



## Fibra Uno Announces it Signed Letter of Intent to Purchase Banco Santander Mexico Properties

*Mexico City, Mexico, April 24, 2012.*-- Fibra Uno Administración, S.A. de C.V., announced today that it has signed a Letter of Intent with Banco Santander (México) S.A., in which both institutions mutually agreed upon the terms and conditions for Deutsche Bank México, S.A. Institución de Banca Múltiple, División Fiduciaria como fiduciario del fideicomiso F/1401 (Fibra Uno), to acquire approximately 220 properties from Banco Santander (México) and immediately lease the properties back to the bank for a 20-year period.

The terms and conditions of the Letter of Intent have been approved by Fibra Uno's Committees and Board members, and have yet to be approved by Banco Santander (México).

Additionally, the transaction is still subject to the approval of diverse conditions, among which is the approval notification by the Federal Competition Commission (Comisión Federal de Competencia).

### About Fibra Uno

Fibra Uno is a Mexican trust formed primarily to acquire, own, develop and operate a broad range of commercial real estate in Mexico, including industrial, retail, tourist, office, and mixed-use properties in Mexico. Our objective is to offer attractive returns to the holders of our CBFIs through stable cash distributions and the appreciation of our real estate. We intend to selectively assemble a diversified portfolio of high-quality and strategically-located income-producing properties in Mexico.

The Trust began trading on the Mexican stock exchange on March 18, 2011. Currently, it has 17 properties in central and southern Mexico, with an approximate GLA of 706,852 sqm. Furthermore, on March 15, 2012, Fibra Uno executed the third amendment to the Master Agreement in which terms the conditions precedent to acquire 23 additional properties with a GLA of approximately 126,466 sqm were fulfilled.

Under Mexican law, at least 70% of a Fibra's assets must be invested in or derived from income-producing real estate, among other requirements. In addition, a Fibra must also distribute at least 95% of its net taxable income to investors at least once a year. This, combined with the attractive fundamentals of Mexico's real-estate market and a seasoned management team with over three decades of experience in the real estate industry, make Fibra Uno a unique and compelling investment story.

Fibra Uno is internally managed by F1 Management, S.C. and externally advised by Fibra Uno Administración S.A. de C.V., a Mexican real estate operator with a management with more than 30 years of experience in the development and operation of real estate in Mexico.

Fibra Uno carried out its second primary offering taking a step forward in the real estate industry, by offering investors a novel vehicle to invest and generate attractive returns and by creating a new source of financing for real estate developers.

Fibra Uno seeks to grow and enhance its portfolio of properties, offer attractive returns and create value to its CBFIs holders, as well as contribute to the development of the real estate sector.

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