



FIBRA UNO ANNOUNCES ACQUISITION OF INDUSTRIAL PROPERTY IN CANCUN FOR \$177.5 MILLION PESOS

Mexico City, Mexico, September 20th, 2013.-- **FIBRA UNO** (BMV: FUNO11) (“Fibra Uno” or “Fideicomiso F/1401”), the first and largest Real Estate Investment Trust in Mexico announces it has acquired an industrial property in Cancun, Mexico for \$177.5 million pesos.

The property is located on Luis Donaldo Colosio Avenue, in Cancun, Quintana Roo, Mexico and currently has 18,000 square meters of gross leasable area and is expected to generate annual net operating income of nearly \$12.3 million pesos to Fibra Uno. In addition, this property has land available for expansion that would yield 14,300 square meters of additional industrial space and 880 square meters of additional retail space.

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 316 properties in 29 states of Mexico with a rentable area of approximately 3.1 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.