



Fibra Uno Announces the Acquisition of GICSA's Portfolio

Mexico City, Mexico, September 4, 2012.-- Deutsche Bank México, S.A., Institución de Banca Múltiple, División Fiduciaria F/1401 ("Fibra Uno" or "Trust F/1401") (BMV: FUNO11), Mexico's first real estate investment trust, announced today the signature of the contract through which the properties owned by Cabi Naves Industriales S.A.P.I. de C.V., Cabi Centros Comerciales S.A.P.I. de C.V. and Cabi Oficinas Corporativas S.A.P.I. de C.V. were transferred to Fibra Uno in exchange for CBFIs (Certificados Bursátiles Fiduciarios Inmobiliarios). The 15 properties along with operation and rights to commercially exploit a maritime terminal and port are valued at \$11,600,000,000 (eleven thousand, six hundred million pesos 00/100) including a debt outstanding amounting to \$8,400,000,000 (eight thousand four hundred million pesos 00/100) with General Electric Real Estate. This transaction follows the agreements made by the Shareholders' assembly on July 17, 2012.

The properties in the portfolio are in all three sectors: retail, office and industrial.

Among the retail properties are: La Isla Shopping Center (Cancun, Quintana Roo), Forum by the Sea (Cancun, Quintana Roo), Outlet Cancun (Cancun, Quintana Roo), Centro Maya (Playa del Carmen, Quintana Roo) and Punta Langosta (Cozumel, Quintana Roo).

Among the office properties are: Punta Santa Fe (Mexico City), Corporativo Insurgentes (Mexico City), Corporativo Interlomas (Huixquilucan, State of Mexico), and Corporativo Monterrey (Monterrey, Nuevo Leon).

Among the industrial properties are: Tecnoparque Tlalnepantla (Tlalnepantla, State of Mexico), and Parque Tultitlan I and II (Tultitlan, State of Mexico).

The new portfolio is estimated to generate approximately \$927,777,000 (nine hundred and twenty seven million and seven hundred seventy seven thousand pesos 00/100) in net operating income (NOI) in 2013.

Additionally, Mr. Elias Cababie will be named a non independent member of the Technical Committee and Abraham Cababie will be a substitute.

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, tourist, office, and mixed-use properties in Mexico. Our objective is to offer attractive returns to the holders of our CBFIs through stable cash distributions and the appreciation of our real estate. We intend to selectively assemble a diversified portfolio of high-quality and strategically-located income-producing properties in Mexico.



The Trust began trading on the Mexican stock exchange on March 18, 2011. Currently, it has 278 properties in central and southern Mexico, with an approximate GLA of 1,406,795 square meters. The 219 properties acquired to Banco Santander are in the process of incorporation, nevertheless the rent is collected since May the 1st. On March 22, 2012, the Trust launched a primary offer for 373,750,000 CBFIs (including an overallotment option of 48,750,000 CBFIs) which represented 46.9% of the Trust's outstanding certificates at the time of the offering.

Under Mexican law, at least 70% of a Fibra's assets must be invested in or derived from income-producing 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 with over three decades of experience in the real estate industry, 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 Administracion S.A. de C.V., a Mexican real estate operator with a management with more than 30 years of experience in the development and operation of real estate in Mexico.

Fibra Uno carried out its second primary offering taking a step forward in the real estate industry, by offering investors a novel vehicle to invest and generate attractive returns and by creating a new source of financing for real estate developers. Fibra Uno seeks to grow and enhance its portfolio of properties, offer attractive returns and create value to its CBFI holders, as well as contribute to the development of the real estate sector.

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