

**Irrevocable Trust No. F/1401 (Deutsche Bank Mexico,
S. A. Multiple Banking Institution, Trustee Division) and
Affiliates**

Condensed consolidated financial statements as of December 31,
2016, and 2015, and for the three-month periods that ended on
December 31, 2016 and 2015.



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Consolidated (Condensed) Balance Sheet
As of December 31, 2016 and December 31, 2015
(Figures in thousand pesos)

Assets	Notes	31/12/2016	31/12/2015
Currents assets:			
Cash and restricted cash	3.	\$ 5,554,120	\$ 5,995,918
Financial investments	4.	1,956,101	2,300,596
Leases receivables from clients, net	5.	990,594	713,013
Other accounts receivable	6.-	519,700	84,856
Fundación FUNO, A. C. - related party		80,293	-
Refundable tax, mainly VAT		2,141,696	4,161,762
Pre-paid expenses		430,717	459,660
Total current assets		11,673,221	13,715,805
Non-current assets:			
Investment properties	7.	172,739,278	151,822,122
Investments in affiliates	8.	5,178,900	3,113,889
Derivative Financial Instruments	11.	515,055	-
Other assets, net	9.	1,920,523	2,121,525
Total non-current assets		180,353,756	157,057,536
Total assets		\$ 192,026,977	\$ 170,773,341

	Notes	31/12/2016	31/12/2015
Current liabilities:			
Borrowings	10.	\$ 633,911	\$ 10,123,627
Accounts payable and accrued expenses	12.	3,232,397	1,874,346
Deferred revenues		165,362	100,010
Dues to related parties	15.	93,266	104,488
Total current liabilities		4,124,936	12,202,471
Long-term debt	10.	64,172,642	44,209,408
Long-term other accounts payable		125,530	38,813
Deposits from tenants		825,067	702,303
Long-term deferred revenues from Leases		135,467	261,968
Total liabilities		69,383,642	57,414,963
Trustors' capital			
Trustors' capital	17.	95,383,575	97,742,581
Retained earnings		25,524,669	15,615,797
Other comprehensive income		(103,006)	-
Total trustors' capital		120,805,238	113,358,378
Non-controlling participation		1,838,097	-
Total shareholders' equity		122,643,335	113,358,378
Total liabilities and trustors' capital		\$ 192,026,977	\$ 170,773,341

The attached notes are part of the consolidated condensed financial statements.

Consolidated (Condensed) Income Statement
For the 3-month periods ending December 31, 2016 and 2015
(Figures in thousand pesos)

	Notes	31/12/2016	2016 4th Quarter	30/09/2016	31/12/2015	2015 4th Quarter	30/09/2015
Property income	16.	\$ 11,756,607	\$ 3,111,151	\$ 8,645,456	\$ 9,574,616	\$ 2,785,077	\$ 6,789,539
Maintenance revenues		1,230,420	327,295	903,125	963,376	271,360	692,016
Dividends revenues from beneficiary rights		157,821	41,834	115,987	148,573	43,362	105,211
Administration fees		108,000	51,750	56,250	38,333	18,750	19,583
		13,252,848	3,532,030	9,720,818	10,724,898	3,118,549	7,606,349
Management fees		(678,686)	(172,374)	(506,312)	(612,928)	(157,095)	(455,833)
Operating expenses		(824,967)	(219,823)	(605,144)	(668,237)	(179,817)	(488,420)
Maintenance expenses		(1,293,772)	(338,121)	(955,651)	(1,065,230)	(310,742)	(754,488)
Property taxes		(323,074)	(82,415)	(240,659)	(258,801)	(77,508)	(181,293)
Insurance		(143,918)	(48,390)	(95,528)	(87,012)	(31,602)	(55,410)
		(3,264,417)	(861,123)	(2,403,294)	(2,692,208)	(756,764)	(1,935,444)
Operating income		9,988,431	2,670,907	7,317,524	8,032,690	2,361,785	5,670,905
Interest expense		(3,826,836)	(1,083,271)	(2,743,565)	(2,681,540)	(729,743)	(1,951,797)
Interest revenue		263,833	96,442	167,391	412,083	40,913	371,170
Income after financial expenses		6,425,428	1,684,078	4,741,350	5,763,233	1,672,955	4,090,278
Foreign exchange loss, Net		(4,752,607)	(1,938,680)	(2,813,927)	(3,878,142)	(388,686)	(3,489,456)
Valuation effect on financial instruments		(46,624)	(47,566)	942	-	-	-
Fair value adjustment to investment properties and affiliates	7 .	11,266,275	6,185,606	5,080,669	4,714,042	1,876,330	2,837,712
Administrative platform amortization		(194,984)	(48,746)	(146,238)	(194,984)	(48,746)	(146,238)
Amortization of bank and other financial charges		(133,579)	(35,333)	(98,246)	(81,867)	(32,069)	(49,798)
Executive compensation	13.	(169,997)	158,991	(328,988)	(587,792)	(318,152)	(269,640)
Consolidated net income		\$ 12,393,912	\$ 5,958,350	\$ 6,435,562	\$ 5,734,490	\$ 2,761,632	\$ 2,972,858
Controlling participation		\$ 11,824,632	\$ 5,930,226	\$ 5,894,406	\$ 5,734,490	\$ 2,761,632	\$ 2,972,858
Non-controlling participation	1c.	569,280	28,124	541,156	-	-	-
		\$ 12,393,912	\$ 5,958,350	\$ 6,435,562	\$ 5,734,490	\$ 2,761,632	\$ 2,972,858

The attached notes are part of the consolidated condensed financial statements.

Consolidated (Condensed) Statement of Changes in Trustors' Capital
For the period ending December 31, 2016 and 2015
 (Figures in thousand pesos)

	Notes	Capital	Retained earnings	Financial Derivatives Reserve from Cash Flow Hedging	Total controlling participation	Total non-controlling participation	Total
Balance as of January 1, 2015		\$ 93,500,173	\$ 11,575,298	\$ -	\$ 105,075,471	\$ -	\$ 105,075,471
Equity contribution	17.	8,452,064	-	-	8,452,064	-	8,452,064
Distributions to trustors	17 y 18.	(4,209,656)	(1,693,991)	-	(5,903,647)	-	(5,903,647)
Consolidated net income		-	5,734,490	-	5,734,490	-	5,734,490
Balance as of December 31, 2015		\$ 97,742,581	\$ 15,615,797	\$ -	\$ 113,358,378	\$ -	\$ 113,358,378
Equity contribution	17.	2,095,942	-	-	2,095,942	1,268,817	3,364,759
Distributions to trustors	17 y 18.	(4,454,948)	(1,915,760)	-	(6,370,708)	-	(6,370,708)
Consolidated net income		-	11,824,632	-	11,824,632	569,280	12,393,912
Other comprehensive income, net income tax		-	-	- 103,006	(103,006)	-	(103,006)
Balances as of December 31, 2106		\$ 95,383,575	\$ 25,524,669	\$ (103,006)	\$ 120,805,238	\$ 1,838,097	\$ 122,643,335

The attached notes are part of the consolidated condensed financial statements.

