



FIBRA UNO
BMV: FUNO11
Bloomberg: FUNO11:MM

CORPORATE COMMUNICATIONS

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MEMBER OF
Dow Jones Sustainability Indices
In Collaboration with RobecoSAM

COMPANY PROFILE

Fibra Uno (Mexbol: FUNO11; Bloomberg: FUNO11:MM) is the first and largest FIBRA (REIT) in the Mexican market. It is designed as a growth (through acquisitions and development) and dividend (distributions) investment vehicle. It owns, operates, develops and leases a wide range of real estate assets for leasing primarily in the industrial, retail and office segments. FUNO started operations with its IPO on March 18th, 2011. As of June 30th, 2018, Fibra Uno had a portfolio of 557 properties⁽¹⁾ that totaled approximately 8.42 million sqm (approx. 90.63 million sqft). Fibra Uno targets properties with the best locations, high-quality assets and geographic diversification, segments and tenants.

KEY METRICS

| Financial | 3Q17 | 4Q17 | 1Q18 | 2Q18 | LTM |
|-----------------------------|---------|---------|---------|---------|----------|
| Total revenue | 3,573.2 | 3,903.9 | 4,129.8 | 4,125.2 | 15,822.1 |
| Property income | 3,201.2 | 3,323.5 | 3,740.2 | 3,790.2 | 14,055.1 |
| Net operating income (NOI) | 2,871.7 | 3,115.8 | 3,279.8 | 3,349.5 | 12,616.8 |
| Funds from operations (FFO) | 1,562.5 | 1,819.2 | 1,991.4 | 1,957.0 | 7,730.1 |
| NOI margin | 80.4% | 79.8% | 79.4% | 79.5% | 79.8% |
| FFO margin | 48.8% | 54.7% | 53.2% | 51.6% | 52.1% |

| Per CBF1 | 3Q17 | 4Q17 | 1Q18 | 2Q18 | LTM |
|-----------------------------------|---------|---------|---------|---------|---------|
| NOI | 0.8637 | 0.8319 | 0.8282 | 0.8483 | 3.3721 |
| FFO | 0.4699 | 0.4858 | 0.5029 | 0.4959 | 1.9545 |
| Quarterly distribution CBFs | 0.5166 | 0.5107 | 0.5294 | 0.5401 | 2.0971 |
| Average of period ⁽²⁾ | 3,325.0 | 3,745.2 | 3,960.0 | 3,960.0 | 3,737.5 |
| CBFs end of period ⁽²⁾ | 3,327.0 | 3,956.8 | 3,964.3 | 3,964.3 | 3,803.1 |

| Operational | 3Q17 | 4Q17 | 1Q18 | 2Q18 |
|---------------------------|---------|---------|---------|---------|
| GLA | 7,734.6 | 8,447.8 | 8,270.9 | 8,418.8 |
| Properties ⁽¹⁾ | 521 | 552 | 552 | 557 |
| Occupancy | 93.6% | 94.3% | 94.8% | 94.6% |
| Development GLA | 452.9 | 697.5 | 739.9 | 739.9 |

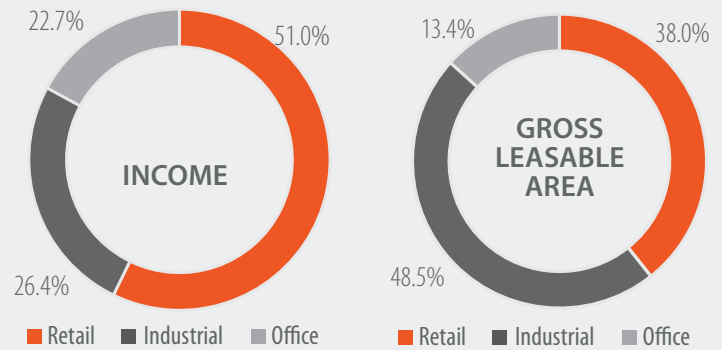
OPERATING PORTFOLIO

| | |
|---------------------------|---------|
| Properties ⁽¹⁾ | 557 |
| GLA | 8,418.8 |
| Occupancy | 94.6% |
| Avg. Lease Term | 4.5 |

DEVELOPMENT PORTFOLIO

| | |
|--------------------|-----------------|
| Properties | 10 |
| GLA | 739.9 |
| Industrial | 386.5 |
| Retail | 250.9 |
| Office | 102.5 |
| Total CapEx | 11,271.9 |

PORTFOLIO BREAKDOWN



SUMMARY BALANCE SHEET

| | | | |
|--------------------------------------|-------------------|-------------------|------------|
| Cash & equivalents | 3,503.94 | Trustors' equity | 150,787.88 |
| Other assets | 9,626.42 | Long-term debt | 67,407.18 |
| Investment properties ⁽³⁾ | 215,145.77 | Other liabilities | 5,084.01 |
| Total Assets | 228,276.13 | Short-term debt | 2,474.70 |

