



# FIBRA UNO ANNOUNCES IT CLOSED ON THE ACQUISITION OF MONTES URALES 620

Mexico City, Mexico, April 26<sup>th</sup>, 2018.

Fibra Uno (BMV: FUNO11) (“FUNO” o “Fideicomiso F/1401”), the first and largest Real Estate Investment Trust in Mexico announces that it closed on the previously announced acquisition of the Montes Urales 620 office building.

FUNO acquired this property for US \$60 million. The building is located in the heart of the business corridor of the country, and has an excellent location, the corner of Montes Urales and Paseo de la Reforma. The property sits on a land plot of 5,760 sqm, on top of which have been built 17,087 sqm of GLA. The building is partially occupied at this time by its previous owner, and we estimate that once fully leased this property will generate US \$4.8 million in NOI annually. We estimate that the building will be fully leased in the next 12 to 18 months.

Gonzalo Robina, Fibra Uno’s Deputy CEO commented: “time and time again we have said that our main focus on property acquisition is location, this may sound cliché but it is not. If we only consider the price paid for the land, we paid approximately US \$10,400 per sqm. With the Montes Urales corner being the most privileged location within the most exclusive office corridor in the City”

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### About Fibra Uno

Fibra Uno (Mexbol: FUNO11; Bloomberg: FUNO11:MM) is the first and largest FIBRA (REIT) in the Mexican market. It operates and develops a wide range of real estate assets for leasing mainly in the industrial, retail and office segments. As of December 31, 2017, Fibra, Uno had a portfolio of 531 properties that totaled approximately 8.4 million sqm (approx. 83.2 million sqm) with footprint on 32 states of Mexico. Fibra Uno’s strategy focuses in having the best locations with high-quality assets and geographic, segment and tenant diversification. Furthermore, Fibra Uno’s management team has more than three decades of expertise in development and operation of all segments of the real estate industry.

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