Interim Consolidated (Condensed) Cash Flow Statement
For the period ending December 31, 2016 and 2015
(Figures in thousand pesos)

	31/12/2016	31/12/2015
Operating activities:		
Consolidated net income	\$ 12,393,912	\$ 5,734,490
Adjustments to non cash flow generated items:		
Fair value adjustment to investment properties	(11,266,275)	(4,714,042)
Unrealized foreign exchange loss (gain)	4,188,988	4,022,379
Administrative platform amortization	328,563	276,851
Executive compensation	169,997	587,792
Interest income	(263,833)	(412,083)
Interest expense	3,826,836	2,681,540
Valuation effect on financial instruments	46,624	-
Total	<u>9,424,812</u>	<u>8,176,927</u>
Changes to working capital:		
(Increase) decrease on:		
Lease receivable	(277,581)	(87,843)
Other accounts payable	(434,844)	53,697
Fundación FUNO, A. C. - related party	(80,293)	-
Refundable tax, mainly VAT	2,020,066	(1,079,249)
Pre-paid expenses	28,943	(315,021)
(Decrease) increase in:		
Trade accounts payable	1,358,051	(340,658)
Dues to related parties	(11,222)	104,488
Long-term other accounts payable	86,717	-
Deferred revenues	(61,149)	145,781
Deposits from tenants	122,764	227,494
Net cash flow from operating activities	<u>12,176,264</u>	<u>6,885,616</u>
Investment activities:		
Advanced payments for the acquisition and development of investment properties	(5,878,590)	(8,122,203)
Acquisition of investment properties	(2,529,171)	(16,818,476)
Investments in securities	344,495	17,227,850
Investments in affiliates	87,180	(138,564)
Interest income	171,698	412,083
Net cash flow from investment activities	<u>(7,804,388)</u>	<u>(7,439,310)</u>
Financing activities:		
Payments and anticipated prepayment of loans	(13,403,201)	(2,612,737)
Loan financing	17,561,558	16,920,892
Equity contribution	1,100,000	-
Distributions to trustors	(6,370,708)	(5,903,647)
Interest paid	(3,701,323)	(2,355,744)
Net cash flow from financing activities	<u>(4,813,674)</u>	<u>6,048,764</u>
Net cash flow:		
Net (decrease) increase in cash and restricted cash	(441,798)	5,495,070
Cash and restricted cash at the beginning of the period	<u>5,995,918</u>	<u>500,848</u>
Cash and restricted cash at the end of the period	<u>\$ 5,554,120</u>	<u>\$ 5,995,918</u>

The attached notes are part of the consolidated condensed financial statements.

Notes to the Condensed Consolidated Financial Statements
For the years that ended on December 31, 2016 and 2015
(In thousands of pesos)

1. General information, acquisitions and relevant events

a) General information

Trust F/1401 of Deutsche Bank México, S. A., (“Fibra UNO”) was established as a real estate trust on January 12, 2011 by Fibra UNO Administración, S. A. de C. V., (the “Settlor”) and Deutsche Bank México, S. A., Multiple Banking Institution, Trustee Division (The “Trustee”). Fibra UNO began its operations in March, 2011, and it was mainly established to purchase and own real estate properties with the purpose of leasing and developing commercial, industrial and mixed use properties, as well as office buildings and lands in the Mexican market.

Fibra UNO, as a real-estate investment trust (“FIBRA”), qualifies to be treated as a transfer entity in Mexico for the purposes of the Income Tax Law. Therefore, all net tax income generated by the operations of Fibra UNO are attributed to the holders of its Real Estate Trust Certificates (“CBFIs”) for tax purposes, and therefore Fibra UNO is not subject to Income Tax in Mexico. To maintain FIBRA’s status, the Mexican Tax Administration Service (“SAT”) has established in Articles 187 and 188 of the Income Tax Law that Fibra UNO must distribute annually at least 95% of its net tax income to the holders of the CBFIs issued by Fibra UNO.

Fibra UNO has entered into the following contracts for the development of its operation:

- i. An advising contract with Fibra UNO Administración, S. A. de C. V. (“Fibra UNO Administration or the Advisor”) (related party) for it to assist Fibra UNO in forming and implementing its financial investments and strategies;
- ii. A management agreement for the properties with F1 Management, S. C. (“F1 Management”), Operadora CVC, S. C. (“CVC Operator”) and F1 Controladora de Activos, S. C. (“F1 Parent Company”) (Affiliate companies) – to manage the daily operations of Fibra UNO;
- iii. A service agreement with F2 Services, S. C. (“F2 Services”) (related party) - to carry out certain invoicing and collection services on behalf of Fibra UNO, subject to supervision and monitoring;
- iv. An agreement for advising, property management and services with Jumbo Administración, S. A. P. I. de C. V. (“Jumbo Administración”) (related party) with similar characteristics as those mentioned in the foregoing, focused on certain properties;
- v. A property management agreement with Finsa Holding, S. A. de C. V. – to manage the daily operation of the portfolio (“Vermont”);
- vi. A property management agreement with Hines Interest, S. A. de C. V. – to manage the daily operation of the portfolio (“Maine”);
- vii. A management agreement with Consultora Centro Histórico, S. A. de C. V. – to manage the daily operation of the building called Hotel Centro Histórico;

- viii. A management agreement with Operadora Galgua, S. A. de C. V. – to manage the daily operation of the property Galerías Guadalajara;
- ix. A service agreement between F1 Administración, S. C. (F1 Administración - Affiliate company) and Banco Invex, S.A., Multiple Banking Institution, Invex Grupo Financiero in its status as Trust F/2353 (Trust F/2353) to manage the daily operation of Trust F/2353, and
- x. A service agreement with MTK Developers, S.A. de C.V. (Indirect Affiliate) for the construction of the Mitikah project.

