

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

Interim Consolidated Condensed Financial Statements for the years ended December 31, 2018 and 2017, and for the twelve and three-month periods ended December 31, 2018 and 2017



Fideicomiso FIBRA UNO

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

Interim Consolidated Condensed Financial Statements for the years ended December 31, 2018 and 2017, and for the twelve and three-month periods ended December 31, 2018 and 2017

Table of Contents	Page
Interim Consolidated Condensed Statements of Financial Position	2
Interim Consolidated Condensed Statements of Income	3
Interim Consolidated Condensed Statements of Changes in Net Asset Value	4
Interim Consolidated Condensed Statements of Cash Flows	5
Notes to the Interim Consolidated Condensed Financial Statements	6-22

Interim Consolidated Condensed Statement of Financial Position
As of December 31, 2018 and 2017
(Figures in thousand Pesos)

Assets	Notes	31/12/2018	31/12/2017
Currents assets:			
Cash and restricted cash	3.	\$ 4,408,926	\$ 3,228,444
Financial Investments	4.	-	2,406,004
Lease receivables from tenants, net	5.	1,308,157	1,449,060
Other accounts receivable	6.	419,080	599,750
Accounts Receivable - Related Parties	14.	53,367	60,512
Refundable tax, mainly VAT		2,915,441	3,318,298
Short term pre-paid expenses		1,366,757	1,016,109
Total current assets		10,471,728	12,078,177
Non-current assets:			
Investment properties	7.	223,515,535	203,064,242
Investments in affiliates	8.	5,420,134	4,364,675
Other accounts receivable		1,262,464	1,262,464
Long term pre-paid expenses		347,951	395,312
Derivative Financial Instruments	11.	267,245	443,698
Other assets, net	9.	1,509,958	1,708,942
Total non-current assets		232,323,287	211,239,333
Total assets		242,795,015	223,317,510

Liabilities and trustors' Net Asset Value	Notes	31/12/2018	31/12/2017
Short-term liabilities:			
Borrowings	10.	2,390,561	2,474,703
Accounts payable and accrued expenses	12.	2,348,590	1,878,598
Accounts payable for acquisition of Investment Properties		435,236	1,834,223
Deferred revenues from Leases		332,147	204,883
Dues to related parties	14.	205,174	210,101
Total short-term liabilities		5,711,708	6,602,508
Long-term liabilities:			
Borrowings	10.	77,175,549	65,587,443
Other accounts payable		292,727	53,277
Deposits from tenants		957,077	921,417
Long-term deferred revenues from Leases		552,639	276,331
Total long-term liabilities		78,977,992	66,838,468
Total liabilities		84,689,700	73,440,976
Net Asset Value			
Trustors' capital	15.	112,947,866	113,541,663
Retained earnings		38,147,660	27,642,558
Valuation of derivative financial instruments on cash flow hedging	11.	1,408	(19,865)
Trust certificates repurchase reserve		2,894,230	4,895,099
Total Controlling interest		153,991,164	146,059,455
Non-controlling interest		4,114,151	3,817,079
Total Net Asset Value		158,105,315	149,876,534
Total liabilities and Net Asset Value		\$ 242,795,015	\$ 223,317,510

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

Interim Consolidated Condensed Income Statement
For the 12 and 3-months periods ending December 31, 2018 and 2017
(Figures in thousand Pesos)

