Fourth Quarter Earnings de 2013

Mexico City, Mexico, February 27, 2014 -- Fibra Uno (BMV: FUNO11) ("Fibra Uno" or "Trust F/1401"), the first and largest Real Estate Investment Trust in Mexico, announced today its unaudited results for the fourth quarter of 2013. All figures included herein were prepared in accordance with IFRS and are stated in nominal Mexican Pesos, unless otherwise noted.

4Q13 Highlights

Revenues for 4Q13: Ps. 1,183.6 million

Rental revenue for 4Q13: Ps. 1,105million

NOI[1] in 4Q13: Ps. 966.8 million

NOI Margin: 81.7 %

Operating margin from rental revenue: 80.0 %

Net result before distribution: Ps. 6,968.6 million

FFO [2]: Ps. 747.3 million

FFO Margin from rental revenues: 67.6%

Distribution per CBFI: Ps. 0.48 cents

Book value of the Portfolio in 4Q13: Ps. 94.4 billion

[1] NOI (net operating income) is calculated by subtracting operations expenses from revenues

[2] FFO is calculated by adding depreciation and amortization to net income.

[3] Calculated based on the number of CBFIs in circulation as of December 31, 2013 (1,809,013,266).

Financial Highlights Q13

	4Q13	4Q12	Var. %
Financial indicators (Ps. million)			
Total Revenue	1,183	470	151.7%
Rental Revenue	1,105	353	213.3%
Net Operating Income (NOI)	967	392	146.3%
NOI margin	81.7%	83.5%	-2.1%
Funds from Operations (FFO)	747.3	158.5	371.4%
FFO margin	67.6%	45.0%	50.4%
Per CBFI			
FFO	0.41	0.19	119.5%
Quarterly Distribution	0.48	0.42	13.9%
Asset value	52.2	35.6	46.5%
CBFI price*	42.11	39.00	8.0%
CBFIs			
Total outstanding	1809.0	842.3	114.8%
Operating Indicators (Ps. million)			
Total GLA ('000 sqm)	5,241.0	1,609.2	225.7%
Number of properties	410	279	47.0%
Number of states	31	29	6.9%
Number of tenants	1883	1820	3.5%
Average contract terms (weighted by sqm)	5.5	4.9	11.6%
Occupancy rate (total)	95%	95%	0.1%
GLA under development	291.6	675.30	N/A

*Data at the close of 4Q13

CEO Comments

The fourth quarter results continue to reflect our strong operating performance, and include the transformational effects of the acquisitions we completed during this quarter. These results also include benchmarks we have set for Fibras in the capital markets with our debut debt issuance in the local markets during the 4^{th} quarter and an international bond issuance in the international bond markets completed earlier this year.

This quarter, we are expanding and reorganizing the manner in which we present our information with the objective of simplifying the understanding of our company and the analysis of our results. Starting this quarter, in addition to presenting information on a consolidated basis, we will be including certain information by business segment. Additionally, we will be including an information supplement that will include estimates for three categories:

a) A description of stabilized income for the properties that have operated during the current reporting period, as if they had operated from the first day of the quarter.

b) A description of the acquisitions that have been previously announced but have not closed during the reporting period, including an estimate for closing, purchase price, revenues and how the acquisition will be financed.

c) A description of the progress made in the development properties, including the investments made to date, an estimate of any future investments, and an estimate of expected revenues, as well as an estimate of the initiation date of operations.

Lastly, beginning this quarter we will also include an analysis of constant properties performance, on a year-over-year basis considering properties in operation during the oldest comparison period; for this quarter specifically, the comparison includes December 2012 versus December 2013. For this analysis we are including information of constant properties on a consolidated level basis.

During the fourth quarter of 2013, total revenues from our constant properties increased 4.7%, an increase above inflation of 73 basis points. Considering the performance measured by revenues/m^2/month, the growth of our constant properties was 5.97% during the same period, reflecting growth 200 basis points above the 2013 inflation rate of 3.97%.

In terms of the business operations, we also recorded a solid performance. During the quarter, our occupancy rate was 95% on a consolidated basis, while adding 1.5 million square meters in

GLA. The occupancy rate of our industrial segment was 97.59%, while the retail segment was 93.24% and our office segment had an occupancy rate of 87.61% during this period.

Revenues at the close of the quarter amounted to Ps. 1,183.6 million, representing an increase of 151% from the same 2012 period, and our net operating income (NOI) totaled Ps. 966.8 million, an increase of 151.8% compared to 4Q12. It is worth noting that our revenues are only showing a partial effect of the recent acquisitions of MRP, Finsa and P8, since we closed these acquisitions during the last final days of the quarter. In addition, we have recorded certain non-recurring expenses amounting to Ps. 51.2 million which are mainly derived from the acquisitions previously mentioned and our high level of activity in the capital markets. As a result, our NOI margin at the close of December 2013 was of 81.7% compared with 83.5% in the same period of 2012.

Our funds from operations (FFO) for the fourth quarter of 2013 amounted to Ps. 747.3 million, an increase of 371% versus the same 2012 period, with a FFO margin from rents of 67.6%.

Our net profit totaled Ps. 6,968 million, including the reasonable value adjustment of our investment properties. According to IFRS, we must make an annual adjustment, which was reflected this quarter and amounted to Ps. 6,299 million. This amount is not an accounting adjustment and does reflect an effect on cash flow, but reflects current market conditions.

In terms of acquisitions, during the quarter we completed the largest acquisition in the history of real estate in Mexico with the closing of the MRP (México Retail Properties) portfolio, amounting to Ps. 23,155 million, with a GLA of 941 million square meters and an occupancy rate of 92%. Also during the quarter, we closed the acquisition of the industrial portfolio Finsa, totaling US$ 371.2 million, with a GLA of 520 thousand square meters and an occupancy rate of 97.6%; and acquired the P8 portfolio at Ps. 2,411 million, which has a GLA of 80 thousand square meters and an occupancy rate of 98%.

Considering these acquisitions, the value of our portfolio broke the Ps. 101 billion threshold as of December 31, 2013, before the third anniversary of our IPO in Mexico. This level of assets represents a 50% increase compared to the assets at the close of 3Q13 and reflects the capacity of our management team to execute our business plan.

During the quarter, we issued debt in the local market for a total of Ps. 8,500 million in three tranches:

Ps. 4,350 million 5.5 floating rate notes at TIIE + 80 basis points
Ps. 2,000 million 10-year fixed rate 8.40% coupon bonds
Ps. 2,150 million 15-year fixed rate 5.09% coupon bonds in UDIs, or 425,700 million UDIs

The debt issued in the Mexican market was rated AAA Mx by both Fitch Ratings and HR Ratings México.