The tax address of Fibra UNO is calle de Quintana Roo No. 3 Despacho 303 Col. Roma Sur, Ciudad de México.

b) Purchases

Portfolio	Acquisition
Tower Vallarta (i)	Investment properties
Torre Cuarzo (ii)	Development
Espacio Tollocan (iii)	Development
Puerta de Hierro (iv)	Investment properties
El Salto Jalisco (v)	Investment properties

- i. During the fourth quarter of 2016, Fibra UNO registered the purchase of the property called “Midtown Jalisco” for \$440 million pesos. This property is a plot of 58,740.63 m2 for the development of a mixed-use property in the city of Guadalajara, in the state of Jalisco, and shall have a gross rentable area of 105,000 m2 plus 225 rooms in the hotel. Fibra UNO estimates that the development, including the marketing of the project, implies an approximate investment of \$4.368 billion pesos.
- ii. On August 19, 2016, Fibra UNO registered the purchase of the property “Tower Vallarta”, which purchase forms a part of the “Turbo” portfolio, and this is the first all-included Resort type hotel of the Fibra UNO portfolio located in Puerto Vallarta, one of the most famous tourist destinations of Mexico, which is rented under a base rent plus variable scheme. The hotel has 46,234 m2 of gross leasable area. It has 444 rooms and operates under the name of Grand Fiesta Americana Puerto Vallarta, a luxurious trademark. The hotel has a series of world class amenities and facilities, including a portion of land for a future expansion. The purchase price of this property was \$1,477.1 million pesos, which was paid with a combination of cash and CBFIs.
- iii. On June 27, 2016, Fibra UNO registered the purchase of the property “Torre Cuarzo”, located in Mexico City. The property shall have a gross leasable area of approximately 72,000 m2. The property is currently in the final stage of development, and is expected to be delivered by the second quarter of 2017. The purchase price was \$2.898 billion, \$864.3 million of which was paid in cash. An equivalent of \$1.124 billion in pesos was paid with 31,519,509 CBFIs, leaving one payment for 14,965,270 CBFIs, the equivalent of \$533.7 million pesos and \$376 million in cash, which are shown in the accounts payable and accumulated expenditures field in the condensed

consolidated statement of financial position. The CBFIs shall be provided in the following manner: 31,519,509 CBFIs shall be placed in circulation on April 1, 2017, 7,482,635 on May 31, 2017 and 7,482,635 on September 30, 2017. Fibra UNO hopes to invest \$474 million pesos to complete the construction.

- iv. On June 1, 2016, Trust agreement 2500 was entered into, in which Tiendas de Descuento Monterrey, S.A. de C.V. ("Soriana") acts as "Settlor A", Fibra UNO as "Settlor B", and Actinver as "Trustee". The trust agreement provides the construction of "Espacio Tollocan", which includes a Soriana Store and Shopping Center. Soriana provided a terrain with a surface area of 55,378 m² for this, for which Fibra UNO made a payment of \$229.3 million pesos, and Soriana shall pay Fibra UNO \$110 million pesos for it to build its store for it. Once the construction is finished the joint ownership scheme shall be created in order for Soriana to be the owner of its store, and Fibra UNO the owner of the Shopping Center.
- v. On Monday, February 29, 2016, Fibra UNO registered the purchase of the property "Puerta de Hierro" located in Guadalajara, Jalisco. The property shall have a gross leasable area of approximately 24,946 m². A sale and lease back transaction was made with this purchase, in which Fibra UNO subsequently rents under a triple net contract over 10 years, with two five-year extensions. The purchase price was \$700 million pesos, paid in cash.
- vi. On February 23, 2016, Fibra UNO recorded the purchase of the property "El Salto Jalisco", an industrial plant located in Guadalajara, Jalisco, for which Fibra UNO paid 5,060,501 CBFIs, equivalent to \$180 million pesos. In addition, as a part of the agreement for this purchase, once the contributor concludes the construction and equipping of a second industrial plant of approximately 21,388 m², which forms a part of this project, Fibra UNO shall make the payment of the same for an approximate amount of \$180 million pesos with CBFIs.

c) Relevant events

- i. On June 27, 2016, Trust agreement number 2584 was entered into between Fibra UNO as "Settlor A", Trust 2353 being joined to this Trust as "Settlor B", and Banco Actinver, S. A. Universal Bank Institution, Actinver Financial Group, as Trustee. The purpose of this Trust is to develop the mixed-use project called "Mitikah" through Fibra UNO's commitment to contribute the "Buffalo" and "Colorado" portfolios to Trust 2584's equity, and the commitment of Trust 2353 to contribute the cash resources necessary to execute the project.

The fruits of this co-investment, whether as revenue derived from the net profits, reimbursement or partial or total disinvestment of the equity, may be distributed by the Trustee according to the times fixed by the Administrator.

On December 22, 2016, Fibra UNO contributed the "Buffalo" portfolio to the equity of Trust 2584 for \$3.660 billion pesos for the development of the Mitikah project.

Fibra UNO maintains control over Trust 2584, for which it consolidates the figures of this Trust with those of its own. For this reason the contribution of the Buffalo portfolio to Trust 2584 is shown as of December 31, 2016, in the field of Property investments in the Condensed Consolidated Statements of Financial Position.

As of December 31, 2016, Fibra UNO holds 76.89% of the equity of Trust 2584, while Trust 2353 holds 23.11%.

The financial information related to Trust 2584 is summarized below:

	31/12/2016
Current assets	<u>\$ 619,002</u>
Investment properties	<u>\$ 4,542,658</u>
Current liabilities	<u>\$ 401,035</u>
Equity attributable to Fibra UNO	<u>\$ 3,660,445</u>
Non-controlling shareholding	<u>\$ 1,125,555</u>
	31/12/2016
Profits of the year	<u>\$ 84,905</u>
Profits of the year attributable to the non-controlling shareholding	<u>\$ 25,519</u>

- ii. On October 4, 2016, Fibra UNO recovered \$476.1 million pesos as Value Added Tax in cash.
- iii. On September 30, 2016, Fibra UNO paid a loan assumed through the purchase of the Vermont Portfolio with "Blackstone" (previously GE Real Estate) for \$1,336.3 million pesos, corresponding to the credit line that accrued interests at a fixed rate of 7.75%.
- iv. On September 23, 2016, Fibra UNO provided a non-secured credit line contract with HSBC México, S.A., Multiple Banking Institution, HSBC Financial Group ("HSBC"), an amount of \$3 billion pesos at a plus 2% Interbank Equilibrium Interest Rate, maturing on September 15, 2023.
- v. On September 15, 2016, Fibra UNO pre-paid a non-secured credit line contracted with HSBC for \$914 million pesos which accrued interest at a plus 2% Interbank Equilibrium Interest Rate and \$14.8 million US dollars which accrued interest at a plus 2% Libor rate, and both matured on September 15, 2021.
- vi. On September 1, 2016 and August 31, 2016, Fibra UNO pre-paid loans assumed with Banamex through the purchase of Portfolio G-30 in the following manner: \$3.31 million US dollars corresponding to the credit line that accrued interests at a plus 1.90% Libor rate and \$152.1

million pesos, corresponding to the credit line that accrued interests at a plus 1.90% Interbank Equilibrium Interest Rate, respectively.

