



Fibra Uno Announces That It Has No Current Plans to Raise Capital

Mexico City, Mexico, May 10, 2013 -- Fibra Uno (BMV: FUNO11) (“Fibra Uno” or “Trust F/1401”), Mexico’s first real estate investment trust, announced today that it has no plans to raise additional capital in the near future through a Third Follow-On offer. The acquisitions announced so far, as well as any future acquisitions, will be paid with the resources remaining from our follow-on offer on January 29, 2013, and in certain cases through debt absorption, but not through capital. Our priority today is to finalize such acquisitions.

Under the Mexican Law, fibras have to distribute at least 95% of its taxable net income. If Fibra Uno seeks to continue growing, it will need to issue debt or raise capital. Currently, Fibra Uno has a healthy debt level ratio of approximately 17% loan to value (excluding the G-30 portfolio).

Fibra Uno is continuously analyzing property portfolios that generate added value for its shareholders, in addition to meeting its business and profitability criteria.

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 1,637,880.38 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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