This issuance, along with the debt absorbed through acquisitions, took our total debt level to approximately Ps. 34 billion. At the close of the quarter we were full compliance with all of our debt covenants:

Debt covenants as of December 31, 2013

	FUNO	Limit	Status
Loan to Value ratio:	34.1%[1]	Less or equal to 60%	Comply
Limit on secured debt:	20.2%	Less or equal to 40%	Comply
Debt service ratio:	1.7x	Greater or equal to 1.50x	Comply
Unencumbered asset ratio:	314.4%	Greater or equal to 150%	Comply

Additionally, after the fourth quarter results closing, we launched our first bond in the international bond markets, placing US$ 1,000 million in two tranches:

US$600 million 5.25% December 2024 fixed rate bonds
US$ 400 million 6.95% January 2044 fixed rate bonds

We are very pleased to communicate that we are the first Fibra or REIT to issue a 30-year bond in its debut in the international bond markets. Both tranches have an international scale investment grade rating of Baa2 positive outlook by Moody's and BBB stable by Fitch Ratings.

[1] LTV means Loan to Value or debt to asset value ratio

Lastly, and in compliance with our obligation to distribute at least 95% of our net taxable income, Fibra Uno paid a distribution of Ps. 0.4800 per CBFI on February 13, 2014. From this distribution, approximately Ps. 0.242 corresponded to the taxable income and Ps. 0.238 corresponded to the return on capital. This distribution represents a 6.6% increase from the most recent distribution in 3Q13. This distribution added to the prior distributions made during 2013 and resulted in an annual distribution of Ps. 1.7104 per CBFI, which represents a 30% increase when compared to the full year 2012 distribution of 1.3220 per CBFI.

André El-Mann,

Chief Executive Officer, Fibra Uno

Information supplement

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Information supplement: Stabilization estimations

(Amounts in thousand pesos, unless otherwise indicated)

31 de Diciembre de 2013

Operating Properties

Segment	Properties	GLA	Revenue	Occupancy	Stabilized Adjustments Quarterly Revenue (1)
Industrial	274	2,026,295	339,987	93.2%	433,746
Retail	68	2,548,626	474,403	97.6%	823,600
Office	68	374,482	290,945	87.6%	346,875
Total	**410**	**4,949,403**	**1,105,335**	**95.06%**	**1,604,222**

Announced acquisitions not closed in current quarter

Project	Segment	GLA	Annualized Revenue (2)	Estimated Closing
Colorado (4)	Office	101,348	236,386	1Q14
California (4)	Industrial	345,590	258,655	1Q14
Maine (4)	Industrial	119,324	90,720	1Q14
Maine	Retail	26,850	44,664	1Q14
Hilton (4)	Hotel	40,000	120,000	1Q14
Total		**633,112**	**750,426**	

Project	Purchase Price	Advances	Debt	Cash	CBFIs (3)
Colorado	1,625,000	292,500	-	1,332,500	-
California	3,572,400	-	-	965,900	2,606,500
Maine	1,124,000	-	-	1,124,000	-
Maine	439,000	311,000	-	128,000	-
Hilton	1,163,000	-	-	403,000	760,000
Total	**7,923,400**	**603,500**	**-**	**3,953,400**	**3,366,500**

Development Pipeline

Project	Segment	GLA	Capex to Date	Pending Capex	Annualized Revenue (2)	Estimated Opening
Delaware (4)	Office	70,000	-	1,820,000	251,160	2017
Diana (4)	Office	63,000	276,842	373,158	122,850	2017
G30	Industrial	750,000	742,672	2,366,328	502,000	2014-2015
G30	Retail	30,000	250,000	200,000	50,400	2014-2015
G30	Office	41,000	865,862	500,138	237,384	2014-2015
Apolo	Retail	139,899	166,037	1,154,834	340,000	2015-2016
Total		954,000	2,301,413	6,414,458	1,503,794	

(1) Stabilized Adjustments reflect estimated quarterly stabilized revenue, including:

Acquisitions assumed to close the first day of the quarter

Operating properties currently not stabilized, are assumed to be stabilized by the first day of the quarter

Operating properties currently not stabilized, are assumed to be stabilized by the first day of the quarter

(2) Assumes annualized stabilized revenue at 95% occupation

(3) Amount in Mexican Pesos

(3) NNN contract, or rent equivalent to NOI

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Supplemental information: constant property performance — *as of december 31, 2013*
(Amounts in pesos, unless otherwise indicated)

	2012			2013			Δ% 2013 vs. 2012	
	GLA (m^2)	INCOME	INCOME / m^2/month	GLA (m^2)	INCOME	INCOME / m^2/month	INCOME	INCOME / m^2/month
Total	999,683	1,152,715,492	96.09	987,696	1,206,915,241	101.83	4.70%	5.97%

Property Portfolio

Current Properties

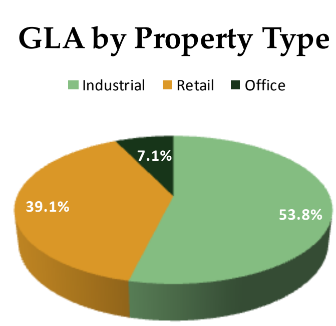
As of December 31st 2103, Fibra Uno had 410 properties located in 31 states in Mexico. Fibra Uno's business model focuses on segment and geographic diversification of properties, with a focus on cities with high GDP and economic activity. Fibra Uno expects to continue to develop its diversified real estate portfolio with a mix of properties and will continue to explore new expansion opportunities in Mexico.

Sector	# of Properties	# of Leases	GLA	% of Total GLA	Occupancy %
Commercial	274	3475	2,026,295	40.94%	93.2432%
Industrial	68	326	2,548,626	51.49%	97.5925%
Ofice	68	309	374,482	7.57%	87.6111%
Total	**410**	**4110**	**4,949,403**	**100.00%**	**95.06%**

GLA

As of December 31, 2013, Fibra Uno managed a GLA (including certain properties under development) a total of 5.24 million m². Following please find a breakdown of our GLA.

SECTOR	GLA sqm	% of TOTAL GLA
Industrial	2,818,215	53.8%
Retail	2,048,341	39.1%
Office	374,482	7.1%
Total	5,241,038	100.0%



Book Value as of December 31, 2013

As of December 31, 2013, our 410 properties were valued at Ps. 94.4 mil million.

Occupancy as of 4Q13

Following is a table with the occupancy level.