- vii. On August 31, 2016, Fibra UNO delivered an earnest money deposit to purchase the Portfolio called "FRIMAX", which is shown in the condensed consolidated statements of financial position in the field Other accounts receivable for the purchase of investment properties for \$366 million pesos.
- viii. On August 1, 2016, Fibra UNO pre-paid a loan assumed with "Blackstone" through the purchase of the Vermont Portfolio for \$51.8 million US dollars, corresponding to the credit line that accrued interests at a plus 3.45% Libor rate.
- ix. During the month of July, 2016, as a part of the Fibra UNO's plan to limit the exchange risk derived from the bond issued in US dollars maturing in 2026, Fibra UNO contracted a currency SWAP for \$40 million US dollars, which cover principal and interests.
- x. On July 11, 2016, Fibra UNO recovered \$510.7 million pesos as Value Added Tax in cash.
- xi. On July 1, 2016, Fibra UNO made a reciprocal transaction for purchase and sale of rates (COLLAR) with coverage purposes for an amount of reference of \$1.889 billion pesos, with a floor of 4.5% and a ceiling of 8.75%, maturing on July 2, 2018.
- xii. During the month of June, 2016, in order to limit the exchange risk derived from the bond issued in US dollars, maturing in 2026, Fibra UNO contracted currency SWAPS for \$260 million US dollars, \$100 million US dollars of which cover the principal, and \$160 million US dollars cover principal and interests.
- xiii. On June 29, 2016, Fibra UNO provided a non-secured credit line contract with Actinver for an amount of \$410 million pesos, at a plus 1.80% Interbank Equilibrium Interest Rate, maturing on July 27, 2017.
- xiv. On June 28, 2016, Fibra UNO paid loans assumed with Blackstone through the purchase of the Morado Portfolio in the following manner: \$236.3 million US dollars, corresponding to the credit line that accrued interests at the rate of 3.40%, \$33.9 million US dollars, corresponding to the credit line that accrued interest at a plus 2.70% Libor rate, \$825.7 million pesos corresponding to the credit line that accrued interests at the rate of 6.46%, and \$858.5 million pesos corresponding to the credit line that accrued interests at the rate of 6.46%.
- xv. On June 8, 2016, Fibra UNO issued an unsecured debt for \$500 million US dollars in international markets. The issuance was a reopening of its bonds, the first reopening of which corresponds to the bond maturing in 2026, with a rate of 5.25% for \$200 million US dollars, and the second is the reopening of the bond maturing in 2044, with a rate of 6.95% for \$300 million US dollars.

- xvi. On April 30, 2016, GP Servicios Industriales, S. A. de C. V. ceased to provide management services for the California portfolio, according to the contract signed off with them.
- xvii. On April 12, 2016, Fibra UNO issued an unsecured debt in the local market for an amount of \$4.5 billion pesos in three sections: the first for 457,878,300 Investment Units (UDI's) equivalent to \$2.5 billion pesos at a rate of 4.6%, maturing on April 1, 2017, and ticker symbol FUNO 16U; the second section for \$800 million pesos, with an plus 65 base points Interbank Equilibrium Interest Rate maturing on April 11, 2019 and a ticker symbol FUNO 16; the last section was a reopening of the bond maturing in 2023, with a rate of 8.4% for \$1.2 billion pesos maturing on December 4, 2023, with ticker symbol FUNO 13-2.
- xviii. On April 8, 2016, Fibra UNO made the prepayment of the unsecured guarantee that it had contracted with Inbursa, S.A., Multiple Banking Institution, Inbursa Financial Group for \$2 billion pesos. The loan accrued interests at a plus 2% Interbank Equilibrium Interest Rate.
- xix. On February 26, 2016, Fibra UNO made an earnest money deposit for \$100 million pesos for the purchase of Torre Cuarzo located on Paseo de la Reforma, in Mexico City. On the date the transaction was closed, the earnest money deposit was used for the payment of the construction of Torre Cuarzo.
- xx. On Thursday, February 18, 2016, Fibra UNO recovered \$1.026 billion for the Value Added Tax in cash.
- xxi. On Monday, February 8, 2016, Fibra UNO provided a non-secured credit line contract with Actinver for an amount of \$400 million pesos, at a plus 1.80% Interbank Equilibrium Interest Rate, maturing on Sunday, July 17, 2016. This loan was settled on April 18, 2016.
- xxii. Starting from January 1, 2016, derived from the second amendment agreement of Trust 1127/2010 (Torre Latino), in which Ecocinemas, S.A. de C.V. (Ecocinemas) as "Settlor A" and Fibra UNO as "Settlor B", shall have a right to receive 22.53% and 77.47%, respectively, of the net product of the income through lease and the eventual product of the assignment of Torre Latino; Fibra UNO registered in its consolidated financial statements the minority interest corresponding to 22.53% that represents the interest that Ecocinemas has in the equity of Torre Latino. The effect of recognizing said minority interest in the consolidated figures of Fibra UNO is shown as of December 31, 2016, in the Condensed consolidated statements of financial position and in the Condensed consolidated statements of changes in equity for \$712.5 million pesos, and in the Interim Condensed consolidated income statements for \$543.7 million pesos under the field of non-parent company Interest.

2. Basis of presentation

a) Presentation Bases

The Condensed consolidated statements have been prepared according to the NIC 34 “Intermediate financial reports”.

Certain information and disclosures normally included in the yearly financial statements, prepared according to the International Financial Information Standards (“IFRS”), have been condensed or omitted according to the standard of intermediate financial reports. These Interim Condensed consolidated financial statements must be read as a whole with the consolidated financial statements of Fibra UNO and their respective disclosures for the years that ended on December 31, 2015, prepared according to the IFRS. The results of the period do not necessarily indicate the ones of the year.

b) *Reclassifications*

The condensed consolidated financial statements for the year concluding on December 31, 2015, have been reclassified in certain fields to conform their presentation with that which was used in 2016.

c) *Adoption of New Standards*

a. *Amendments to the International Financial Information Standards (“IFRSs” or JAS”), and new interpretations that are obligatory starting from 2015.*

In the year underway, Fibra UNO applied a series of new and modified IFRSs, issued by the International Accounting Standards Board (“IASB”), which are obligatory, and take force starting from the tax years that begin on or after January 1, 2015.

b. *New or Revised Issued IFRS Not Valid as of This Date*

Fibra UNO has not applied the following new or revised IFRS that have been issued, but which have not yet taken force.

IFRS 9	Financial Instruments (2)
IFRS 14	Deferred Regulatory Accounts (1)
IFRS 15	Income from Contracts with Customers (2)
IFRS 16	Leases (3)
Amendments to the IFRS 11	Accounting for Purchases of Shares in Collective Agreements (1)
Amendments to the IAS 1	Initiative of Disclosures (1)
Amendments to the IAS 16 and the IAS 38	Clarification of Acceptable Methods of Depreciation and Amortization (1)
Amendments to the IAS 10 and IAS 28	Sale or payment of goods between an investor and its associate or collective business (1)
Amendments to the IFRS 10, IFRS 12 and IAS 28	Investment Entities: application of the Consolidation Exception (1)

Amendments to the IFRS

Annual improvements to the IFRS 2012-2014 Cycles (1)

- (1) Effective for the annual periods that begin from January 1, 2016, early application being permitted.
- (2) Effective for the annual periods that begin from January 1, 2018, early application being permitted.
- (3) Effective for the annual periods that begin from January 1, 2019, early application being permitted.