	Note	31/12/2018	Operations Fourth Quarter 2018	30/09/2018	31/12/2017	Operations Fourth Quarter 2017	30/09/2017
Investment property income		\$ 15,247,188	\$ 3,995,564	\$ 11,251,624	\$ 12,670,028	\$ 3,254,961	\$ 9,415,067
Maintenance revenues		1,589,735	419,925	1,169,810	1,400,070	414,877	985,193
Dividends of fiduciary rights' leases		267,584	78,893	188,691	254,946	68,522	186,424
Management fees, income		100,622	20,416	80,206	296,076	165,497	130,579
		17,205,129	4,514,798	12,690,331	14,621,120	3,903,857	10,717,263
Management fees, expenses		(836,498)	(215,431)	(621,067)	(753,494)	(204,547)	(548,947)
Operating expenses		(1,130,200)	(286,557)	(843,643)	(930,014)	(226,284)	(703,730)
Maintenance expenses		(1,749,849)	(451,245)	(1,298,604)	(1,460,556)	(436,676)	(1,023,880)
Property taxes		(466,688)	(128,541)	(338,147)	(336,869)	(86,890)	(249,979)
Insurance		(211,950)	(70,861)	(141,089)	(152,364)	(38,229)	(114,135)
		(4,395,185)	(1,152,635)	(3,242,550)	(3,633,297)	(992,626)	(2,640,671)
Operating income		12,809,944	3,362,163	9,447,781	10,987,823	2,911,231	8,076,592
Interest expense		(4,785,318)	(1,112,634)	(3,672,684)	(4,926,629)	(1,344,798)	(3,581,831)
Interest revenue		600,755	139,870	460,885	637,929	263,152	374,777
Income after financial expenses		8,625,381	2,389,399	6,235,982	6,699,123	1,829,585	4,869,538
Gain on sale of investment properties		223,291	49,115	174,176	83,800	83,800	-
Foreign exchange gain (loss), Net		(76,141)	(1,234,703)	1,158,562	691,541	(2,353,601)	3,045,142
Valuation effect on financial instruments	11.	(948,972)	(367,109)	(581,863)	661,611	1,003,691	(342,080)
Fair value adjustment to investment properties and affiliates		10,450,045	6,493,281	3,956,764	4,505,385	1,078,029	3,427,356
Administrative platform amortization		(171,784)	(25,546)	(146,238)	(194,984)	(48,746)	(146,238)
Amortization of bank and other financial charges		(267,580)	(37,623)	(229,957)	(187,024)	(81,558)	(105,466)
Other expenses		-	-	-	(6,304)	-	(6,304)
Executive bonus	13.	(563,488)	(260,588)	(302,900)	(94,968)	21,187	(116,155)
Consolidated net and comprehensive income		\$ 17,270,752	\$ 7,006,226	\$ 10,264,526	\$ 12,158,180	\$ 1,532,387	\$ 10,625,793
Controlling interest		17,180,277	6,969,527	10,210,750	12,117,941	1,522,040	10,595,901
Non-controlling interest		90,475	36,699	53,776	40,239	10,347	29,892
		\$ 17,270,752	\$ 7,006,226	\$ 10,264,526	\$ 12,158,180	\$ 1,532,387	\$ 10,625,793

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

Interim Consolidated Condensed Statement of Changes in Net Asset Value
As of December 31, 2018 and December 31, 2017
(Figures in thousand Pesos)

	Notes	Equity	Retained earnings	Financial Derivatives Instruments Reserve from Cash Flow	Trust certificates repurchase reserve	Total controlling interest	Total non-controlling interest	Total
Balance as of January 1, 2016		\$ 95,383,575	\$ 20,629,570	\$ (103,006)	\$ 4,895,099	\$ 120,805,238	\$ 1,838,097	\$ 122,643,335
Trustor's contributions	15.	19,820,627	-	-	-	19,820,627	1,938,743	21,759,370
Distributions to trustees	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	11.	-	-	83,141	-	83,141	-	83,141
Balance as of December 31, 2017		\$ 113,541,663	\$ 27,642,558	\$ (19,865)	\$ 4,895,099	\$ 146,059,455	\$ 3,817,079	\$ 149,876,534
Trustor's contributions	15.	1,298,824	-	-	-	1,298,824	206,597	1,505,421
Distributions to trustees	15.	(1,892,621)	(6,513,466)	-	-	(8,406,087)	-	(8,406,087)
Accumulated effect of adopting IFRS 9	2f.	-	(161,709)	-	-	(161,709)	-	(161,709)
Trust certificates repurchase reserve		-	-	-	(2,000,869)	(2,000,869)	-	(2,000,869)
Consolidated net comprehensive income		-	17,180,277	-	-	17,180,277	90,475	17,270,752
Valuation of derivative financial instruments on cash flow hedging	11.	-	-	21,273	-	21,273	-	21,273
Balance as of December 31, 2018		\$ 112,947,866	\$ 38,147,660	\$ 1,408	\$ 2,894,230	\$ 153,991,164	\$ 4,114,151	\$ 158,105,315