METRICS BY SEGMENT

| | Revenues | GLA(sqm) | Revenues | GLA | Properties | Occupancy | Avg. Term |
|-------------------|----------|----------|----------|-------|------------|-----------|-----------|
| Retail | 2094.2 | 3,200.2 | 51.0% | 38.0% | 345 | 94.80% | 5.8 |
| Industrial | 931.7 | 4,087.0 | 26.4% | 48.5% | 116 | 97.30% | 3.8 |
| Office | 764.2 | 1,131.6 | 22.7% | 13.4% | 96 | 84.20% | 2.9 |

CREDIT RATINGS

| | |
|-------------------------|---------------------------|
| International | Local |
| Moody's BAA2 | FitchRatings AAAMx |
| FitchRatings BBB | IR AAAMx |

KEY COVENANTS

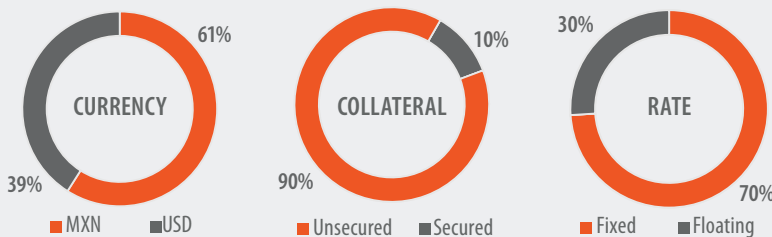
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|-----------------------------|--------|----------|
| Loan-to-value | FUNO | Limit |
| Secured debt | 32.2% | Max 60% |
| Debt service coverage ratio | 3.3% | Max 40% |
| Unencumbered assets | 2.12x | Min 1.5x |
| | 308.1% | Min 150% |

MANAGEMENT COMMITTEE

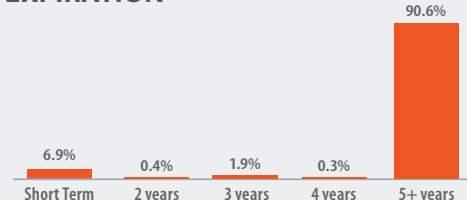
| | |
|----------------------------|-----------------|
| André El-Mann | CEO |
| Gonzalo Robina | Deputy CEO |
| Fernando Álvarez | Finance VP |
| Javier Elizalde | Treasury VP |
| Ignacio Tortoriello | Admin. & IT VP |
| Jorge Pigeon | Markets & IR VP |
| Alfonso Arceo | Operations VP |
| Alejandro Chico | Legal VP |

DEBT PROFILE

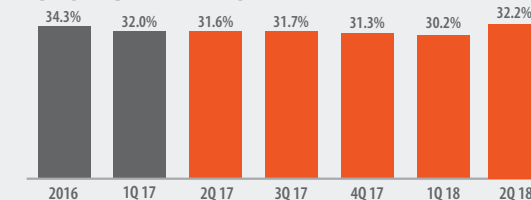
Avg. Cost: 7.34%
Avg. Expiration: 10.4 years



EXPIRATION



HISTORIC LTV RATIO



INVESTABLE SECURITIES

| Ticker | ISIN | Ccy | Market |
|-------------------|--------------|------|--------|
| FUNO11 | MXCFFU000001 | MXN | Equity |
| FUNOMMFLOAT061019 | MX91FU000002 | MXN | Debt |
| FUNOMM8.4%120423 | MX91FU000010 | MXN | Debt |
| FUNO5.25%121524 | USP9406GAA69 | USD | Debt |
| FUNOMM5.09%112728 | MX91FU000028 | UDIS | Debt |
| FUNO6.95%013044 | US898324AB45 | USD | Debt |
| FUNOMM6.99%072325 | MX91FU000036 | MXN | Debt |

HELIOS - DEVELOPMENT VEHICLE

Total committed amount: Ps. 6.0 Bn.
Capital calls: Ps. 3.2 Bn. - June 26, 2015
Projects under way: MITIKAH
JV with FUNO formalized on: December 19, 2016
HELIOS' investment: Ps. 3.8 Bn.
FUNO'S Investment: Buffalo and Colorado portfolios (Ps. 6.0 Bn.)

All figures in million pesos except per share data
(1) Total number of properties is 535
(2) Million CBFs
(3) Includes investments in affiliates

Information updated as of June 30th, 2018
GLA figures in thousand square meters
Please refer to FUNO's website for further information. www.funo.mx