The administration of Fibra UNO does not consider that the application of these amendments and the new IFRS that have significant effects on the consolidated financial statements of Fibra UNO.

d) Seasonality

The Administration of Fibra UNO does not consider that the business is subject to material seasonal fluctuations.

3. Cash, cash equivalent and restricted cash	31/12/2016	31/12/2015
Cash, cash equivalent and bank deposits	\$ 5,543,788	\$ 5,777,368
Restricted cash:		
Restricted cash and reserve funds for bank loans	10,332	218,550
Total cash and cash equivalents	\$ 5,554,120	\$ 5,995,918
4. Financial Investment	31/12/2016	31/12/2015
Trading investments- government securities	\$ 1,956,101	\$ 2,300,596
5. Lease receivables and others	31/12/2016	31/12/2015
Lease receivables	\$ 1,084,690	\$ 818,164
Allowance for doubtful accounts	(94,096)	(105,151)
	\$ 990,594	\$ 713,013
6. Other accounts receivable	31/12/2016	31/12/2015
Security Deposit	\$ 366,000	\$ -
Administration fee	113,333	38,333
Other accounts receivable	40,367	46,523
	\$ 519,700	\$ 84,856

7. Investment properties	31/12/2016	31/12/2015
Reasonable value:		
Investment completed	\$ 158,645,638	\$ 137,830,327
Investment in development	10,283,446	10,246,889
Land reserves	1,350,763	1,341,216
Rights over properties with operating leases	2,459,431	2,403,690
	\$ 172,739,278	\$ 151,822,122

Investment Property	Type	Properties	31/12/2016	31/12/2015
Balance at the beginning of the period			\$ 151,822,122	\$ 113,303,350
Acquisitions:				
Midtown Jalisco	Development	1	440,000	-
Tower Vallarta	Retail	1	1,477,096	-
Torre Cuarzo	Development	1	2,898,091	-
Espacio Tollocan	Development	1	229,295	-
Puerta de Hierro	Retail	1	700,000	-
El Salto Jalisco	Industrial	1	180,000	-
Alaska	Office	6	-	5,246,766
Lamar	Retail	4	-	2,295,000
Artificios No. 40	Office	1	-	52,950
CuautiPark II	Industrial	1	-	783,500
Oregon	Retail	3	-	1,626,000
Indiana	Retail	13	-	3,190,000
Kansas	Retail	12	-	10,452,127
Buffalo	Development	1	-	2,820,418
Utah	Office	1	-	1,010,664
Florida	Office	1	-	640,098
Additional investment properties			5,878,590	5,808,521
Fair value adjustments to investment properties			9,114,084	4,592,728
Balance at the end of the period			\$ 172,739,278	\$ 151,822,122

All investment properties of Fibra UNO are held under absolute ownership.

Once a year the Administration of Fibra UNO relies on valuations conducted by independent experts with classifications and relevant experience in the locations and categories of the investment properties that it holds.

The independent experts consider different valuation techniques under focuses of income, market and costs to estimate the fair value of their investment properties, and it chooses that which it considers most appropriate given the particular circumstances of the property and the availability of the information, seeking to maximize the use of observable data. It first considers if it can use current prices in an active market for a similar property in the same location and considerations, which is subject to leases and other similar contracts. However, in the majority of the cases it uses a discounted cash flow valuation technique given the availability of information.

The discounted cash flow valuation technique requires for the expected period cash flows of a property in operation or in development to be projected. The expected periodic cash flows generally include the income considering occupation and bad debts minus operation expenses. An appropriate discount is applied to these flows, derived from surveys conducted by participants in the market, to determine the present value of the flows associated with the property, which represents its fair value.

During the second quarter of 2016, derived from the start-up of Torre Latino, Fibra UNO registered an amount of \$2,354.6 million pesos to show the property at its fair value. Said amount is shown in the condensed consolidated statement of income in the field of adjustment to the fair value of investment properties.

As of December 2016 and 2015, the effect of the fluctuation of the fair value in the investment properties is for \$9.114 billion pesos and \$4.174 billion pesos, respectively.

8.	Investments in Affiliates	% ownership	31/12/2016	31/12/2015
	Torre Mayor	49%	\$ 2,999,348	\$ 2,416,838
	Torre Diana	50%	2,179,552	697,051
			<u>\$ 5,178,900</u>	<u>\$ 3,113,889</u>

Fibra UNO records these investments based on the equity accounting method, as established in the IFRS, given the nature of the investment.

9.	Other assets, Net	31/12/2016	31/12/2015
	Administrative platform (1)	\$ 2,043,674	\$ 2,043,674
	Implementation advisory	440,800	440,800
	Advisory for the structuring of the real estate	30,000	30,000
	Accumulated amortization	(593,951)	(392,949)
		<u>\$ 1,920,523</u>	<u>\$ 2,121,525</u>

10. Loans

Type	Institution	Summary of loans balance as of December 31, 2016					
		Currency	Interest rate	Maturity	Balance MXN	Balance in thousand USD	
Mortgage	Finsa Bancomext US 84.7 millones	USD	4.89%	oct-20	\$ -	73,330	
Mortgage	HSBC Samara	MXN	TIE + 2%	sep-23	2,965,714	-	
Unsecured	Actimer	MXN	TIE + 1.8%	jul-17	410,000	-	
Bond	National (FUNO 13-2)	MXN	8.40%	dec-23	3,120,900	-	
Bond	National (FUNO 13)	MXN	TIE + 0.80%	jun-19	6,850,059	-	
Bond	National (FUNO 15)	MXN	6.99%	jul-25	7,500,000	-	
Bond	National (FUNO 13U)	UDIS	5.09%	dec-28	2,368,119	-	
Bond	National (FUNO 16U)	UDIS	4.60%	apr-27	2,547,123	-	
Bond	National (FUNO 16)	MXN	TIE + 0.65%	apr-19	883,750	-	
Bond	International	USD	5.25%	dec-24	-	600,000	
Bond	International	USD	6.95%	jan-44	-	700,000	
Bond	International	USD	5.25%	jan-26	-	500,000	
					Balance as of December 31, 2016 \$	<u>26,645,665</u>	<u>1,873,330</u>
					Foreign exchange rate as of December 31, 2016		<u>20,6640</u>
					Dollar balance in pesos equivalent \$		<u>38,710,482</u>
					Balance as of December 31, 2016 in pesos equivalent	65,356,147	
					Short-term loans	(633,911)	
					Long-term loans	64,722,236	
					Transaction costs	(581,572)	
					Unearned interests at fair value	31,978	
						\$	<u>64,172,642</u>