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

Interim Consolidated Condensed Statement of Cash Flow
For the 12-months periods ending December 31, 2018 and 2017
(Figures in thousand Pesos)

	31/12/2018	31/12/2017
Operating activities:		
Consolidated net comprehensive income	\$ 17,270,752	\$ 12,158,180
Adjustments to non cash flow generated items:		
Fair value adjustment to investment properties and investment in affiliates	(10,450,045)	(4,505,385)
Unrealized foreign exchange loss (gain)	739,047	(431,194)
Gain on sale of investment properties	(223,291)	(83,800)
Administrative platform, fees and other expenses amortization	439,364	382,008
Executive bonus	563,488	94,968
Provision for uncollectable amounts	(28,830)	114,802
Interest revenue	(600,755)	(637,929)
Interest expense	4,785,318	4,926,629
Valuation effect on financial instruments	948,972	(661,611)
Total	13,444,020	11,356,668
Working capital changes:		
(Increase) decrease on:		
Lease receivable	169,733	(573,268)
Other accounts payable	180,670	(80,045)
Accounts Receivable - Related Parties	7,145	19,781
Refundable tax, mainly VAT	402,857	(1,176,602)
Pre-paid expenses	(303,287)	(980,704)
(Decrease) increase in:		
Trade accounts payable and sundry creditors	469,992	593,574
Dues to related parties	(4,927)	116,835
Long-term other accounts payable	239,450	(72,253)
Deferred revenues	403,572	180,385
Deposits from tenants	35,660	96,350
Net cash flow from operating activities	15,044,885	9,480,721
Investment activities:		
Investment in development projects and expenses related to acquisitions	(9,407,291)	(6,025,406)
Acquisition of investment properties	(2,543,190)	(10,052,515)
Investments in securities	2,406,004	(449,903)
Sale of investment properties	1,391,101	60,000
Guarantee deposits recived due to the sale of investment properties	(890,661)	458,272
Interest income	587,724	494,839
Net cash flow from investment activities	(8,456,313)	(15,514,713)
Financing activities:		
Payments and prepayment of loans	(12,766,726)	(9,020,553)
New loans contracted	23,209,299	10,810,000
Trustor's contributions	675,062	13,622,797
Distributions to trustors	(8,406,087)	(6,767,492)
Trust certificates repurchase	(2,000,869)	-
Interest paid	(6,118,769)	(4,936,436)
Net cash flow from financing activities	(5,408,090)	3,708,316
Net cash flow:		
Net (decrease) increase in cash and restricted cash	1,180,482	(2,325,676)
Cash and restricted cash at the beginning of the period	3,228,444	5,554,120
Cash and restricted cash at the end of the period	\$ 4,408,926	\$ 3,228,444

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

Notes to the Interim Consolidated Condensed Financial Statements

**For the twelve and three-month periods ended December 31, 2018 and 2017
(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)) and Subsidiaries ("Deutsche Bank México") as a Fiduciary 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 Stock Exchange.

On June 29, 2018, Fibra UNO entered into a Fiduciary Institution 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 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 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 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) 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 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 known as 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, Floor 11, Office 1-A, Colonia Bosques de las Lomas, Mexico City.