Azul	**Comercial**	**99,380**	**420**	**99.58%**
	Acapulco BK	2,088	0	100.00%
	Aguascalientes102	3,103	0	100.00%
	Alameda Juárez 30	1,207	0	100.00%
	Arboledas	350	0	100.00%
	Avenida Central 243	1,202	0	100.00%
	Cofre de Perote	270	0	100.00%
	Del Valle DP	101	0	100.00%
	Edison Insurgentes	211	0	100.00%
	Leones	619	0	100.00%
	Mexicali DP	600	0	100.00%
	Miguel Ángel de Quevedo	462	0	100.00%
	Monterrey DP	284	0	100.00%
	Naucalpan Juárez 2	1,341	0	100.00%
	Olivar de los Padres	1,354	0	100.00%
	Pitic City Center	7,023	354	95.19%
	Santa Fe Chillis	369	0	100.00%
	Terraza Pedregal	3,700	66	98.25%
	Tijuana Starbucks	813	0	100.00%
	Tláhuac DP	215	0	100.00%
	Zapopan UVM	74,070	0	100.00%
	Industrial	**15,959**	**0**	**100.00%**
	Hermosillo DIA	15,959	0	100.00%
	Oficinas	**9,307**	**557**	**94.35%**
	Alameda Juárez 30	725	0	100.00%
	Leones	557	557	50.00%
	Reforma 222	3,505	0	100.00%
	Yucatán 23	4,520	0	100.00%
Total Azul		**124,646**	**977**	**99.22%**
Blanco	**Comercial**	**44,705**	**19**	**99.96%**
	Cuemanco	44,705	19	99.96%
Total Blanco		**44,705**	**19**	**99.96%**

Finsa	**Industrial**	**514,728**	**9,591**	**98.17%**
	Finsa Ciudad Industrial	15,615	0	100.00%
	Finsa Ciudad Juaréz	20,797	0	100.00%
	Finsa Ciudad Victoria	24,926	0	100.00%
	Finsa Cuautitlán Izcalli	7,624	0	100.00%
	Finsa Durango	24,932	0	100.00%
	Finsa Guadalupe I	15,794	0	100.00%
	Finsa Guadalupe II	7,063	4,238	62.50%
	Finsa Matamoros Norte I	6,968	0	100.00%
	Finsa Matamoros Norte II	19,622	0	100.00%
	Finsa Milenium I	19,412	0	100.00%
	Finsa Milenium II	12,248	0	100.00%
	Finsa Milenium III	11,797	0	100.00%
	Finsa Monclova	18,722	0	100.00%
	Finsa Morelos	4,627	0	100.00%
	Finsa Nexxus	37,108	0	100.00%
	Finsa Nuevo Laredo	23,480	0	100.00%
	Finsa Oriente I	9,811	0	100.00%
	Finsa Oriente II	20,720	0	100.00%
	Finsa Oriente III	18,089	0	100.00%
	Finsa Oriente IV	15,329	0	100.00%
	Finsa Oriente V	11,745	0	100.00%
	Finsa Oriente VI	6,968	0	100.00%
	Finsa Oriente VII	11,613	3,484	76.92%
	Finsa Parque Monterrey	12,589	0	100.00%
	Finsa PueblaI	12,483	0	100.00%
	Finsa PueblaII	14,778	0	100.00%
	Finsa PueblaIII	7,525	0	100.00%
	Finsa PueblaIV	7,525	0	100.00%
	Finsa Ramos Arizpe I	19,646	0	100.00%
	Finsa Ramos Arizpe II	4,660	1,870	71.37%
	Finsa Reynosa	18,184	0	100.00%
	Finsa Saltillo	19,375	0	100.00%
	Finsa Villa Florida I	10,655	0	100.00%
	Finsa Villa Florida II	22,297	0	100.00%
Total Finsa		**514,728**	**9,591**	**98.17%**

G30	**Comercial**	**132,168**	**13,662**	**90.63%**
	Américas Playa	26,781	1,094	96.08%
	Forum Lago	49,608	11,025	81.82%
	Iztapalapa 547	6,705	0	100.00%
	Palomas	17,918	0	100.00%
	Salina Cruz	31,156	1,543	95.28%
	Industrial	**1,172,610**	**19,541**	**98.36%**
	Ceylán	18,450	0	100.00%
	Gustavo Baz 180	31,025	0	100.00%
	Iztapalapa 547	44,934	0	100.00%
	James Watt	76,128	0	100.00%
	La Joya III	25,947	0	100.00%
	La Joya IV	21,798	0	100.00%
	La Mexiquense	167,318	7,488	95.72%
	La Palma	26,046	0	100.00%
	Lago I	89,394	0	100.00%
	Lago II	137,869	0	100.00%
	Maravillas II	25,000	0	100.00%
	Puente Grande I	17,942	0	100.00%
	Puente Grande II	28,443	0	100.00%
	Purísima	50,636	0	100.00%
	San Martín Obispo I	117,581	0	100.00%
	San Martín Obispo II	54,137	0	100.00%
	Tepotzotlán I	52,299	12,053	81.27%
	Tultipark	187,663	0	100.00%
	Oficinas	**7,930**	**1,117**	**87.65%**
	Gustavo Baz 180	2,029	0	100.00%
	Torre Platinum	5,902	1,117	84.09%
Total G30		**1,312,708**	**34,320**	**97.45%**

Gris	**Comercial**	**30,962**	**514**	**98.37%**
	Río de los Remedios	30,962	514	98.37%
	Industrial	**35,240**	**0**	**100.00%**
	Río de los Remedios	35,240	0	100.00%
Total Gris		**66,203**	**514**	**99.23%**

Grupo Posadas	**Oficinas**	**4,815**	**0**	**100.00%**
	Grupo Posadas	4,815	0	100.00%
Total Grupo Posadas		**4,815**	**0**	**100.00%**

Inicial	**Comercial**	**229,583**	**15,448**	**93.70%**
	Américas Chetumal	35,341	98	99.72%
	Américas Tuxtla	16,202	344	97.92%
	Lerma I	2,554	0	100.00%
	Malecón	48,432	7,419	86.72%
	Parque Celaya	20,125	384	98.13%
	Parque Taxco	10,280	6,459	61.41%
	Plaza Central	44,715	742	98.37%
	Rentimex	2,143	0	100.00%
	Tlaquepark	2,790	0	100.00%
	Toluca WM	15,023	0	100.00%
	Tuxtla II	14,386	0	100.00%
	Vallejo 2000	10,298	0	100.00%
	Vía Morelos300	7,294	0	100.00%
	Industrial	**392,506**	**13,040**	**96.78%**
	Diamante	23,805	0	100.00%
	La Joya I	59,320	0	100.00%
	Lerma I	69,443	900	98.72%
	Maravillas I	70,782	0	100.00%
	Tlaquepark	128,829	6,500	95.20%
	Vía Morelos300	40,328	5,640	87.73%
	Oficinas	**27,137**	**13,759**	**66.36%**
	Malecón	13,105	9,118	58.97%
	Reforma 99	14,032	0	100.00%
	Rentimex	0	4,641	0.00%
Total Inicial		**649,226**	**42,246**	**93.89%**

