



# FIBRA UNO ANNOUNCES THE ACQUISITION OF AN OFFICE BUILDING

Mexico City, Mexico, November 16, 2017.

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Fibra Uno (BMV: FUNO11) ("FUNO" or "Fideicomiso F/1401"), the first and largest Real Estate Investment Trust in Mexico announces that it has acquired an office building in Mexico City.

FUNO announces today that it has closed the acquisition of an office building on the Lomas-Palmas corridor, in the corner of Montes Urales and Paseo de la Reforma, the absolute best corporate location in Mexico City.

The building has a GLA of 17,087 sqm and currently 1,700 sqm are rented to a top financial institution. The acquisition price was Us. 60 million, and FUNO expects that the property, once fully leased, will generate Us. 4.9 million of net operating income.

It is important to mention that this property is built over a land plot of 5,760 sqm, so that the effective acquisition price per sqm of land is 10,416 US Dollars, while one of the last known transactions of land sale on Paseo de la Reforma was at 24,000 US Dollars per sqm.

Additionally, FUNO has several indications of interest from tenants that could potentially lease the rest of the building.

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## About Fibra Uno

Fibra Uno (Mexbol: FUNO11; Bloomberg: FUNO11:MM) is the first and largest FIBRA (REIT) in the Mexican market. It operates and develops a wide range of real estate assets for leasing mainly in the industrial, retail and office segments. As of September 30, 2017 Fibra Uno had a portfolio of 521 properties that totaled approximately 7.73 million sqm (approx. 83.2 million sqm) with footprint on 31 states of Mexico. Fibra Uno's strategy focuses in having the best locations with high-quality assets and geographic, segment and tenant diversification. Furthermore, Fibra Uno's management team has more than three decades of expertise in development and operation of all segments of the real estate industry.

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