



FIBRA UNO ANNOUNCES DEBT REPAYMENT

Mexico City, July 7th, 2014.-- **FIBRA UNO** (BMV: FUNO11) (“Fibra Uno” o “Fideicomiso F/1401”), the first and largest Real Estate Investment Trust in Mexico, announced today that it has definitely closed the purchase of the Hilton Hotel, previously announced.

Fibra Uno announces that it has signed and closed the purchase of the Hilton Hotel, located in the "Centro Histórico" in Downtown Mexico City. The transaction closed for a total purchase price of approximately \$ 90 million U.S. dollars. The purchase price includes a payment in CBFIs of approximately U.S. \$ 59 million, plus debt assumed as part of the purchase, for \$ 31 million dollars approximately. The hotel has 458 rooms in approximately 40,000 m2 of construction; we estimate it would generate \$ 8.3 million in annual net operating income for Fibra Uno.

About Fibra Uno

Fibra Uno is a Mexican trust created primarily to acquire, own, develop and operate a diverse range of properties, including industrial, commercial and offices in Mexico. Our objective is to provide attractive returns to our CBFi holders, through stable cash distributions and the appreciation of our real estate. The Trust began operating on the Mexican Exchange Stock on March 18th , 2011. Currently, it has 416 properties in 30 states of Mexico with a rentable area of approximately 5.1 million square meters. Fibra Uno is always analyzing a number of properties to buy and rent, in order to increase the income of its portfolio. Under Mexican law, a REIT must invest at least 70% of its assets in real estate for lease, among other requirements. Additionally, a REIT must distribute at least 95% of its annual taxable income to CBFi holders at least once a year. These, combined with a solid performance of the real estate market in Mexico and a team with over three decades of experience in the real estate industry, make Fibra Uno a compelling investment story.

Fibra Uno is internally managed by F1 Management, S.C., and is externally advised by Fibra Uno Administración S.A. de C.V., whose top executives have over 30 years in the development and operation of real estate in Mexico.

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