



FIBRA UNO CONSOLIDATES ITS STAKE IN TORRE MAYOR AT 70%

Mexico City, December 4th 2018.

Fibra Uno (BMV: FUNO11) (“FUNO” or “Fideicomiso Fibra Uno”), the first and largest real estate investment trust in Mexico announces the acquisition of 21% of Torre Mayor on November 29th; consolidating its stake at 70%.

The building has a total GLA of 84,000 sqm. The cost of acquisition of the 21% of the trust rights was for USD 54.9 million and FUNO expects the building at a 99% occupancy will generate an annual net operating income of USD 29 million.

Since the acquisition of the 49% of the building in 2013 the average occupancy has been 99%.

Considering torre mayor’s net operating income of USD 29 million and at the property level debt service of USD 8 million, the building generates USD 21 million of total cash flow, which implies that the acquired 21% offers a real cash on cash return of **8% in USD**.

It is important to mention that FUNO continues its current focus on the repurchase of CBFIs and that this opportunity to consolidate our stake in the most iconic building in Mexico is unique and could not be missed.

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Acerca de Fideicomiso Fibra Uno

Fibra Uno (Mexbol: FUNO11; Bloomberg: FUNO11:MM) es el primer y más grande FIBRA en el mercado mexicano. Opera y desarrolla una amplia gama de inmuebles destinados al arrendamiento principalmente en los segmentos industrial, comercial y de oficinas. Al 30 de septiembre de 2018 Fibra Uno contaba con un portafolio de 535 propiedades que totalizaban aproximadamente 8.45 millones de m2 con presencia en todos los estados de la República Mexicana. La estrategia de Fideicomiso Fibra Uno se concentra en tener las mejores ubicaciones con inmuebles de la más alta calidad, y con diversificación de segmentos, geografías e inquilinos. Asimismo, el equipo administrativo de Fibra Uno cuenta con más de 30 años de experiencia en el desarrollo y la operación en todos los segmentos del sector inmobiliario.

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