<u>\$ 7,068</u>	<u>\$ 53,367</u>
	30/06/2019	31/12/2018
Payable to:		
Fibra UNO Administración, S.C.	\$ 154,723	\$ 124,752
Jumbo Administración, S.A.P.I. de C.V.	44,975	22,242
Parks Concentradora, S.A. de C.V.	31,754	29,044
Parks Desarrolladora, S.A. de C.V.	19,238	19,238
Parks Mantenimiento, S.C.	3,641	3,774
Coordinadora de Inmuebles Industriales, S.A. de C.V.	37,774	5,633
Others	11,255	491
	<u>\$ 303,360</u>	<u>\$ 205,174</u>

#### 14. Net Asset Value

- i. Fibra UNO's Net Asset Value (NAV) consists on contributions of one thousand Mexican Pesos, the amount of the net resources obtained from issuances of CBFIs and the contributions of investment properties to the trust's NAV paid with CBFIs.
- ii. As of June 30, 2019, and December 31, 2018, there are 3,890,114,426 CBFIs on circulation.

## Distributions

The Fibra UNO Technical Committee has approved and paid distributions of the corresponding income tax accounts and capital reimbursement to the CBFI holders (beneficiaries), as follows:

Distribution dates	Total distributed	Tax result	NAV reimbursement
May 9, 2019	\$ 2,258,413	1,581,140	677,273
February 8, 2019	2,238,761	1,367,081	871,680
Total as of Jun 30, 2019	<b>\$ 4,497,174</b>	<b>\$ 2,948,221</b>	<b>\$ 1,548,953</b>
November 9, 2018	2,164,503	\$ 984,849	\$ 1,179,654
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 December 31, 2018	<b>\$ 8,406,087</b>	<b>\$ 6,513,466</b>	<b>\$ 1,892,621</b>

As of June 30, 2019, Fibra UNO paid \$1,548.9 million Mexican Pesos as NAV reimbursement, of which \$871.7 million Mexican Pesos correspond to the year 2018. As of December 31, 2018, Fibra UNO distributed \$1,892.6 million Mexican Pesos of which \$712.9 million Mexican Pesos corresponds to the year 2017.

With date July 22, 2019, Fibra UNO issued 38,079,817 CBFIs, which are entitled to the distribution corresponding to the second quarter of 2019.

### 15. 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 July 23, 2019, Fibra UNO Technical Committee approved, prior authorization of all of independent members, distributions for the concept of tax result prepayments and NAV reimbursement by \$2,292.5 million Mexican Pesos. This distribution has to be paid by Fibra UNO no later than August 9, 2019.

### 16. Subsequent events

- On July 2, 2019, Fibra Uno paid a mortgage guaranteed credit line, hired with Banco Mercantil del Norte, SA ("Banorte") by \$ 2,521 million Mexican Pesos which accrued interest at TIIE plus 1.95%.
- On July 22, 2019, Fibra UNO issued 38,079,817 CBFIs, which are entitled to the distribution corresponding to the second quarter of 2019.
- On July 23, 2019, Fibra UNO signed a credit contract with 11 financial institutions to open a revolving, syndicated credit line tied to sustainability and committed to a one tranche up to \$13,500 million Mexican Pesos and another tranche up to \$410 million USD. The single sustainable agent was Bank

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BBVA and Bank Santander was the single administrative agent. The sustainability component does such credit line unique in its type in Latin America.

#### **17. Approval of Financial Statements**

The attached interim consolidated condensed financial statements and their notes were authorized for issuance by Mr. Fernando Alvarez Toca, Vice-President of Finances of Fibra UNO, according to the Technical Committee's approval on July 23, 2019.

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