Type	Institution	Summary of Loans as of December 31, 2015					
		Currency	Interest Rate	Maturity	Balance MXN	Balance in thousand USD	
Mortgage	G-30 Banamex (lzt Ps.) \$173.8 millones FID 547	MXN	TIE + 1.90%	feb-21	\$ 157,223	-	
Mortgage	G-30 Banamex (lzt Us.) US 4 millones FID 547	USD	Libor + 1.90%	feb-21	-	3,466	
Mortgage	G-30 Blackstone (antes GE) Fid. 721/722 \$1,480 millones	MXN	7.75%	oct-16	1,366,756	-	
Mortgage	Morado Blackstone (antes GE) US 254.2 millones	USD	3.10%	jul-16	-	238,943	
Mortgage	Morado Blackstone (antes GE) US 179 millones	USD	Libor + 2.5875%	jul-16	-	42,703	
Mortgage	Morado Blackstone (antes GE) \$864.8 millones	MXN	6.16%	jul-16	831,632	-	
Mortgage	Morado Blackstone (antes GE) \$898 millones	MXN	6.16%	jul-16	864,468	-	
Mortgage	Finsa Bancomext US 84.7 millones	USD	4.89%	oct-20	-	76,993	
Mortgage	Finsa Blackstone (antes GE) US 58.7	USD	Libor + 3.45%	jul-18	-	53,049	
Mortgage	HSBC Samara	USD	Libor + 2%	sep-21	-	15,301	
Mortgage	HSBC Samara	MXN	TIE + 2%	sep-21	948,868	-	
Unsecured	Inbursa	MXN	TIE + 2%	nov-16	2,000,000	-	
Bond	Nacional (FUNO 13-2)	MXN	8.40%	dic-23	2,000,000	-	
Bond	Nacional (FUNO 13)	MXN	TIE + 0.80%	jun-19	6,850,058	-	
Bond	Nacional (FUNO 15)	MXN	6.99%	jul-25	7,500,000	-	
Bond	Nacional (FUNO 13U)	UDIS	5.09%	dic-28	2,290,766	-	
Bond	Internacional	USD	5.25%	dic-24	-	600,000	
Bond	Internacional	USD	6.95%	ene-44	-	400,000	
Bond	Internacional	USD	5.25%	dic-26	-	300,000	
					Balance as of December 31, 2015 \$	<u>24,809,771</u>	<u>1,730,455</u>
					Foreign exchange rate as of December 31, 2015		<u>17.3398</u>
					Dollar balance in Pesos equivalent \$		<u>30,005,744</u>
					Balance as of December 31, 2015 in Pesos equivalent		54,815,515
					Short-term loans		(10,123,627)
					Long-term loans		44,691,888
					Transaction Costs		<u>(482,480)</u>
						\$	<u><u>44,209,408</u></u>

The financial debt establishes certain conditions of obligations and restrictions, which have been met as of the date of issuance of the present financial statements. The most relevant conditions are:

- Fibra UNO is obligated to pay on or prior to the date the property tax and other contributions mature.
- Maintain all its serviceable goods and assets that are necessary for the proper operation of its businesses, except for normal use and wear.
- Maintain the insurances on its insurable assets with renowned insurance companies, for amounts versus risks that are customary in the real estate industry, and for sufficient insured amounts to replace or repair damages.

- Total untaxed assets. It must maintain total untaxed assets that at all times represent no less than 150% (one hundred and fifty percent) of the total amount of principal of the non-secured debt of the issuer and its Affiliates.
- Limitations regarding Secured Debt. It may not, nor shall it allow any of its Affiliates to contract a secured debt if, when immediately giving effect to said secured guarantee and any other contracted secured debt from the date in which the most recent full quarter prior to the contracting of the additional secured debt and the application of the net resources of said secured debt on a pro-forma basis has concluded, the total amount of principal of the outstanding secured debt is greater than 40% (forty percent) of the amount of (without duplicating): (i) the total assets of the Trust as of the date on which the most recent full quarter has concluded, and (ii) the total price of real estate assets purchased and the total amount of resources obtained through placements of values (insofar as said resources have not been used to purchase real estate assets or reduce debt) from the date in which the most recent full quarter has concluded.
- Neither the Trust or any of its Affiliates may contract an additional debt if, when immediately giving effect to said additional debt and any other contracted debt from the date in which the most recent full quarter prior to the contracting of the additional debt and the application of the net resources of the additional debt and said other debt on a pro-forma basis has concluded, the total outstanding debt of the issuer is greater than 60% (sixty percent) of the amount of (without duplicating): (i) the total assets of the issuer as of the date on which the most recent full quarter has concluded, and (ii) the total price of real estate assets purchased and the total amount of resources obtained through placements of values (insofar as said resources have not been used to purchase real estate assets or reduce debt) by the issuer or any Affiliate from the date in which the most recent full quarter has concluded.
- Neither the Trust nor any of its Affiliates may contract additional debt if, when immediately giving effect to said additional debt, the consolidated income ratio available for debt service between the annual amount of debt service for the most recent period of four consecutive quarters prior to the date in which said additional debt is going to be contracted is less than 1.5:1 on a pro-forma basis, after giving effect to the contracting and application of the net resources of said additional debt.

Additionally, our regulation as FIBRA requires the following from us:

- The total amount of the financings (loans of any kind) or other liabilities of the Trust intended to be assumed by and charged to the Trust's Equity at any time may be greater than 50% (fifty percent) of the book value of the Trust's Equity, measured at the close of the last reported quarter. In the event that the liabilities charged to the Trust exceed the previously indicated maximum limit, no additional liabilities may be assumed that are charged to the Trust's Equity until the indicated limit is adjusted, except when it regards refinancing operations to extend the maturity of the indebtedness of the Trust and the Technical Committee documents the evidences of such situation. In any case, the result of said refinancing may not imply an increase in the level of indebtedness recorded before the aforementioned refinancing transaction.

- The Trust must at all times maintain a service coverage rate of the debt of at least 1.0 upon assuming any credit, loan or financing, which must be calculated in accordance with that provided in Annex AA of the Sole Circular of Issuers. In the event that the rate of coverage of service of the debt is less than 1.0, no additional liabilities may be assumed that are charged to the Trust’s Equity, except when it regards refinancing transactions to extend the maturity of the indebtedness of the Trust and the Technical Committee documents the evidences of such situation. In any case, the result of said refinancing may not imply a decrease in the calculation of the service coverage rate recorded before the aforementioned refinancing operation.

The long-term maturations of the portion of this liability as of December 31, 2016, are:

Maturity	31/12/2016
2017-2018	\$ 236,030
2018-2019	7,966,502
2019-2020	1,371,218
2020-2021	137,143
2021-2022	137,143
2023 and beyond	54,874,200
	\$ 64,722,236

11. Long Term Derivatives

In order to limit the exchange risk derived from the bond issued in US dollars, maturing in 2026, Fibra UNO contracted currency SWAPS for \$300 million US dollars, \$100 million US dollars of which cover the principal, and \$200 million US dollars cover principal and interests.

In addition, Fibra UNO made a reciprocal transaction of purchase and sale of rates (COLLAR) with coverage purposes for an amount of reference of \$1,889.5 million pesos. Fibra UNO would pay to the counterpart if Interbank Equilibrium Interest Rate worth less than 4.5% and the counterpart would pay to Fibra UNO if Interbank Equilibrium Interest Rate worth more than 8.5%.