Outstanding events of the fourth quarter

- i. During the fourth quarter of 2018, Fibra UNO repurchased 35,240,534 CBFIs in the Mexican Stock Exchange for a total amount equivalent to \$844,259. As of December 31, 2018, the total amount of CBFIS repurchased amounts to 77,403,773 CBFIs, which is equivalent to \$2,000.9 million Mexican Pesos.
- ii. During the fourth quarter of 2018, Fibra UNO completed the sale of the 2nd and 4th floors, of the property located in Reforma 155, with a sale price of \$117.7 million Mexican Pesos, with a profit on the sale of investment properties for \$49.1 million Mexican Pesos, such profit is shown in the Interim Consolidated Condensed Statements of Income in the caption of Profit on sale of investment properties.
- iii. During the fourth quarter of 2018 FUNO executed simple credit lines with guaranteed by a mortgage, for the Mitikah Project, where Santander Bank acts as Organizer Agent, by a total amount of \$660 million Pesos, at an interest rate of TIIE plus 2.60% on annual basis.
- iv. On November 29, 2018, Fibra UNO acquired 21% more of the fiduciary rights of the trusts that form the investment of Torre Mayor from Reichmann International by 43.6 million US Dollars, therefore as of December 31, 2018 Fibra UNO has total investment of 70% of the fiduciary rights of Torre Mayor. For accounting purposes, Fibra UNO does not consolidate its equity share in the Torre Mayor Trusts due to the fact that all decisions must be voted together with Union Investment Real Estate GmbH.
- v. On December 18, 2018, Fibra UNO took an unguaranteed credit line, contracted with BBVA Bancomer by \$2,000 million Pesos at an interest rate of TIIE plus 1.25% on annual basis.

- vi. On November 15, 2018 as part of the interest rate risk limitation plan of Fibra UNO out of FUNO 17-2 Bonus, an "Interest Rate SWAP" was contracted for \$4,000 million Pesos that covers only the interest part.
- vii. On November 8, 2018, Fibra UNO paid to the Trustees the amount related to the third quarter of 2018 equals to \$2,164.5 million Pesos or 0.5550 per CBF, from where 0.2525 is related to a tax income distribution and 0.3025 relates to NAV Reimbursement.

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.

The 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 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 consolidated condensed financial statements for the year ended December 31, 2017 have been reclassified in certain items for presentation consistency 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 income, cost and market method. For interim consolidated condensed 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 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.

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		Accumulated non-controlling interest	
		31/12/2018	31/12/2017	31/12/2018	31/12/2017	31/12/2018	31/12/2017
Fid. /1127 Torre Latino (i)	Offices	22.53%	22.53%	\$ 47,518	\$ 31,439	\$ 749,933	\$ 737,490
Fid. /2584 Mitikah (ii)	Mixed	35.80%	35.80%	42,957	8,800	3,364,218	3,079,589
Total				\$ 90,475	\$ 40,239	\$ 4,114,151	\$ 3,817,079

- i. Starting on 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/Trustee A”, and Fibra UNO, acting as “Trustor/Trustee 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 interim 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/Trustee A”, Trust 2353 being added to this Trust as “Trustor/Trustee B”, and Banco Actinver, S. A. Full Service Banking Institution, Grupo Financiero Actinver, as Fiduciary Institution. 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 results of this joint venture, whether income derived from net profits, reimbursements or partial or full liquidation of equity, may be distributed by the Trustee according to the times stated 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 Interim Consolidated Condensed 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

	31/12/2018	31/12/2017
Assets	\$ 97,599	\$ 77,295
Investment Properties	3,291,160	3,242,617
Liabilities	60,162	46,543
Total Net Asset Value	3,328,597	3,273,369
Fibra UNO Controlling interest	2,578,664	2,535,879
Non-controlling interest	749,933	737,490
Profit of the year	212,178	108,105
Profit of the year attributable to the controlling interest	164,660	76,666
Profit of the year attributable to the non-controlling interest	\$ 47,518	\$ 31,439

Trust 2584

	31/12/2018	31/12/2017
Assets	\$ 4,362,490	\$ 1,615,152
Investment Properties	6,761,132	7,432,494
Liabilities	1,726,365	445,442
Total Net Asset Value	9,397,257	8,602,204
Fibra UNO Controlling interest	6,033,039	5,522,615
Non-controlling interest	3,364,218	3,079,589
Profit of the year	119,992	15,779
Profit of the year attributable to the controlling interest	77,035	6,979
Profit of the year attributable to the non-controlling interest	\$ 42,957	\$ 8,800

f) *New IFRS Adoption*

New IFRS enacted on January 1, 2018

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 short-term investments 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 have 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.