Morado	**Comercial**	**193,442**	**31,956**	**85.82%**
	Centro Maya	17,518	4,606	79.18%
	Forum by the Sea	8,777	3,276	72.82%
	Forum Tepic	41,994	3,578	92.15%
	La Isla Cancún	36,520	3,606	91.01%
	Outlet Cancún	17,791	4,998	78.07%
	Outlet Guadalajara	30,064	2,252	93.03%
	Outlet Monterrey	33,018	8,435	79.65%
	Punta Langosta	7,760	1,204	86.57%
	Industrial	**217,878**	**19,186**	**91.91%**
	Corporativo Tlalnepantla	32,842	7,864	80.68%
	Tultitlán I	122,963	9,659	92.72%
	Tultitlán II	62,073	1,663	97.39%
	Oficinas	**53,830**	**26,687**	**66.86%**
	Corporativo Blas Pascal	5,366	0	100.00%
	Corporativo Constitución	4,042	11,696	25.68%
	Corporativo Insurgentes	4,717	1,378	77.40%
	Corporativo Interlomas	5,004	638	88.69%
	Corporativo Santa Fe	25,583	12,976	66.35%
	Corporativo Tlalnepantla	9,118	0	100.00%
Total Morado		**465,150**	**77,829**	**85.67%**

Naranja	**Oficinas**	**6,731**	**4,274**	**61.17%**
	Baja California 200	4,201	368	91.95%
	Plaza Polanco	2,530	0	100.00%
	Torre Adalid 21	0	3,906	0.00%
Total Naranja		**6,731**	**4,274**	**61.17%**
Rojo	**Comercial**	**111,171**	**0**	**100.00%**
	Santander	111,171	0	100.00%
	Oficinas	**62,714**	**0**	**100.00%**
	Santander	62,714	0	100.00%
Total Rojo		**173,885**	**0**	**100.00%**
P 8	**Comercial**	**13,020**	**0**	**100.00%**
	P8 Insurgentes Sur 553	13,020	0	100.00%
	Oficinas	**63,500**	**0**	**100.00%**
	P8 Américas 833	6,471	0	100.00%
	P8 Concepción Beistegui 13	2,071	0	100.00%
	P8 Insurgentes Sur 1787	4,931	0	100.00%
	P8 Insurgentes Sur 1811	5,818	0	100.00%
	P8 Insurgentes Sur 552	8,890	0	100.00%
	P8 Insurgentes Sur 553	14,063	0	100.00%
	P8 Juárez 101	12,228	0	100.00%
	P8 Revolución 1877	9,028	0	100.00%
Total P 8		**76,520**	**0**	**100.00%**
Pace	**Industrial**	**43,593**	**0**	**100.00%**
	Pace Chihuahua	20,226	0	100.00%
	Pace Saltillo	23,368	0	100.00%
Total Pace		**43,593**	**0**	**100.00%**
Parque Empresarial Cancun	**Industrial**	**18,000**	**0**	**100.00%**
	Parque Empresarial Cancun	18,000	0	100.00%
Total Parque Empresarial Cancun		**18,000**	**0**	**100.00%**
Torre Mayor	**Oficinas**	**83,971**	**0**	**100.00%**
	Torre Mayor	83,971	0	100.00%
Total Torre Mayor		**83,971**	**0**	**100.00%**
Universidad Autónoma de Guadalajara	**Comercial**	**163,000**	**0**	**100.00%**
	Universidad Autónoma de Guadalajara	163,000	0	100.00%
Total Universidad Autónoma de Guadalajara		**163,000**	**0**	**100.00%**
Verde	**Industrial**	**76,754**	**0**	**100.00%**
	Lerma II	76,754	0	100.00%
Total Verde		**76,754**	**0**	**100.00%**
Villahermosa	**Comercial**	**19,163**	**3,614**	**84.13%**
	Sendero Villahermosa	19,163	3,614	84.13%
Total Villahermosa		**19,163**	**3,614**	**84.13%**
Total general		**4,704,738**	**244,664**	**95.06%**

The occupancy of our portfolio 410 properties as of December 31, 2013 was 95.06%, compared with 95% as of the close of 2012. The variations in the occupancy levels are primarily due to the new tenants as well as the effect of the acquisition of the Apolo, Vermont and P8 portfolios. Additionally, we have certain properties under development or tenant improvement process as well as un-occupied space that has a contract signed but is not currently in operation.

The occupancy of our retail properties as of 4Q13 was 93.24% compared with 95.66% as of 4Q12. This change is primarily due to effect of including the Apolo properties with our overall portfolio.

The occupancy level of our industrial portfolio as of 4Q13 was 97.59% compared with 98.77% as for the same period in 2012.

The occupancy level in our office portfolio as of the close of the 4Q13 was 87.61% compared to 85% for the period of 4Q12. This change reflects the impact of the P8 portfolio as well as certain new contracts in this segment.

Tenants and lease expiration profile

The following table shows the information for our properties in terms of lease expiration and number of contracts.