As of December 31, 2016, the position of the financial instruments derived from Fibra UNO is made up of six SWAPS and one Collar, which are shown in the Condensed Consolidated Statements of Financial Position in the field of financial instruments derived in non-circulating assets for \$515 million pesos.

The characteristics of the SWAPS used for the coverage of the aforementioned risks and their fair value as of December 31, 2016, are the following:

No.	Notional thousand USD	Notional thousand MXN	FX	FUNO PAYS	FUNO RECEIVES	Initial date	Final date	Fair value MXN
1	50,000	944,750	18.8950	TIE + 3.34%	5.25% USD	17/06/2016	30/01/2026	114,703
2	50,000	944,750	18.8950	TIE - 2.77%	-	17/06/2016	30/01/2026	37,849
3	50,000	958,000	19.1600	TIE + 3.51%	5.25% USD	28/06/2016	30/01/2026	89,111
4	50,000	958,000	19.1600	TIE - 2.60%	-	28/06/2016	30/01/2026	17,267
5	60,000	1,113,000	18.5500	TIE + 3.49%	5.25% USD	30/06/2016	30/01/2026	99,999
6	40,000	739,000	18.4750	TIE + 3.59%	5.25% USD	08/07/2016	30/01/2026	151,548
	300,000	5,657,500						510,477

As of July 1, 2016, Fibra UNO designated the SWAPS that cover principal and interests (SWAPS No. 1, 3, 5 and 6 in the above chart) as Fair Value Hedges, and the SWAPS that cover only principal (SWAPS No. 2 and 4 of the previous chart) as Cash Flow Hedges. The full effects of registering the SWAPS in the Fibra UNO figures as of December 31, 2016, are: i) an exchange profit for \$541.7 million pesos, and it appears net, the exchange loss field decreasing in the Condensed Consolidated Statements of Profits and Losses from an amount of (\$5.2943) billion pesos to an amount of (\$4.7526) billion pesos, ii) an amount of \$31.9 million pesos is registered as a part of the fair value of the debt, and it is shown as an increase in the balance of the long-term debt (Note 9), iii) a Credit Risk adjustment (CVA/DVA) decreasing the fair value of the SWAPS by (\$51.2) million pesos, and it is shown in the field of Effect of valuation on financial instruments in the Condensed Consolidated Statements of Profits and Losses, and iv) a record of the Other comprehensive profits (OCP) in the Condensed Consolidated Statements of Changes in Settlers' Equity, due to the recognition of the fair value of these SWAPS for (\$103) million pesos.

The characteristics of the Collar and its fair value as of December 31, 2016, are the following:

No.	Notional thousand MXN	Floor	Ceiling	Initial date	Final date	Fair value MXN
7	1,889,500	4.50%	8.75%	01/07/2016	30/06/2028	4,578

Collar's fair value was registered at \$4.6 million pesos in the field of Effect of valuation on financial instruments, and it is shown in the Condensed Consolidated Statements of Profits and Losses.

As of December 31, 2016, the covered primary position by all SWAPS worth \$300 million US dollars, of which \$200 million US dollar cover principal and interests and \$100 million US dollars cover only principal.

As of December 31, 2016, the fair value of the SWAPS was determined through an internal model, prospectively and retrospectively verifying their effectiveness, which was highly effective between 80% and 125%.

12. Accounts payable and Accumulated Costs	31/12/2016	31/12/2015
Accounts payable for acquisition of investment properties	\$ 1,947,373	\$ 846,087
Interest payable	985,461	584,527
Accrued expenses and other payables	168,834	356,787
Suppliers	130,729	86,945
	\$ 3,232,397	\$ 1,874,346

13. Payments made in CBFs

In the yearly holders' assembly on April 4, 2014, an executive long term compensation plan based on the granting of 162,950,664 CBFs payable over 10 years, and granting no more than 10% of the plan per year, except in cases in which 10% had not been granted in the previous year, in which case up to 20% per year may be granted. Fibra UNO records an estimate of the CBFs that shall eventually be delivered as an expense on a straight-line basis during the granting period. At the end of the year Fibra UNO determines the number and amount of the CBFs that it expects can be awarded. The compensation costs related to this plan as of December 31 2016 and 2015, were for \$169.9 million pesos and \$587.8 million pesos, respectively. During the second quarter of 2016, 18,261,112 CBFs were placed in circulation derived from this program, and 8,734,156 CBFs were placed in circulation during 2015.

14. Minimum income from future leases

The value of the minimum income through leasing contracts is the following:

Year	Retail	Industrial	Office	Total
Less than a year	\$ 5,466,685	\$ 2,803,849	\$ 2,030,876	\$ 10,301,410
One to five years	16,758,859	6,963,320	4,893,662	28,615,841
More than five years	8,641,876	1,748,029	1,680,755	12,070,660
	\$ 30,867,420	\$ 11,515,198	\$ 8,605,293	\$ 50,987,911

The shopping centers are located in the main cities and touristic destinations of the Mexican Republic.

The industrial plants are located mainly in Monterrey, Nuevo León, and in the State of Mexico.

The corporate buildings are located mainly in Mexico City.

15. Transactions and balances with related parties	31/12/2016	31/12/2015
Revenues:		
F1 Administración, S.C.		
Comisión por administración (6)	\$ <u>108,000</u>	\$ <u>38,333</u>
Expenses:		
Fibra UNO Administración		
Acquisition fees 3% (1)	\$ <u>385,340</u>	\$ <u>828,116</u>
Administration fees 0.5% (1)	\$ <u>577,235</u>	\$ <u>533,224</u>
Parks Desarrolladora, S. A. de C. V.		
Services rendered (4)	\$ <u>1,493,093</u>	\$ <u>1,801,200</u>
Coordinadora de Inmuebles Industriales, S. A. de C. V.		
Services rendered (4)	\$ <u>367,065</u>	\$ <u>855,943</u>
G-30 LA Madre, S. A. P. I. de C. V.		
Services rendered (4)	\$ <u>108,133</u>	\$ <u>433,513</u>
Jumbo Administración		
Property management services (3)	\$ <u>379,958</u>	\$ <u>395,400</u>
F2 Services		
Services rendered (2)	\$ <u>257,834</u>	\$ <u>207,607</u>
E- Administración y Construcción, S. A. de C. V.		
Services rendered (4)	\$ <u>15,901</u>	\$ <u>89,657</u>
Luxe Administración y Control Inmobiliario, S. A. P. I. de C. V.		
Rendered services (5)	\$ <u>223</u>	\$ <u>2,375</u>