As of December 31, 2018, the balance of the reserve of uncollectable accounts is for \$180,068. The increments to the reserve were for \$363,618 and the applications for \$392,448.

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 interim consolidated financial statements on January 1, 2018, using a total retrospective method.

The transition considerations that Fibra UNO takes into account when applying the total retrospective method on the adoption of the IFRS 15, which means re-expressing the comparative financial information for the years ending 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 interim 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.

New IFRS enacted on January 1, 2019

IFRS 16, Leasings

Management's trust has assessed the possible effect out of the adoption of IFRS 16 "Leasings" enacted on January 1, 2019 and concluded that there are no material effects that could affect the financial information of the trust.

3. Cash, cash equivalent and restricted cash	31/12/2018	31/12/2017
Cash, cash equivalent and bank deposits	\$ 853,991	\$ 3,102,130
Restricted cash:		
Restricted cash and reserve funds for bank loans	236,144	126,314
Investment in securities less than 3 months maturity	3,318,791	-
Total cash and cash equivalents	\$ 4,408,926	\$ 3,228,444
4. Financial Investments	31/12/2018	31/12/2017
Trading investments- government securities	\$ -	\$ 2,406,004
5. Lease receivables and others	31/12/2018	31/12/2017
Lease receivables	\$ 1,488,225	\$ 1,657,958
Allowance for doubtful accounts	(180,068)	(208,898)
	\$ 1,308,157	\$ 1,449,060

6. Other accounts receivable	31/12/2018	31/12/2017
Receivable construction cost	\$ 90,118	\$ 90,118
Administration fee	297,464	208,269
Security Deposit	-	114,576
Accounts receivable from sale of investment properties	-	140,225
Other accounts receivable	31,498	46,562
	\$ 419,080	\$ 599,750

7. Investment properties	31/12/2018	31/12/2017
Fair value:		
Investment completed	\$ 202,795,624	\$ 179,129,129
Investment in development	17,256,175	20,266,964
Land reserves	793,736	1,124,149
Rights over properties with operating leases	2,670,000	2,544,000
	\$ 223,515,535	\$ 203,064,242

Investment Properties	Type	Properties	31/12/2018	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	-
Piso 5 Corporativo Interlomas	Offices	1	29,016	-
Terreno Matamoros	Land	1	4,872	-
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	(280,000)	-
Additional investment properties and acquisition costs			9,407,291	5,735,117
Fair value adjustments to investment properties			10,891,940	4,861,339
Balance at the end of the period			\$ 223,515,535	\$ 203,064,242

As of December 31, 2018, Fibra UNO capitalized interest cost by \$1,191,7 million Pesos related to such year.

8. Investments in Associates	% ownership	31/12/2018	31/12/2017
Torre Mayor	70%	\$ 3,632,624	\$ 2,821,995
Torre Diana	50%	1,787,510	1,542,680
		\$ 5,420,134	\$ 4,364,675

On November 29, 2018, Fibra UNO acquired 21% of additional participation on Torre Mayor from Reichmann International for 43.6 million of U.S. Dollars (890.7 million Mexican Pesos), so as of December 31, 2018 Fibra UNO owns a share of 70% on the investment in Torre Mayor. Due to the period from January 1, 2017 to November 28, 2018, the ownership of Fibra UNO over Torre Mayor was of 49%.

