



FIBRA UNO ACQUIRES TEN PROPERTIES VALUED AT \$3,796 MILLION PESOS

Mexico City, Mexico, June 17th, 2013.-- FIBRA UNO (BMV: FUNO11) (“Fibra Uno” or “Fideicomiso F/1401” or the “company”), the first and largest Real Estate Investment Trust in Mexico, informs the binding agreement for the acquisition of ten properties worth \$3,796 million pesos.

These investments, approved among others by the company’s Technical Committee session held on May 27th, 2013, is comprised by:

- i) A portfolio of eight office buildings, seven located in two of Mexico City’s main office clusters, Paseo de la Reforma and Avenida de los Insurgentes, and one located at the corporate financial district in the city of Guadalajara; with a total leasable space of 78,982 square meters and an occupancy rate of 94%. These properties’ value and its estimated revenue generation per year is \$2,303 and \$195 million pesos, respectively;
- ii) The Hilton Hotel, located at Mexico City’s historic center in front of Alameda Central, aside from the Bellas Artes Palace. The value of the property and its estimated annual revenue generation is \$1,163 and \$120 million pesos, respectively; Fibra Uno will serve the debt of \$31 million USD existing on this building.
- iii) A shopping center under development in the state of Aguascalientes, which will host a Soriana anchor retail store and a cinema complex, with a leasable area of 15,700 square meters. The estimated value of land and construction, as well as its estimated annual revenue generation is \$330 and \$40 million pesos, respectively. This investment has a similar scheme to the recently inaugurated by Fibra Uno in Villa Hermosa, Tabasco, which has been very successful.

These acquisitions, subject only to the approval by the local antitrust authorities, as well as the successful conclusion of the due diligence process conducted by Fibra Uno, would be paid with \$2,633 million pesos in cash and the rest with CBFIs (Certificados Bursatiles Fiduciarios Inmobiliarios) to be issued by the CNBV (Comision Nacional Bancaria y de Valores) in accordance with the updated request presented by the Trust to this authority, and in accordance with resolutions of the Trust’s Holders Assembly celebrated on April 23rd of 2013.

These investments reinforce Fibra Uno’s growth strategy and the company’s value generation commitment with all its investors.

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 18th, 2011. Currently, it has 282 properties in 29 states of Mexico with a rentable area of approximately 1,719,330 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.