Property	Location	Year Built	# of Leases	Weighted Avg Lease Life	Weighted Avg Lease Remanining Life
Commercial					
Acapulco BK	Guerrero	2007	1	**14.51**	**7.92**
Acapulco Diana	Guerrero	2005	34	**9.83**	**3.09**
Aguascalientes	Aguascalientes	2008	10	**7.41**	**4.02**
Aguascalientes102	Aguascalientes	2005	1	**13.10**	**7.92**
Alameda Juárez 30	Distrito Federal	2008	3	**5.37**	**1.88**
Américas Chetumal	Quintana Roo	2005	120	**9.52**	**1.92**
Américas Playa	Quintana Roo	2008	172	**9.08**	**5.19**
Américas Tuxtla	Chiapas	2007	97	**10.37**	**5.57**
Arboledas	Estado de México	2006	1	**13.27**	**7.92**
Avenida Central 243	Distrito Federal	2004	2	**13.92**	**7.92**
Ayotla	Estado de México	2006	23	**9.98**	**3.42**
Centrika	Nuevo León	2008	66	**8.67**	**2.50**
Centro Maya	Quintana Roo	2006	75	**5.26**	**2.04**
ChihuahuaFashion Mall	Chihuahua	2002	124	**14.55**	**5.24**
Chilpancingo	Guerrero	2011	1	**15.01**	**12.25**
Chimalhuacán	Estado de México	2011	2	**13.92**	**10.63**
Ciudad Valles	San Luis Potosí	2010	1	**15.01**	**10.95**
Clavería	Distrito Federal	N/A	22	**8.05**	**6.63**
Coatzacoalcos	Veracruz	2007	37	**9.27**	**4.03**
Cofre de Perote	Distrito Federal	2006	1	**13.27**	**7.92**
Cuautitlán	Estado de México	2011	17	**12.20**	**9.39**
Cuemanco	Distrito Federal	2012	43	**14.32**	**13.39**
Culiacán	Sinaloa	2005	2	**15.31**	**7.07**
Culiacán C de A	Sinaloa	2011	6	**13.75**	**10.91**
Del Valle DP	Distrito Federal	2004	1	**13.27**	**7.92**
Ecatepec	Estado de México	2012	25	**12.82**	**11.70**
Edison Insurgentes	Distrito Federal	2003	1	**13.27**	**7.92**
Forum by the Sea	Quintana Roo	1997	48	**10.20**	**2.91**
Forum Lago	Estado de México	2009	81	**14.63**	**9.04**
Forum Tepic	Nayarit	2008	113	**9.46**	**4.15**
Gómez Morín	Nuevo León	2011	6	**14.85**	**10.91**
Guaymas	Sonora	2010	6	**14.90**	**10.75**
Huehuetoca	Estado de México	2010	28	**9.18**	**6.43**
Iguala	Guerrero	2010	1	**15.01**	**11.50**
Ixtapaluca	Estado de México	2006	59	**10.26**	**2.94**
Iztapalapa 547	Distrito Federal	2009	3	**0.44**	**0.41**
Jesús del Monte	Estado de México	2012	2	**15.01**	**13.21**
La Cima	Jalisco	2010	10	**14.89**	**11.26**
La Isla Cancún	Quintana Roo	1999	175	**11.07**	**2.76**
Las Pintas	Jalisco	2011	4	**14.44**	**12.05**
Leones	Distrito Federal	2009	3	**2.67**	**0.44**
Lerma I	Estado de México	1999	1	**0.53**	**0.32**
Los Cabos	Baja California	2006	16	**11.13**	**4.28**
Malecón	Quintana Roo	2009	172	**6.97**	**4.39**
Manzanillo I	Colima	2011	1	**15.48**	**12.93**
Manzanillo II	Colima	2012	1	**15.01**	**13.29**
Mariano Otero	Jalisco	2011	1	**15.55**	**12.95**
Mexicali DP	Baja California	2007	2	**12.81**	**7.92**
Miguel Ángel de Quevedo	Distrito Federal	2005	1	**13.27**	**7.92**
Monterrey DP	Nuevo León	2005	1	**13.12**	**7.92**
Naucalpan Juárez 2	Estado de México	2005	2	**12.16**	**6.93**
Obregón	Sonora	2012	3	**14.58**	**13.11**
Olivar de los Padres	Distrito Federal	2000	3	**13.92**	**7.92**
Outlet Cancún	Quintana Roo	2003	75	**6.88**	**2.14**
Outlet Guadalajara	Jalisco	2005	158	**8.79**	**2.36**
Outlet Monterrey	Nuevo León	2004	102	**6.73**	**1.21**
P8 Insurgentes Sur 553	Distrito Federal	2003	1	**9.83**	**4.89**
Pachuca	Hidalgo	2008	79	**9.49**	**4.04**
Palomas	Estado de México	1998	12	**14.17**	**8.85**
Panamericana	Chihuahua	2004	6	**13.40**	**6.66**
Parque Celaya	Guanajuato	2007	124	**10.70**	**6.29**
Parque Taxco	Guerrero	2010	20	**13.08**	**8.55**
Parques Polanco	Distrito Federal	2008	53	**11.21**	**6.00**
Patria	Jalisco	2011	25	**13.40**	**10.30**
Pitic City Center	Sonora	2007	33	**6.53**	**2.06**
Plaza Central	Distrito Federal	2009	155	**8.57**	**5.19**
Poza Rica	Veracruz	2007	62	**11.39**	**5.68**
Punta Langosta	Quintana Roo	2001	69	**8.67**	**1.10**
Rentimex	Distrito Federal	1997	5	**14.58**	**3.15**
Revolución	Distrito Federal	N/A	15	**10.90**	**10.33**
Río Blanco	Veracruz	2011	1	**15.01**	**11.98**
Río de los Remedios	Estado de México	2012	25	**9.50**	**9.08**
Salamanca	Guanajuato	2010	1	**15.01**	**11.60**
Salina Cruz	Oaxaca	2012	35	**13.61**	**12.88**
Santa Anita	Jalisco	N/A	1	**15.01**	**12.58**
Santa Fe	Distrito Federal	2013	99	**9.12**	**7.68**
Santa Fe Chillis	Distrito Federal	2007	1	**10.01**	**4.00**
Santander			179	**20.01**	**18.34**
Sendero Villahermosa	Tabasco	2013	108	**8.37**	**7.52**
Tejería	Veracruz	2009	11	**13.42**	**10.23**
Tepeji del Río	Hidalgo	2006	20	**7.92**	**1.23**
Terraza Pedregal	Distrito Federal	2010	13	**7.88**	**4.61**
Texcoco	Estado de México	2009	85	**12.02**	**7.86**
Tijuana Starbucks	Baja California	2007	1	**14.51**	**7.92**
Tláhuac DP	Distrito Federal	2007	1	**13.27**	**7.92**
Tlalpan	Distrito Federal	N/A	21	**13.46**	**13.12**
Tlaquepark	Jalisco	2008	1	**0.33**	**0.23**
Tlaxcala	Tlaxcala	2010	47	**14.19**	**10.85**
Toluca WM	Estado de México	2011	3	**15.01**	**11.82**
Tulancingo	Hidalgo	2007	28	**8.43**	**3.11**
Tuxpan	Veracruz	2010	2	**15.01**	**10.81**
Tuxtla II	Chiapas	2010	4	**14.70**	**11.40**
Universidad	Distrito Federal	2013	50	**10.29**	**8.14**
Universidad Autónoma de Guadalajara	Jalisco	1967	1	**4.00**	**3.67**
Vallejo 2000	Distrito Federal	1995	8	**10.04**	**5.13**
Vía Morelos300	Estado de México	1997	8	**2.16**	**0.71**
Xalapa	Veracruz	2010	11	**14.33**	**10.58**
Zapopan UVM	Jalisco	2005	1	**20.01**	**14.51**
Zaragoza	Chihuahua	2007	84	**10.95**	**5.05**