- Fibra UNO pays an annual fee equivalent to 0.5% of the Equity plus the value added tax, in exchange for advising services, and 3% over the purchase value of the properties purchased from third parties.
- Fibra UNO pays a monthly fee equivalent to 2% of the rents charged for its properties, plus the value added tax in exchange for administrative services.
- According to that established in the administration contract of the Portfolio, Fibra UNO shall pay Jumbo Administración, S. A. P. I. de C. V., an amount equal to (i) 3% of the collected revenue of the Morado Portfolio, (ii) the total amount of the maintenance fees, publicity and service rates charged to the tenants and users of the properties, according to their respective leasing contract, and (iii) an annual 0.5% of the value of the contribution of the investment property assets, payable per matured quarter.
- Fibra UNO entered into a building contract with Parks Desarrolladora, S.A., Coordinadora de Inmuebles Industriales, S.A. de C.V. y G30 La Madre, S.A.P.I. de C.V., for which the fees shall be paid based on the progress of each construction.
- According to that established in the service agreement, Fibra UNO shall pay Luxe Administración, S. A. P. I. de C. V. the equivalent of 5% of the revenue through leasing for each new leasing agreement of the Morado portfolio (without including renewals or term extensions of the existing leasing

agreements), with the intermediation of the Real Estate Representative, including the transfer rights, capped at five years of validity of the leasing agreement.

6. According to that established in the service agreement between F1 Administración, S.C. (F1 Administración-Affiliate company) and Banco Invex, S.A., Multiple Banking Institution, Invex Financial Group, in its status as Trust F/2353 (Trust F/2353), F1 Administración shall have the right to receive (i) an annual commission equivalent to 1.25%, plus the corresponding VAT, over the Maximum Amount of the Issuance of Trust F/2353 and (ii) subsequent to the Period of Investment and any extension to the same, to 1.25% plus the corresponding VAT over the Total Invested Amount of Trust F/2353.

The aforementioned transactions are documented through contracts with validities starting at 5 years, and are renewable.

Balance with related parties:	31/12/2016	31/12/2015
Payable to:		
Fibra UNO Administración	\$ 72,900	\$ 88,951
Jumbo Administración	20,366	14,555
Parks Mantenimiento	-	982
	<u>\$ 93,266</u>	<u>\$ 104,488</u>

16. Additional information

The administration of Fibra UNO analyzes its financial information in order to assign resources and evaluate performance on a consolidated basis according to the use of each one of its investment properties, grouping them as follows:

Investment property income

Segment	Twelve months ending		Three months ending	
	31/12/2016	31/12/2015	31/12/2016	31/12/2015
Industrial	\$ 2,813,474	\$ 2,542,584	\$ 722,451	\$ 680,167
Retail	7,569,877	5,435,646	2,067,219	1,551,210
Office	<u>1,373,256</u>	<u>1,596,386</u>	<u>321,481</u>	<u>553,700</u>
	<u>\$ 11,756,607</u>	<u>\$ 9,574,616</u>	<u>\$ 3,111,151</u>	<u>\$ 2,785,077</u>

17. Shareholder's Equity

- i. The Trust's equity consists of contributing one thousand pesos and the amount of the resources derived from issuances of CBFIs
- ii. As of December 2016 and 2015, there are 3,249,305,750 and 3,197,579,138 Real Estate Trust Certificates in circulation, respectively.

Distributions

The Technical Committee of Fibra UNO has approved and paid distributions of the corresponding tax income accounts and reimbursement of capital to the holders of the CBFIs in the following manner:

Distribution dates	Total distributed	Fiscal result	Capital reimbursement
November 9, 2016	\$ 1,586,799	\$ 317,360	\$ 126,943
August 9, 2016	1,546,480	221,880	1,324,600
May 9, 2016	1,607,651	1,376,520	231,131
February 11, 2016	1,629,778	-	1,629,778
Total as of December 31, 2016	\$ 6,370,708	\$ 1,915,760	\$ 4,454,948
November 9, 2015	\$ 1,525,891	\$ 236,410	\$ 1,289,481
August 7, 2015	1,499,273	643,238	856,035
May 11, 2015	1,470,962	814,343	656,619
February 16, 2015	1,407,521	-	1,407,521
Total as of December 31, 2015	\$ 5,903,647	\$ 1,693,991	\$ 4,209,656

As of December 31, 2016 and 2015, Fibra UNO distributed \$4.4549 billion pesos and \$4.2097 billion pesos as capital reimbursement, respectively, of which \$1.6298 billion pesos and \$1.4075 billion pesos correspond to the financial year 2015 and 2014, respectively.

18. Income taxes

In order to cover the requirements of the tax regime of FIBRA, in terms of that provided in the SAT document, according to articles 187 and 188 of the LISR, Fibra UNO must distribute at least 95% of the Taxable Income to the holders of the CBFIs of the Trust each year. There are temporary and permanent differences between the integral income that is shown in the adjoined financial statements and the taxable income that serves as a base for making the distributions to the holders of the CBFIs. Therefore, the Administration carries out a conciliation of both bases to determine the amount to distribute. The most relevant differences correspond to: (i) the adjustment due to valuations of the investment properties, (ii) the inflationary adjustment and (iii) the tax depreciation.

As of December 31, 2016 and 2015, Fibra UNO has distributed fiscal profits for \$1.9157 billion pesos and \$1.6939 billion pesos, respectively.

19. Commitment and contingencies

- a) Neither the Trustee nor its assets are subject to any type of legal action except those derived from their routine operations and activities.
- b) On February 2, 2017, following the authorization of the majority of its independent members, the Technical Committee of Fibra UNO approved distributions as an advance payment of fiscal profits and capital reimbursements for \$1.6625 billion pesos. This distribution shall be paid by Fibra UNO at the latest by February 9, 2017.
- c) As a part of the agreement for the purchase of Portfolio G-30, Fibra UNO is obligated to pay the necessary costs for the conclusion of certain works that are currently in process for an approximate amount of \$5.7 billion pesos, of which \$5.068 billion have been invested. The terrains where these properties were developed were provided and paid with CBFIs.
- d) As a part of the agreement for the purchase of Salto Jalisco, once the contributor concludes the construction and equipping of a second industrial plant of approximately 21,388 m², which forms a part of this project, Fibra UNO shall make the payment of the same for an approximate amount of \$180 million pesos with CBFIs.
- e) As a part of Trust agreement 2500, in which the construction of “Espacio Tollocan” was agreed, which includes the construction of a Soriana Store, the latter shall pay an amount of \$110 million pesos to Fibra UNO for it to build its store for it.

20. Previous events

During the month of January, 2017, as a part of Fibra UNO’s plan to limit the exchange risk derived from the bonus issued in American dollars maturing in 2026, Fibra UNO contracted two currency SWAPS, one for 75 million US dollars and another for 25 million US dollars, which cover principal and interests.

21. Approval of the Financial Statements

The adjoined condensed consolidated financial statements and their notes were authorized for issuance by Mr. Gerardo Vargas Ateca, Vice-president of Finance at Fibra UNO, according to the Technical Committee’s approval on February 15, 2017.
