



## Fibra Uno Announces Grand Opening of its Shopping Mall Plaza Sendero Villahermosa

*Mexico City, Mexico, May 3, 2013 -- Fibra Uno* (BMV: FUNO11) (“Fibra Uno” or “Trust F/1401”), Mexico’s first real estate investment trust, announced today the grand opening of its shopping mall Plaza Sendero in Villahermosa.

The development has approximately 37,000 leasable square meters. The property will generate an income of approximately Ps. 60 million annually. This shopping mall is anchored with a Soriana, Coppel, Cinopolis, and City Club, among others.

In addition FUNO stated that given its Fibra status, by which 95% of its taxable income is mandatorily to be distributed to investors, the only way to fund its growth is by issuing debt and/or equity. In this regard, we consider that the company has a very conservative financial structure with a current loan to value ratio of approximately 17%.

The company also declared that it's not planning to issue additional equity in the immediate to short term as it has been implied in a few media outlets. However, in the ordinary course of business, the company continues to evaluate opportunities to acquire real estate portfolios, which might impact the timing in which FUNO decides to tap the capital markets.

### 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.

<u>Investor Contact</u>		
<b>In Mexico</b>	<b>In New York</b>	<b>Media Contact</b>
Javier Elizalde / Eleazar Pulido	Lucia Domville	Francisco Galindo
Tel: +52(55) 4170-7070	Tel: +1(646) 284 9400	Tel: +52(55) 5062 8250
jelizalde@fibrauno.mx	fibrauno@grayling.com	fgalindo@zimat.com.mx



epulido@fibrauno.mx

 @ fibraunomx