Industrial					
Ceylán	Estado de México	2005	4	**6.50**	**1.57**
Corporativo Tlalnepantla	Estado de México	2003	41	**4.38**	**1.25**
Diamante	Estado de México	1994	2	**5.19**	**2.70**
Finsa Ciudad Industrial	Tamaulipas	1985	1	**10.05**	**2.50**
Finsa Ciudad Juaréz	Chihuahua	2008	1	**3.84**	**0.16**
Finsa Ciudad Victoria	Nuevo León	2008	1	**10.21**	**8.01**
Finsa Cuautitlán Izcalli	Estado de México	2008	2	**7.20**	**1.95**
Finsa Durango	Durango	2009	1	**10.24**	**8.09**
Finsa Guadalupe I	Nuevo León	2012	3	**9.61**	**4.14**
Finsa Guadalupe II	Nuevo León	2012	1	**5.00**	**3.00**
Finsa Matamoros Norte I	Tamaulipas	2009	1	**1.00**	**0.00**
Finsa Matamoros Norte II	Tamaulipas	2008	1	**12.08**	**7.25**
Finsa Milenium I	Nuevo León	1999	1	**15.01**	**10.17**
Finsa Milenium II	Nuevo León	2006	1	**6.50**	**1.79**
Finsa Milenium III	Nuevo León	2011	1	**8.00**	**1.87**
Finsa Monclova	Veracruz	2009	1	**15.01**	**13.96**
Finsa Morelos	Morelos	2007	1	**10.01**	**3.25**
Finsa Nexxus	Nuevo León	2007	1	**10.00**	**4.73**
Finsa Nuevo Laredo	Tamaulipas	2007	1	**10.05**	**6.09**
Finsa Oriente I	Tamaulipas	2003	1	**10.01**	**2.58**
Finsa Oriente II	Tamaulipas	2008	1	**10.05**	**3.75**
Finsa Oriente III	Tamaulipas	2003	1	**13.34**	**7.59**
Finsa Oriente IV	Tamaulipas	2007	1	**9.99**	**5.25**
Finsa Oriente V	Tamaulipas	2009	1	**8.03**	**5.57**
Finsa Oriente VI	Tamaulipas	2008	1	**7.00**	**5.16**
Finsa Oriente VII	Tamaulipas	2008	2	**11.70**	**5.69**
Finsa Parque Monterrey	Nuevo León	1999	1	**14.08**	**3.33**
Finsa PueblaI	Puebla	2007	1	**12.32**	**6.13**
Finsa PueblaII	Puebla	2007	1	**15.01**	**1.33**
Finsa PueblaIII	Puebla	2011	2	**6.12**	**1.90**
Finsa PueblaIV	Puebla	2012	2	**5.03**	**1.09**
Finsa Ramos Arizpe I	Coahuila	2008	2	**12.66**	**7.38**
Finsa Ramos Arizpe II	Coahuila	2012	1	**5.00**	**3.29**
Finsa Reynosa	Tamaulipas	2000	2	**5.85**	**1.86**
Finsa Saltillo	Tamaulipas	2008	1	**10.01**	**3.14**
Finsa Villa Florida I	Tamaulipas	1990	1	**9.93**	**4.73**
Finsa Villa Florida II	Nuevo León	2008	3	**3.85**	**3.05**
Gustavo Baz 180	Estado de México	2006	14	**7.80**	**4.28**
Hermosillo DIA	Sonora	2008	1	**10.00**	**4.50**
Iztapalapa 547	Distrito Federal	2009	9	**8.22**	**4.22**
James Watt	Estado de México	2011	7	**2.84**	**1.09**
La Joya I	Estado de México	1999	4	**6.65**	**2.27**
La Joya III	Estado de México	2002	3	**6.61**	**1.51**
La Joya IV	Estado de México	2004	1	**8.92**	**1.41**
La Mexiquense	Estado de México	2005	7	**8.47**	**3.91**
La Palma	Estado de México	2004	3	**5.15**	**2.85**
Lago I	Estado de México	2006	4	**6.84**	**0.11**
Lago II	Estado de México	2008	26	**5.73**	**2.31**
Lerma I	Estado de México	1999	20	**6.21**	**1.93**
Lerma II	Estado de México	2013	6	**4.39**	**3.50**
Maravillas I	Estado de México	2004	11	**10.59**	**6.56**
Maravillas II	Estado de México	1999	1	**7.00**	**0.50**
Pace Chihuahua	Chihuahua	2013	1	**10.01**	**9.23**
Pace Saltillo	Coahuila	2013	1	**10.01**	**9.23**
Parque Empresarial Cancun	Quintana Roo	2008	2	**9.71**	**4.67**
Puente Grande I	Estado de México	2012	1	**2.00**	**0.41**
Puente Grande II	Estado de México	2009	4	**5.35**	**2.74**
Purísima	Estado de México	2013	6	**8.75**	**7.78**
Río de los Remedios	Estado de México	2012	3	**0.80**	**0.29**
San Martín Obispo I	Estado de México	2013	11	**4.71**	**4.17**
San Martín Obispo II	Estado de México	2013	5	**10.01**	**9.78**
Tepotzotlán I	Estado de México	2005	14	**1.94**	**1.25**
Tlaquepark	Jalisco	2008	17	**7.63**	**3.61**
Tultipark	Estado de México	2003	11	**13.33**	**4.81**
Tultitlán I	Estado de México	2002	16	**6.09**	**2.87**
Tultitlán II	Estado de México	2004	20	**6.69**	**2.78**
Vía Morelos300	Estado de México	1997	6	**10.06**	**3.17**

