



Fibra Uno Announces Acquisition of Three New Properties

Mexico City, Mexico, May 8, 2012.-- Fibra Uno (BMV: FUNO11) ("Fibra Uno" or "Trust F/1401"), Mexico's first real estate investment trust, will acquire three new properties to be developed or partially developed by taking advantage of the current infrastructure and buildings in place.

The new properties are:

TLALNEPANTLA: Fibra Uno acquired a property of 155,200 square meters located in Avenida Rio de los Remedios, Tlanepantla, in the State of Mexico. Fibra Uno aims to develop a mixed-use property of 40,000 square meters for retail use with 1,200 parking slots. Fibra Uno also plans to renovate 40,000 square meters for industrial use. The retail area will have an anchor tenant, in addition to a Price Club, a department store, and other retail stores.

The area, San Juan Ixhuatepec, is located in a traditional industrial area close to the highways of Queretaro and Pachuca, and as a result Fibra Uno has decided to renovate the 40,000 square meters for industrial use. However, given the demographic growth, the main corner area where the Rio de los Remedios and Vidrio Plano Avenues converge will have a retail complex.

Fibra Uno expects this property to generate an annual income of approximately Ps. 88 million once it is developed. The Company is currently in talks with several tenants and expects to close the contracts soon.

CUEMANCO: Fibra Uno acquired a property of 100,200 square meters next to Periferico Sur in Xochimilco. The property is located in the neighborhood of Granjas Coapa, and is one of the few pieces of land that size in an area with a high population concentration close to one of the main roads in Mexico City.

Fibra Uno will develop a commercial property with a GLA of approximately 45,000 square meters using the current buildings and 1,400 parking slots. The property will have an anchor tenant in addition to a Price Club, a department store and retail stores.

Fibra Uno expects this property to generate an annual income of approximately Ps. 90.5 million once it is developed and stabilized.

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LERMA II: Fibra Uno's Technical Committee approved the purchase of a property located on Boulevard Aeropuerto (Miguel Aleman) in Lerma, in the State of Mexico, with a GLA of 202,500 square meters. This was already secured with its owner, thus the expected date to close this transaction is prior to June 15, 2012.

The location of this property in Boulevard Aeropuerto (Miguel Alemán), less than a kilometer away from Paseo Tollocan, makes this property exceptional. The area is well-known to Fibra Uno, as it has two other properties less than 6 kilometers away, "Maravillas" and "Lerma," both of which have an occupancy rate of 100%.

The high demand for quality industrial properties triggered Fibra Uno's search in the region. Fibra Uno plans to develop industrial parks and logistics centers in this new property, with a GLA of about 130,000 square meters.

Fibra Uno expects this property to generate an annual income of approximately Ps. 84 million once it is developed and stabilized

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, tourist, office, and mixed-use properties in Mexico. Our objective is to offer attractive returns to the holders of our CBFIs through stable cash distributions and the appreciation of our real estate. We intend to selectively assemble a diversified portfolio of high-quality and strategically-located income-producing properties in Mexico.

The Trust began trading on the Mexican stock exchange on March 18, 2011. Currently, it has 41 properties in central and southern Mexico, with an approximate GLA of 746,094 square meters. The 23 properties acquired from Mexfund were incorporated as of April 1st, 2012. On March 22, 2012, the Trust launched a primary offer for 373,750,000 CBFIs (including an overallotment option of 48,750,000 CBFIs) which represented 46.9% of the Trust's outstanding certificates at the time of the offering.

Under Mexican law, at least 70% of a Fibra's assets must be invested in or derived from income-producing 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 with over three decades of experience in the real estate industry, 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 Administracion S.A. de C.V., a Mexican real estate operator with a management with more than 30 years of experience in the development and operation of real estate in Mexico.

Fibra Uno carried out its second primary offering taking a step forward in the real estate industry, by offering investors a novel vehicle to invest and generate attractive returns and by creating a new source of financing for real estate developers.

Fibra Uno seeks to grow and enhance its portfolio of properties, offer attractive returns and create value to its CBFIs holders, as well as contribute to the development of the real estate sector.

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