



## Fibra Uno Announces Acquisition of Centro Bancomer

**Mexico City, Mexico, October 10, 2013.**—**Fibra Uno**, Deutsche Bank México, S.A., Institución de Banca Múltiple, División Fiduciaria F/1401 (BMV: FUNO11) (“Fibra Uno” or “Fideicomiso F/1401”), the first and largest Real Estate Investment Trust in Mexico, announced today that it has signed an agreement to acquire from Prudential Real Estate Investors the office building known as “Centro Bancomer”, located on Avenida Universidad, in Mexico City.

The property has a gross leasable area of 101,348 square meters and it is 100% leased by Grupo Financiero BBVA Bancomer until the end of 2015, with the option to extend it an additional 6 months, under a net triple contract (NNN).

The office building was built on land consisting of approximately 61,000 square meters. The land, in addition to the developed building, has a potential to develop of another 80,000 square meters, in which Fibra Uno plans to build about 3,000 new parking spots and an additional 20,000 square meters in gross leasable area for retail use facing Av. Universidad.

The agreed purchase price was of USD\$ 125 million, while the expected investment for the parking space is of USD\$ 35 million. Annual rental income of the stabilized portion of the property, excluding the noted expansion and without the potential commercial space, is of USD\$ 18.1 million, and of USD\$ 19.5 million considering the expansion, on average basis per annum.

### 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 18<sup>th</sup>, 2011. Currently, it has 316 properties in 29 states of Mexico with a rentable area of approximately 3.1 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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