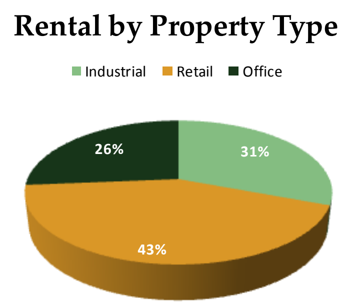
Office					
Alameda Juárez 30	Distrito Federal	2008	2	**2.20**	**1.18**
Baja California 200	Distrito Federal	2005	8	**3.58**	**1.37**
Corporativo Blas Pascal	Distrito Federal	1993	8	**5.80**	**4.13**
Corporativo Constitución	Nuevo León	2001	2	**5.00**	**3.84**
Corporativo Insurgentes	Distrito Federal	2001	11	**3.59**	**2.20**
Corporativo Interlomas	Estado de México	1999	10	**4.47**	**0.61**
Corporativo Santa Fe	Distrito Federal	2002	31	**6.40**	**2.66**
Corporativo Tlalnepantla	Estado de México	2003	9	**1.37**	**0.04**
Grupo Posadas	Distrito Federal	1985	1	**10.08**	**9.84**
Gustavo Baz 180	Estado de México	2006	1	**0.35**	**0.11**
Leones	Distrito Federal	2009	1	**2.37**	**0.12**
Malecón	Quintana Roo	2009	10	**1.96**	**1.57**
P8 Américas 833	Jalisco	2010	2	**2.33**	**0.09**
P8 Concepción Beistegui 13	Distrito Federal	2011	10	**3.44**	**1.31**
P8 Insurgentes Sur 1787	Distrito Federal	2006	16	**4.78**	**2.51**
P8 Insurgentes Sur 1811	Distrito Federal	2007	1	**6.00**	**0.00**
P8 Insurgentes Sur 552	Distrito Federal	2008	2	**7.89**	**7.62**
P8 Insurgentes Sur 553	Distrito Federal	2003	17	**1.85**	**1.17**
P8 Juárez 101	Distrito Federal	2012	1	**1.00**	**0.00**
P8 Revolución 1877	Distrito Federal	2012	19	**3.43**	**2.76**
Plaza Polanco	Distrito Federal	2000	1	**4.00**	**2.67**
Reforma 222	Distrito Federal	2008	1	**10.01**	**3.75**
Reforma 99	Distrito Federal	1998	1	**1.00**	**0.00**
Rentimex	Distrito Federal	1997	0		
Santa Fe	Distrito Federal	2013	1	**0.66**	**0.63**
Santander			40	**20.01**	**18.34**
Torre Adalid 21	Distrito Federal	2009	0		
Torre Mayor	Distrito Federal	2003	96	**10.52**	**6.48**
Torre Platinum	Distrito Federal	2008	5	**5.55**	**3.68**
Yucatán 23	Distrito Federal	1998	2	**5.34**	**2.50**
Total			**4,110**	**9.33**	**5.48**

Rental income for the 4Q13

During 4Q13, Fibra Uno's 410 properties generated rental income for Ps. 1,105 million, which translate into an increase of 213% compared to Ps. 535 million for 4Q12. The breakdown of income was as follows:

- Industrial contributed Ps. 339.9 million, equivalent to 30.7% of total rental income
- Retail segment contributed rental income of Ps.474.4 million, or 42.92% total rental income
- The 4Q13 rental income of the office segment was Ps. 290.9 million, or 26.32% total rental income.

SECTOR	4Q13 Rental Revenue (Ps. million)	% of Rental Revenue
Industrial	340	30.8%
Retail	474	42.9%
Office	291	26.3%
Total	1,105	100.0%



Financial Income

Fibra Uno generated financial products for Ps. 132 million for the 4Q13, compared with Ps. 21.7 million en 4Q12. This income is generated from investments in low risk fixed income, primarily, government securities.

4Q13 Net Operating Income ("NOI")

NOI for 4Q13 was Ps. 966.8 million, which represents a 146% increase compared with Ps. 392 million for the 4Q12. Our NOI margin changed from 81.7% for 4Q13 vs. 83.5% for 4Q12 primarily due to the recognition of certain non-recurring expenses associated with acquisitions, our capital markets financing activities, as well as the fact that we are recognizing all of the expenses associated with certain acquisitions while only recognizing a portion of the income for the days the properties actually belonged to Fibra Uno.

Cash and cash equivalents

Cash and cash equivalents at Fibra Uno which include bank deposits and financial investments, was Ps. 2.1 million as of December 31, 2013. Fibra Uno's operating cash flow comes primarily from real estate rental activities.

Debt

Fibra Uno's total debt is divided between Ps. 7,032 million in short term debt and Ps. 27.27 billion long term debt. Long term debt includes the previously described local bond issues, including:

Ps. 4,150 million pesos 5.5 year FRN at TIIE + 80 basis points
Ps. 2,000 million 10-year 8.40% fixed rate bonds
Ps. 2,149 million equivalent 15 year 5.09% fixed rate UDI bonds or 425,700 million UDIs

Calculation of Taxable Income

Taxable income is calculated on a fiscal basis, and therefore may differ from calculations made on an accounting basis. Particularly, there are three items that need to be considered:

a) Depreciation. For tax purposes, depreciation is calculated for 20 years, so every year the constructions are depreciated 5% of the original cost.
b) Real portion of interest payments. Taxable income deducts only the real portion of interest payments.
c) Foreign Exchange P/L, which does not affect the cash flow, but it does affect the calculation of the taxable income.

Distribution Corresponding to 4Q13

As part of Fibra Uno's commitment to deliver value to its CBFI holders, the Technical Committee approved the proposal to pay a distribution in advance. This distribution amounts to Ps. 868 million corresponding to the period between October 1st, 2013 and December 31st, 2013. The distribution payment equals Ps. 0.4800 per CBFI. Under Mexican law, Fibra Uno must pay out at least 95% of its annual net taxable income to CBFI holders at least once a year.

The distribution for this fourth quarter was paid on February 13, 2014.

Since its inception, Fibra Uno has been declaring its distribution payments on a quarterly basis and is paid four times a year. The effect of value creation can be seen in the increase of our inter-annual distribution per CBFI, shown below. The distribution per CBFI of Fibra Uno has grown 22% and 29% approximately in 2012 and 2013, respectively, even when considering the new CBFIs outstanding resulting for capital increases and acquisitions paid in CBFIs. The distributions paid are as follows:

Fideicomiso F/1401
Deustche Bank Mexico SA Institucion de Banca Multiple
Resumen de distribuciones trimestrales por CBFI
(pesos por CBFI)

2011		2012		2013	
0.0343	N/A	0.1960	-46.9%	0.3700	-12.2%
0.3022	781.9%	0.3000	53.0%	0.4100	10.8%
0.3779	25.1%	0.4045	34.8%	0.4504	9.9%
0.3689	-2.4%	0.4216	4.2%	0.4800	6.6%
TOTAL	1.0833	TOTAL	1.3221	TOTAL	1.7104
		∆% 12 VS 11	*22.0%*	*∆% 13 VS 12*	*29.4%*

Información sobre Estimados y Riesgos Asociados

La información que se presenta en este comunicado contiene ciertas declaraciones acerca del futuro e información relativa a Fibra Uno ("Fibra Uno" o "Fideicomiso") las cuales están basadas en el entendimiento de sus administradores, así como en supuestos e información actualmente disponible para Fibra Uno. Tales declaraciones reflejan la visión actual de Fibra Uno sobre eventos futuros y están sujetas a ciertos riesgos, factores inciertos y presunciones. Muchos factores podrían causar que los resultados, desempeño, o logros actuales del Fideicomiso sean materialmente diferentes con respecto a cualquier resultado futuro, desempeño o logros actuales de Fibra Uno que pudiera ser incluida, en forma expresa o implícita dentro de dichas declaraciones acerca del futuro, incluyendo, entre otros: cambios en las condiciones económicas y/o políticas, cambios gubernamentales y comerciales a nivel global y en los países en los que el Fideicomiso hace negocios, cambios en las tasas de interés y de inflación, volatilidad cambiaria, cambios en la demanda y regulación de los bienes comercializados por el Fideicomiso, cambios en el precio de materias primas y otros insumos, cambios en la estrategia de negocios y otros factores. Si uno o más de estos riesgos o factores inciertos se materializan, o si los supuestos utilizados resultan ser incorrectos, los resultados reales podrían variar materialmente de aquellos descritos en el presente como anticipados, creídos, estimados o esperados. Fibra uno no pretende y no asume ninguna obligación de actualizar estas declaraciones acerca del futuro.

