



## **FIBRA UNO ANNOUNCES DEBT PAYMENT, CLOSING OF P8 AND BANCOMER, AND QUARTERLY DISTRIBUTION**

**Mexico City, February 14<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 that: a) it repaid debt for a total of \$6,191 million pesos and US\$250 million, b) successfully completed the acquisition of the P8 and Centro Bancomer portfolios previously announced, and c ) has paid out a dividend of \$868 million pesos.

### **PAYMENT OF LIABILITIES**

On 23 January this year Fibra Uno completed a placement of senior unsecured debt securities in the international bond markets for US\$ 1,000 million in two tranches, a 10 year and a 30 year tranche. With the proceeds of this placement, Fibra Uno has paid debts of approximately \$6,191 million pesos plus US\$250 million, which together total approximately 70% of the proceeds from the bond issuance above.

### **ACQUISITIONS**

The Centro Bancomer portfolio closed for US\$125 million in cash and an investment commitment for an additional US\$35 million. This portfolio has a current occupancy of 100%, and a gross leasable area of approximately 101 thousand square meters that generate an average expected net operating income of US\$19.5 million per year.

The P8 portfolio consists of 7 properties located in Mexico City in the Insurgentes and the Reforma corridors; additionally, one property is located in the city of Guadalajara. This portfolio has approximately 80 thousand square meters of gross leasable area generating net operating income of approximately \$223 million pesos annually, with a current occupancy of 98%. This portfolio closed for \$2,411 million pesos in cash.

## **DIVIDEND DISTRIBUTIONS**

On February 13, 2014, Fibra Uno distributed approximately \$ 868 million pesos in dividends equivalent to \$0.48 pesos per CBFI. Of this amount, approximately \$0.242 pesos per CBFI correspond to taxable income and \$0.238 pesos per CBFI correspond to return of capital.

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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 18th , 2011. Currently, it has 416 properties in 30 states of Mexico with a rentable area of approximately 5.1 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.

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