



## **FIBRA UNO ANNOUNCES THE ACQUISITION OF THE P4 OFFICE PROPERTY PORTFOLIO**

**Mexico City, October 8<sup>th</sup>, 2014.--** **FIBRA UNO** (BMV: FUNO11) (“Fibra Uno” o “Fideicomiso F/1401”), the first and largest Real Estate Investment Trust in Mexico, announced today the purchase of an office portfolio called P4, located on the Insurgentes Corridor, one of the leading business corridors of Mexico City.

Two of the properties within this portfolio are already owned by Fibra Uno as of October 1<sup>st</sup>, 2014, while the closing on the remaining two properties is subject to satisfactory completion of certain conditions precedent to closing set by Fibra Uno.

The purchase price of the first two properties was Ps. 280 million. We estimate that the properties will generate an annual net operating income of approximately Ps. 24.3 million. These properties have a GLA of 11,675 m2 with an occupancy rate of 98%.

The acquisition of the remaining two properties is subject to certain conditions precedent to closing established by Fibra Uno. The purchase price for these properties is Ps. 288 million. We estimate that these two properties will generate an annual net operating income of approximately Ps. 25.0 million. These properties have a GLA of 8,311 m2 with an occupancy rate of 98%. We expect that the conditions for closing will be satisfied during the fourth quarter of 2014.


Considering the four properties of this portfolio, the purchase price will be Ps. 568 million, with an estimated Ps. 49.3 million in annual net operating income. The four properties combined have a GLA of 19,986 m2 and an occupancy rate of 98%.

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## 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 18, 2011. Currently, it has 450 properties in 31 states of Mexico with a rentable area of approximately 5.74 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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