FINANCIAL STATEMENTS

INCOME STATEMENT

FIBRA UNO

Trust F/1401

Deustche Bank Mexico SA Institucion de Banca Multiple

Consolidated (Condensed) Income Statement

from October 1 to December 31, 2013 and 2012

(Figures in thousands of pesos)

		2013		2012
Revenues				
Rental Revenues	$	1,092,965	$	352,670
Tenant Reimbursements	$	78,297	$	76,332
Other Income	$	12,370	$	41,062
Total Revenues	$	1,183,632	$	470,064
Administrative Expenses	$	92,592	$	58,960
Operating Expenses	$	216,845	$	157,084
Operating Income	$	874,195	$	254,020
Financial Products	$	189,050	$	21,796
Financial Expenses	$	315,995	$	117,283
Comprehensive Financial Cost	$	747,250	$	158,533
Unrealized foreign exchange gains/losses	-$	7,770	-$	68,518
Net Income prior distribution	$	739,480	$	90,015

BALANCE SHEET

FIBRA UNO

Trust F/1401

Deustche Bank México SA Institución de Banca Múltiple

Consolidated (Condensed) Balance Sheet as of December 31, 2013 and 2012

(Figures in thousands of pesos)

		2013		2012
ASSETS				
Current Assets				
Cash and Cash Equivalents	$	2,088,434	$	2,047,712
Rents receivable and other income	$	732,448	$	158,771
Accounts receivable from related parties	$	125,609	$	11,278
Refundable tax	$	3,736,002	$	1,548,019
Advanced Payments	$	17,685	$	19,053
Current Assets	$	6,700,178	$	3,784,833
Non-current assets				
Investment Properties	$	88,646,469	$	29,853,455
Advanced payments for acquisitions	$	965,035	$	158,194
Trust rights	$	2,341,590	$	-
Other assets, Net	$	2,484,471	$	416
Total Non-current assets	$	94,437,565	$	30,012,065
TOTAL ASSETS	$	101,137,743	$	33,796,898
LIABILITIES				
Short term liabilities:				
Current portion of long-term debt	$	7,032,036	$	669,596
Acquisition of investment properties	$	6,757,881	$	468,124
Trade accounts payable and accrued expenses	$	1,218,332	$	70,855
Prepaid revenues	$	49,789	$	22,981
Due to related parties	$	79,785	$	49,918
Total Short term liabilities:	$	15,137,823	$	1,281,474
Long term debt	$	27,270,390	$	8,255,347
Deposits from tenants	$	389,577	$	166,424
Prepaid revenues long term	$	125,741	$	68,941
TOTAL LIABILITIES	$	42,923,531	$	9,772,186
Trustors' capital				
Trustors' capital	$	49,914,979	$	23,013,953
Retained earnings	$	8,299,233	$	1,010,759
Total trustors'' capital	$	58,214,212	$	24,024,712
TOTAL LIABILITIES AND TRUSTORS' EQUITY	$	101,137,743	$	33,796,898

CASH FLOW

Fibra Uno

Trust F/1401 de Deutsche Bank México, S. A. Institución de Banca Múltiple
Consolidated Cash Flow Statement
Consolidated (Condensed) Cash flow Statement for the twelve months
ended December 31, 2013 and 2012
(Figures in thousands of pesos)

Operations:		2013		2012
Consolidated Net Income	$	9,075,392	$	1,274,258
Adjustments to items that generated no cashflow:				
Fair value adjustments of investment properties	$	(7,720,462)	$	(148,995)
Unrealized gain on foreign currency	$	(78,140)	$	(115,593)
Investing activities:				
Interest income	$	(680,573)	$	(131,920)
Financing activities:				
Interest expense	$	757,588	$	185,678
Total	$	1,353,805	$	1,063,428
Operational Activities:				
(Increase) decrease in:				
Accounts receivable and others	$	(573,677)	$	(89,889)
Accounts receivable for related parties	$	(84,464)	$	26,308
Recoverable Taxes	$	(2,187,983)	$	(1,076,384)
Prepaid expenses	$	1,368	$	(11,873)
Trade Accounts payable	$	1,092,176	$	2,969
Prepaid revenues	$	83,608	$	91,922
Deposits from tenants	$	223,153	$	10,456
Due to related parties			$	-
Net cash flows provided by (used in) operating activities	$	(92,014)	$	16,937
Investment activities:				
Projects under development	$	(2,122,357)	$	(1,150,281)
Advance for future investments	$	(806,841)	$	(158,194)
Acquisition of investment properties	$	(24,302,838)	$	(4,338,632)
	$	963,121	$	(1,438,723)
Trust rights	$	(1,779,493)	$	-
	$	(2,484,055)	$	(416)
Interest income	$	680,573	$	131,920
Net cash flow from investments	$	(29,851,890)	$	(6,954,326)
Financing activities:				
Long term debt payments	$	(7,456,774)	$	(429,642)
New loans	$	20,833,681	$	333,000
Other assets, net	$	(180,000)	$	-
Payable for acquisition of investment properties	$	(2,489,928)	$	(905,349)
Interest paid	$	(714,711)	$	(159,621)
Capital contribution	$	20,955,479	$	8,451,067
Net cash flows provided by financing activities	$	30,947,747	$	7,289,455
Net cash flow				
Net increase cash	$	1,003,843	$	352,066
Cash flow at start of the year	$	360,615	$	8,549
Net cash flow balance	$	1,364,458	$	360,615

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 June 18, 2011. Currently, it has 4102 properties in 29 states in central and southern Mexico, with an approximate GLA of approximately 5.1 million 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.

4Q13 Conference Call Details

Fibra Uno host a conference call to discuss 4Q13 and give an update on the business.

Date: Tuesday March 4, 214

Time: 3pm ET/ 2pm hora México

Participants: Andre El-Mann, CEO, Fibra Uno
Javier Elizalde, CFO, Fibra Uno
Isidoro Attié, Executive Vice President, Fibra Uno
Jorge Pigeon, Capital Markets and Investor Relations Director, Fibra Uno

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