9. Other assets, Net	31/12/2018	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	(563,716)	(805,532)
	\$ 1,509,958	\$ 1,708,942

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

10. Loans

Type	Institution	Summary of loans balance as of December 31, 2018				
		Currency	Interest rate	Maturity	Balance MXN	Balance in thousand USD
Mortgage	Finsa Bancomext US 84.7 millones	USD	4.89%	Nov-20	\$ -	64,345
Mortgage	HSBC Samara	MXN	TIE + 2%	Sep-23	2,691,428	-
Unsecured	Actinver	MXN	TIE + 1.8%	Jun-19	100,000	-
Unsecured	BBVA Bancomer	MXN	TIE + 1.25%	Jun-19	2,000,000	-
Mortgage	Metlife, Mexico	MXN	7.92%	Dec-23	526,877	-
Mortgage	Metlife, Mexico	MXN	7.92%	Dec-23	253,670	-
Mortgage	Banorte	MXN	TIE + 1.95%	Jun-38	2,548,661	-
Mortgage	Santander	MXN	TIE + 2.60%	Nov-25	660,000	-
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%	Dec-28	2,650,677	-
Bond	Nacional (FUNO 16U)	*UDIS	4.60%	Apr-27	2,851,039	-
Bond	Nacional (FUNO 17)	MXN	9.20%	Nov-27	4,799,600	-
Bond	Nacional (FUNO 17-2)	MXN	TIE + 0.85%	Dec-22	8,100,000	-
Bond	Nacional (FUNO 18)	MXN	8.95%	Apr-23	5,400,400	-
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, 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. The amounts shown in the previous tables of loans referring to this indicator are expressed in Mexican Pesos.

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%	Dec-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 December 31, 2017, the market value of the UDIs was 5.934551. 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 as of December 31, 2018 and as of December 31, 2017, 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.
- To maintain all its facilities and assets, necessary for the proper operation of its businesses in good operating conditions, 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 1.20 to 1.

11. 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 by 500 million USD, with mid-year interest payments at a fix rate of 5.25% and maturity in 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 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. Turn 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%.

No.	Hedge	[A] Fair Value FDI 2018 (Balance)	[B] Fair Value FDI 2017 (Balance)	[C]=[A-B] Annual Movements	[D] Debt FV valuations by FDI 2018 (Balance)	[E] Debt FV valuations by FDI 2017 (Balance)	[F]=[D-E] Annual Movements	[G] Exchange (Loss) Income (P&L)	[H] Other FDI Movements (P&L)	[J]=[C+F+G+H] Valuation Effects in FDI 2018 (P&L)
1	Fair Value	75,400	109,795	(34,395)	(78,097)	202,956	(281,053)	(4,728)	5,888	(314,288)
2	Fair Value	50,037	78,799	(28,762)	(51,826)	134,684	(186,510)	(3,940)	4,019	(215,193)
3	Fair Value	49,921	72,371	(22,450)	(51,707)	134,375	(186,082)	(3,152)	3,893	(207,791)
4	Fair Value	31,866	52,434	(20,568)	(27,064)	85,774	(112,838)	(3,940)	2,490	(134,856)
5	Fair Value	44,452	67,995	(23,543)	(37,753)	119,652	(157,405)	(3,940)	3,378	(181,510)
6	Fair Value	(12,996)	2,529	(15,525)	11,037	(34,981)	46,018	(1,970)	(569)	27,954
7	Fair Value	(35,874)	8,159	(44,033)	32,368	(96,564)	128,932	(5,910)	(1,585)	77,404
		202,806	392,082	(189,276)	(203,042)	545,896	(748,938)	(27,580)	17,514	(948,280)

- 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 between an annual average TIIE – 2.69%.

No.	Hedge	[A] 2018 Fair Value FDI (Balance)	[B] 2017 Fair Value FDI (Balance)	[C]=[A-B] Annual Movements	[D] Exchange (Loss) Income (P&L)	[E] FDI Other Movements (P&L)	[F]=[C+D+E] Valuation Effects in FDI 2018 (P&L)	2018 Cash Flow Valuation of FDI (NAV)	2017 Cash Flow Valuation of FDI (NAV)	Annual Movements
8	Cash Flow	6,993	27,487	(20,494)	(3,940)	8,490	-	(31,087)	(15,143)	(15,944)
9	Cash Flow	(15,474)	6,109	(21,583)	(3,940)	10,141	-	(40,304)	(24,922)	(15,382)
		(8,481)	33,596	(42,077)	(7,880)	18,631	-	(71,391)	(40,065)	(31,326)

