



Fibra Uno Announces a Proposed 30-Property (G-30) Portfolio Acquisition Valued at Ps. 18.400 million

Mexico City, Mexico, December 12, 2012 -- Fibra Uno (BMV: FUNO11) ("Fibra Uno" or "Trust F/1401"), Mexico's first real estate investment trust, announced today that it requested its shareholders to approve the acquisition of a 30-property portfolio valued at Ps. 18,400 million during the next Shareholder's Meeting on December 18.

Of the total revenues of the proposed portfolio, 76% of the revenues are related to industrial leases, while 13% are tied to commercial revenues and 11% to office revenues. Out of the 30 properties, 21 properties already have a stabilized rental income and 9 properties are still under development.

"Mexico has favorable economic and geographic conditions that has translated to an increased need for industrial space for both domestic and international companies, a demand that Fibra Uno is seizing immediately through new acquisitions and developments. Additionally, we have identified several properties that are currently leased which will add value to our shareholders," stated André El-Mann, Fibra Uno CEO.

One of properties under development, included in this portfolio, is the Torre Reforma Latino, which will have 45,000 m2 in gross leasable area for office space that is being built where the Cine Latino in Paseo de la Reforma used to be, across the street from the Bolsa Mexicana de Valores building.

Gonzalo Robina, SMD of Fibra Uno said: "Without a doubt Paseo de la Reforma is the best office corridor in the country, and we want to increase our presence through developments of stabilized properties like Torre Mayor and other opportunities we are analyzing."

Within the stabilized office business, Fibra Uno would be acquiring a part of Plaza Polanco, Torre Platinum, located in Periferico Sur corridor, and the Corporativo Mariano Escobedo, located in the corner of Campos Eliseos and Mariano Escobedo.

The stabilized properties of this portfolio currently generate an annual income of Ps. 860 million, with an occupancy rate of 98%.

Part of the portfolio under development will generate about Ps. 955 million. We estimate that in some cases we will have income from properties under development starting in 2013.



This portfolio will represent an approximate investment of Ps. 18,400 million. Once it is all developed and stabilized, this portfolio, valued at Fibra Uno's current capitalization rate, could represent an estimated value of Ps. 27,000 million.

The new portfolio will be paid as follows: (i) 46% with Certificados Bursátiles Fiduciarios ("CBFI's") to be issued for such transaction; (ii) 23% by absorbing the debt that is guaranteed by the assets in the portfolio; (iii) 31% to be paid for the required investment for the construction of 9 projects that are part of the portfolio under development.

The acquisition represents a GLA increase of 67% for Fibra Uno, excluding the recent acquisition of Torre Mayor and the four properties under development.

Furthermore, during the Shareholders' Meeting another proposal will be proposed to shareholders related to the issuance of new CBFI's to finance the acquisitions of a new pipeline as well as developments earmarked by Fibra Uno that will guarantee the sustained asset growth strategy.

"We believe that the current market conditions continue to bring attractive investment opportunities that are aligned with our strategy of generating value and returns for our shareholders," added Mr. Robina.

Investor Contact:

In México:
Javier Elizalde
Tel: +52(55) 4170-7070
jelizalde@fibrauno.mx

In New York:
Lucia Domville
Tel: +1 (646) 284-9400
fibrauno@grayling.com

Media Contact:

Francisco Galindo
Tel: +52(55) 5062-8250
fgalindo@zimat.com.mx

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 CBFI's 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 central and southern Mexico, with an approximate GLA of 1,618,402 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 an 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.