



FIBRA UNO ANNOUNCES CLOSING OF GARZA PONCE PORTFOLIO

Mexico City, May 5th, 2014.-- FIBRA UNO (BMV: FUNO11) (“Fibra Uno” o “Fideicomiso F/1401”), the first and largest Real Estate Investment Trust in Mexico announced today It successfully completed the acquisition of the previously announced Garza Ponce industrial portfolio (California Portfolio).

Fibra Uno successfully closed the previously announced Garza Ponce acquisition for US\$274.8 million: US\$92.6 million in cash, US\$176.2 million in CBFIs, plus the right of seller to receive an additional US\$ 6 million, if during the 6 months following the closing the seller leases an additional 15,550 sqm.

The portfolio has 29 properties located in Chihuahua, Coahuila, Nuevo León, San Luis Potosi and Tamaulipas with a total GLA of 345,544 sqm, with a current occupancy of 91% that will generate US\$19.7 million in NOI for Fibra Uno. In addition, this portfolio has 274,035 sqm of land reserve for future expansions that could yield 137,800 sqm of GLA in industrial park spaces in Monterrey and San Luis Potosi area.

“With this acquisition, Fibra Uno continues to expand its footprint in the industrial segment in the northern part of Mexico as it further consolidates its leadership position in the Mexican real estate market. In addition, this purchase further strengthens our commitment and capacity to carry out value generating and accretive acquisitions...,” said Gonzalo Robina, Senior Managing Director of Fibra Uno.

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 416 properties in 30 states of Mexico with a rentable area of approximately 5.1 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 CBI 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.

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