



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 18, 2011. As of September 30, 2017 Fibra Uno had a portfolio of 521 properties<sup>(2)</sup> that totaled approximately 7.73 million sqm (approx. 83.2 million sq ft). Fibra Uno targets properties with the best locations, high-quality assets and diversification of geographies, segments and tenants.

KEY METRICS

Financial	4Q16	1Q17	2Q17	3Q17	LTM
Total revenue	3,532.0	3,564.0	3,580.1	3,573.2	14,249.3
Property income	3,153.0	3,202.6	3,197.7	3,201.2	12,754.5
Net operating income (NOI)	2,843.3	2,877.2	2,876.7	2,871.7	11,468.9
Funds from operations (FFO)	1,681.5	1,691.3	1,597.3	1,562.5	6,532.6
NOI margin	80.5%	80.7%	80.4%	80.4%	80.5%
FFO margin	53.3%	52.8%	50.0%	48.8%	51.2%

Per CBF1	4Q16	1Q17	2Q17	3Q17	LTM
NOI	0.8777	0.8855	0.8792	0.8637	3.5061
FFO	0.5191	0.5205	0.4882	0.4699	1.9977
Quarterly distribution	0.5116	0.5154	0.5115	0.5166	2.0551
CBFIs average of period <sup>(1)</sup>	3,239.4	3,249.3	3,271.8	3,325.0	3,239.4
CBFIs end of period <sup>(1)</sup>	3,249.3	3,249.3	3,289.5	3,327.0	3,249.3

Operational	4Q16	1Q17	2Q17	3Q17
GLA	7,369.9	7,611.8	7,665.3	7,734.6
Properties <sup>(2)</sup>	519	520	521	521
Occupancy	94.4%	93.4%	93.7%	93.6%
Development GLA	467.0	466.7	452.9	452.9

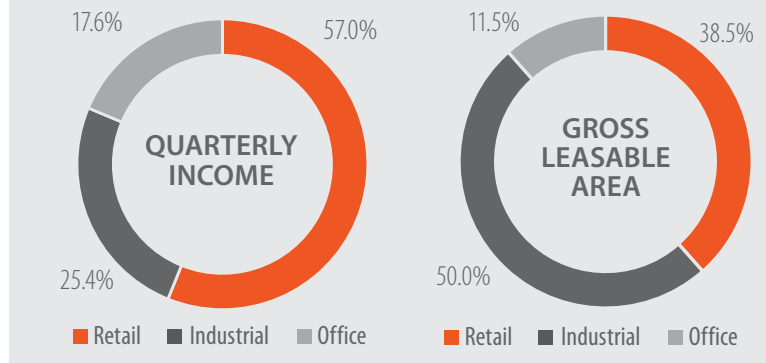
OPERATING PORTFOLIO

Properties <sup>(2)</sup>	521
GLA	7,734.6
Occupancy	93.6%
Avg. Lease Term	4.6

DEVELOPMENT PORTFOLIO

Properties	7
GLA	452.9
Industrial	48.1
Retail	218.8
Office	186.0
Total CapEx	10,779.6

PORTFOLIO BREAKDOWN



SUMMARY BALANCE SHEET

Cash & equivalents	3,380.1	Trustors' equity	130,962.1
Other assets	6,247.6	Long-term debt	60,627.4
Investment properties <sup>(3)</sup>	191,266.0	Other liabilities	7,171.2
Total Assets	200,893.8	Short-term debt	2,133.1

METRICS BY SEGMENT

	Revenues	GLA (m <sup>2</sup> )	Revenues	GLA	Properties	Occupancy	Avg. Term
Retail	1,824.6	2,975.0	57.0%	38.5%	309	93.8%	5.9
Industrial	813.6	3,866.3	25.4%	50.0%	106	94.9%	3.7
Office	563.0	893.2	17.6%	11.5%	85	87.8%	3.9

CREDIT RATINGS

International	Local
Moody's BAA2	Fitch Ratings AAAMx
Fitch Ratings BBB	RR AAAMx

KEY COVENANTS

Loan-to-value	FUNO	Limit
Secured debt	31.7%	Max 60%
Debt service coverage ratio	2.5%	Max 40%
Unencumbered assets	2.23x	Min 1.5x
	31.4%	Min 150%

MANAGEMENT COMMITTEE

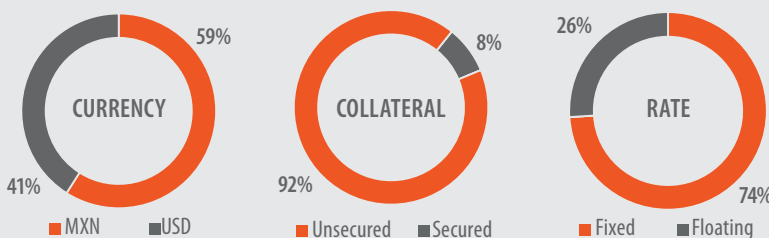
Andre El-Mann	CEO
Gonzalo Robina	Deputy CEO
Gerardo Vargas	VP Finance
Javier Elizalde	VP Treasury
Ignacio Tortoriello	VP Admin. & IT
Jorge Pigeon	VP Markets & IR
Alfonso Arceo	VP Operations
Alejandro Chico	VP Legal

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

DEBT PROFILE

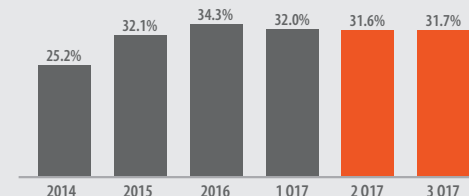
Avg. Cost: 7.34%  
Avg. Expiration: 10.4 years



EXPIRATION



HISTORIC LTV RATIO



HELIOS - DEVELOPMENT VEHICLE

Total committed amount: Ps. 6.0 Bn.  
Capital calls: Ps. 1.2 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) Million CBFIs  
(2) Properties by type of use (operation), total number of properties is 500  
(3) Includes investments in affiliates

Information updated as of September 30, 2017  
GLA figures in thousand square meters  
Please refer to FUNO's website for further information. www.funo.mx