



FIBRA UNO ANNOUNCES THE ACQUISITION OF AN OFFICE PROPERTY IN POLANCO, MEXICO CITY

Mexico City, May 21st , 2014.-- **FIBRA UNO** (BMV: FUNO11) (“Fibra Uno” o “Fideicomiso F/1401”), the first and largest Real Estate Investment Trust in Mexico announced today the closing of the acquisition of an office building located in the Polanco area of Mexico City.

Fibra Uno announced today it completed the acquisition of an office building located in one of Mexico City’s premiere locations, the corner of Mariano Escobedo and Campos Eliseos, in Polanco. This building has a GLA of 6,500 square meters and an occupancy rate of 100%, generating a NOI of Ps. 26 million per year.

As part of this transaction, Fibra Uno will develop an additional office building with a GLA of 12,000 square meters in the same land plot, which is expected to generate Ps. 50 million in rents, annually. The combined total purchase price is Ps. 750 million, including the new construction.

The new building under development is already 100% pre-leased based on commitment letter for all of the available GLA.

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 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.

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