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

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

No.	Hedge	[A] 2018 Fair Value FDI (Balance)	[B] 2017 Fair Value FDI (Balance)	[C]=[A-B] Annual Movements	[D] Exchange (Loss) Income (P&L)	[E] FDI Other Movements (P&L)	Valuation Effects in FDI 2018 (P&L)	2018 Cash Flow Valuation of FDI (NAV)	2017 Cash Flow Valuation of FDI (NAV)	[F]=[C+D+E] Annual Movements
1	Cash Flow	63,698	12,048	51,650	-	(2,759)	-	62,936	14,045	48,891
2	Cash Flow	27,913	5,280	22,633	-	(1,209)	-	27,579	6,155	21,424
		91,611	17,328	74,283	-	(3,968)	-	90,515	20,200	70,315

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

For this debt the trust has an FDI with the objective of partially turn the variable flows for interest payments into flows at fix rate of 8.765%, such instruments hedges only the flows of notional amounts by 400 million Mexican Pesos.

No.	Hedge	[A] 2018 Fair Value FDI (Balance)	[B] 2017 Fair Value FDI (Balance)	[C]=[A-B] Annual Movements	[D] Exchange (Loss) Income (P&L)	[E] FDI Other Movements (P&L)	Valuation Effects in FDI 2018 (P&L)	2018 Cash Flow Valuation of FDI (NAV)	2017 Cash Flow Valuation of FDI (NAV)	[F]=[C+D+E] Annual Movements
1	Cash Flow	(18,691)	-	(18,691)	-	975	-	(17,716)	-	(17,716)
		(18,691)	-	(18,691)	-	975	-	(17,716)	-	(17,716)

In order to limit the TIIE increases, on July 1, 2016, Fibra UNO set a mutual interest rate sale-purchase operation (COLLAR) with hedging objectives for a reference amount of \$1,889.5 million Mexican Pesos. Fibra UNO should pay the counterpart if the TIIE falls below 4.5% and the counterpart should pay Fibra UNO if TIIE goes above 8.5%. At December 31, 2018 this FDI has reached its maturity and on December 31, 2017, its fair value was as shown below:

No.	Hedge	2018 Fair Value FDI (Balance)	2017 Fair Value FDI (Balance)	Annual Movements	Exchange (Loss) Income (P&L)	FDI Other Movements (P&L)	Valuation Effects in FDI 2018 (P&L)
1	Collar	-	692	(692)	-	-	(692)

As of December 31, 2018 and 2017, the summary of the total position of the FDI and their impact in the different captions of the financial statements of Fibra UNO is shown in the following table:

Concept	2018 Fair Value FDI (Balance)	2017 Fair Value FDI (Balance)	Annual Movements	2018 Debt FV Valuation by FDI	2017 Debt FV Valuation by FDI	Annual Movements	Exchange (Loss) Income (P&L)	FDI Other Movements (P&L)	Valuation Effects in FDI (P&L)	2018 Cash Flow FDI Valuation (NAV)	2017 Cash Flow FDI Valuation (NAV)	Annual Movements
Total derivative position	267,245	443,698	(176,453)	(203,042)	545,896	(748,938)	(35,460)	33,152	(948,972)	1,408	(19,865)	21,273

At December 31, 2018 and 2017, the fair value of the SWAP instruments was determined through an internal model, testing its effectivity in future and past way, resulting highly effective, between 80% and 125%.

