



FIBRA UNO ANNOUNCES THE CLOSING OF THE KANSAS PORTFOLIO ACQUISITION FOR Ps. 10,452 MILLION

Mexico City, Mexico May 06, 2015. – *Fibra Uno* (BMV: FUNO11) (“FUNO” or “Fideicomiso F/1401”), the first and largest Real Estate Investment Trust in Mexico announces today that it has closed the acquisition of the Kansas portfolio which includes shopping malls, land for immediate expansions, and land plots for future development.

FUNO announces today that it has acquired the Kansas portfolio. The acquisition price was Ps. 10,452 million and includes 10 stabilized shopping centers for Ps. 8,712 million, land plots adjacent to 5 of those shopping centers for immediate expansions for Ps. 538 million, 2 shopping centers in stabilization process for Ps. 903 million, and 7 additional land plots for future expansions for Ps. 299 million.

The 10 stabilized shopping malls have GLA of 251,891 m² with an occupancy rate of 89%. This acquisition closed at an 8.52% cap rate. FUNO estimates that these malls will generate Ps. 742 million of NOI. Additionally, FUNO acquired land plots in five of those malls for immediate expansions totaling 165,081 m², of which FUNO plans to develop 85,000 m² of additional GLA.

The two shopping centers in stabilization process have a total GLA of 46,288 m² and are expected to generate Ps. 90 million of NOI once they are stabilized and operating under FUNO’s platform.

Finally, FUNO acquired 7 land plots with 719,981 m² that will be integrated to its development platform.

This acquisition was paid 100% with cash and the portfolio has no debt.




About Fibra Uno

Fibra Uno is a Mexican trust created primarily to acquire, own, develop and operate a diverse range of properties, including industrial, commercial and offices in Mexico. Our objective is to provide attractive returns to our CBFI holders, through stable cash distributions and the appreciation of our real estate. The Trust began operating on the Mexican Exchange Stock on March 18th, 2011. Currently, it has 445 properties in 31 states of Mexico with a rentable area of approximately 6.0 million square meters. Fibra Uno is always analyzing a number of properties to buy and rent, in order to increase the income of its portfolio. Under Mexican law, a REIT must invest at least 70% of its assets in real estate for lease, among other requirements. Additionally, a REIT must distribute at least 95% of its annual taxable income to CBFI holders at least once a year. These, combined with a solid performance of the real estate market in Mexico and a team with over three decades of experience in the real estate industry, make Fibra Uno a compelling investment story.

Fibra Uno is internally managed by F1 Management, S.C., and is externally advised by Fibra Uno Administración S.A. de C.V., whose top executives have over 30 years in the development and operation of real estate in Mexico.

Investor Contact

In Mexico

Jorge Pigeon
Antonio Tejedo
Tel: +52(55) 4170-7070
investor@fibrauno.mx
 @fibraunomx

In New York

Lucia Domville

Tel: +1(646) 284 9400
fibrauno@grayling.com

Media Contact

Francisco Galindo

Tel: +52(55) 5062 8250
fgalindo@zimat.com.mx