



Fibra Uno Announces Acquisition of Industrial Property in Tepetzotlan

Mexico City, Mexico, April 9, 2013 -- Fibra Uno (BMV: FUNO11) (“Fibra Uno” or “Trust F/1401”), Mexico’s first real estate investment trust, announced today the acquisition of an industrial property in the municipality of Tepetzotlan, State of Mexico.

“Tepetzotlan I” is a complex of Class A industrial buildings, located off the Mexico-Queretaro highway, a few steps away from the toll booth. The property has 13 storage buildings and has a land reserve of 5,000m² for future expansion.

The total investment of the project amounts to Ps. 331 million to be paid with CBFIs (Certificados Bursátiles Fiduciarios) once it’s issuance is approved by the authorities.

The secured revenues for 2013 will be of approximately Ps. 43.9 million for a GLA of 65,500 square meters. This area does not consider the potential development of 5,000m² in land reserves nor does it assume a larger occupancy level than the current at 92%.

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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