



Fibra Uno Announces “Sale and Lease Back” of 2 Properties from Pace Industries

Mexico City, Mexico, April 4, 2013 -- Fibra Uno (BMV: FUNO11) (“Fibra Uno” or “Trust F/1401”), Mexico’s first real estate investment trust, announced today the acquisition of two properties under a Sale and Lease Back option with Pace Industries, located in the cities of Saltillo and Chihuahua. Pace Industries focuses on aluminum, zinc and, magnesium foundry as well as the production of engineering parts for diverse industries, such as electro domestics and automobiles. The American company was founded in 1970 and is currently owned by the investment fund Kenner & Co., it has over 400 clients, many of which are leaders in their industries.

The Saltillo property is located in the entrance of the city, on the highway Saltillo-Torreon, and has a GLA of 23,000 square meters and a land reserve of 35,000 square meters for future expansions.

The property in Chihuahua, is located in the industrial part of the city, in the Av. de las Industrias, 3 km away from Chihuahua-Cd. Juarez highway. This property has a GLA 20,000 square meters and a land reserve of 45,000 square meters for future expansions.

The total investment for these properties, including the land reserves, is of USD\$ 17.75 million.

The expected rental revenues for the first 12 months is USD\$ 2.1 million. This amount does not consider the potential development of 80,000 square meters of land reserves. Each property has a triple net rental contract (NNN) mandatory for 10 years.

Triple net rental contracts (NNN) are characterized by the fact that the tenant is responsible for all of the operating costs, including the property taxes, insurance and maintenance.

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, office, mixed-use and other properties. Our objective is to return value to the holders of our CBFIs through distribution of our net taxable income. We intend to selectively assemble a diversified portfolio of high-quality, well-located, income producing commercial properties in Mexico. The Trust began trading on the Mexican stock exchange on March 18, 2011. Currently, it has 279 properties in 29 states in central and southern Mexico, with an approximate GLA of 1637,880.38 square meters. Long-term, Fibra Uno has a growing model in which it plans to buy and develop properties and lease them as a source of recurring, reliable income. Under Mexican law, at least 70% of a Fibra’s assets must be invested in or derived from 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, 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 Mexican real estate market.



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