12. Accounts payable and Accrued Expenses	31/12/2018	31/12/2017
Interest payable	\$ 1,040,790	\$ 977,070
Accrued expenses and other payables	942,901	748,319
Suppliers	364,899	153,209
	<u>\$ 2,348,590</u>	<u>\$ 1,878,598</u>

13. Payments based in CBF's

The compensation costs related to the executive long-term incentive (LTI) plan based on the granting of CBFIs as of December 31, 2018 and 2017 were for \$563.4 million Mexican Pesos and \$94.9 million Mexican Pesos, respectively, and for the 3 months ended on December 2018 and 2017, were \$260.6 million Pesos and \$21.2 million Pesos, respectively. 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	31/12/2018	31/12/2017
Revenues:		
F1 Administración, S.C.		
Management fees (6)	\$ 94,528	\$ 293,336
MTK Developers, S.A. de C.V.		
Management fees (6)	6,094	2,740
Expenses:		
Fibra UNO Administración		
Acquisition fees 3% (1)	243,948	76,708
Administration fees 0.5% (1)	730,835	653,904
Parks Concentradora, S.A. de C.V.		
Capitalized services rendered (4)	3,773,747	-
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)	1,220,872	833,044
Property management services (5)	3,669	-
G-30 LA Madre, S.A.P.I. de C.V.		
Capitalized services rendered (4)	-	172
Jumbo Administración		
Property management services (3)	419,246	402,684
Capitalized services rendered (4)	17,297	
Luxe Administración y Control Inmobiliarios S.A.P.I. de C.V.		
Property management services (3)	3,203	-
F2 Services		
Services rendered (2)	336,546	274,100
Parks Servicios, S.A. de C.V.		
Property management services (5)	20,737	-
Comercializadora Mobilia S.A.P.I. de C.V.		
Property management services (5)	8,691	-
Parks Mantenimiento, S.A. de C.V.		
Property management services (5)	192,081	-

1. Fibra UNO pays an annual fee equivalent to 0.5% of the Equity 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 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 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 that 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 in its 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 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 documented through agreements with validity periods from 5 years being renewable.

Balance with related parties:	31/12/2018	31/12/2017
Receivable to:		
Parks Operadora Hotelera, S.A. de C.V.	\$ 47,514	\$ 59,526
Others	5,853	986
	<u>\$ 53,367</u>	<u>\$ 60,512</u>
	31/12/2018	31/12/2017
Payable to:		
Fibra UNO Administración, S.C.	\$ 124,752	\$ 118,846
Jumbo Administración, S.A.P.I. de C.V.	22,242	27,999
Parks Concentradora, S.A. de C.V.	29,044	19,157
Parks Desarrolladora, S.A. de C.V.	19,238	-
Parks Mantenimiento, S.C.	3,774	-
Coordinadora de Inmuebles Industriales, S.A. de C.V.	5,633	34,797
Trust 2304	-	6,045
Others	491	3,257
	<u>\$ 205,174</u>	<u>\$ 210,101</u>

15. 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 December 31, 2018, and December 31, 2017, there are 3,890,114,426 and 3,956,776,551 outstanding CBFIs, respectively.

Distributions

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

Distribution dates	Total distributed	Tax result	NAV reimbursement
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	\$ 8,406,087	\$ 6,513,466	\$ 1,892,621
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	\$ 6,767,492	\$ 5,104,953	\$ 1,662,539

As of December 31, 2018 and 2017, Fibra UNO distributed \$1,892.6 million Mexican Pesos and \$1,662.5 million Mexican Pesos as capital reimbursement, respectively; of which \$712.9 million Mexican Pesos corresponds to the year 2017 and \$1,662.5 million Mexican Pesos corresponds to the year 2016.

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 December 28, 2019, Fibra UNO Technical Committee approved, prior authorization of all of independent members, distributions for the concept of tax result and capital reimbursement prepayments for \$2,238.7 million Mexican Pesos. This distribution was paid by Fibra UNO on February 8, 2019.

17. Subsequent events

- On January 2019, Fibra UNO started with the National Commission of Banks and Values (Mexican Security Exchange Commission) the cancelation process of 77,403,773 CBFIs repurchased at that date, therefore, once finished such process will remain 3,890,114,426 CBFIs.
- At the date of these Financial Statements the Management is finishing the required paperwork with the Tax Administration Services (SAT, for its Spanish acronym) to start invoicing on the north border of the country at a 50% of the national VAT rate.

18. 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 February 25, 2018.
