



FIBRA UNO ACQUIRES AN OFFICE BUILDING IN A PRIME LOCATION OF THE CITY OF MONTERREY

Mexico City, Mexico April 28, 2017. - *Fibra Uno* (BMV: FUNO11) (“FUNO” or “Fideicomiso F/1401”), the first and largest Real Estate Investment Trust in Mexico announces that it has completed the acquisition of a Class A+ office building in the prestigious area of San Pedro in Monterrey.

This is a totally new building, designed by the world renowned firm Foster + Partners, has world-class technological specifications and is in the process of obtaining the LEED Certification by the U.S. Green Building Council. The building has 11,236 sqm of GLA and is in the best location of the city. 70% of the area was leased by a top global financial institution under a 10-year, double-net leasing contract, with an option to lease 5 more years. The tenant already started its improvements and expects to move in October of this year.

The acquisition price for the building was Ps. 702.2 million, plus a Ps. 107.9 million investment for tenant improvements. FUNO expects that this building will generate an annual net operating income of Ps. 73.3 million once fully stabilize. FUNO has already paid 60% of the price, and will pay 20% at the end of April, and the remaining 20% at the end of May.



About Fibra Uno

Fibra Uno (Mexbol: FUNO11; Bloomberg: FUNO11:MM) is the first and largest FIBRA (REIT) in the Mexican market. It operates and develops a wide range of real estate assets for leasing mainly in the industrial, retail and office segments. As of December 31, 2016 Fibra Uno had a portfolio of 519 properties that totaled approximately 7.4 million sqm (approx. 79.6 million sqm) with footprint on 31 states of Mexico. Fibra Uno's strategy focuses in having the best locations with high-quality assets and geographic, segment and tenant diversification. Furthermore, Fibra Uno's management team has more than three decades of expertise in development and operation of all segments of the real estate industry.


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