



## Fibra Uno Announces Agreement to Acquire 49% of Torre Mayor

**Mexico City, Mexico, October 22, 2012.** -- Deutsche Bank México, S.A., Institución de Banca Múltiple, División Fiduciaria F/1401 (“Fibra Uno” or “Trust F/1401”) (BMV: FUNO11), Mexico’s first real estate investment trust, announced today the signature of agreement through which **Fibra Uno** will acquire 49% of the fiduciary rights in the **Torre Mayor Complex** in Mexico City, from entities owned by the family of Mr. Paul **Reichmann**, becoming a main partner in the Torre Mayor Complex.

The **Torre Mayor Complex** is comprised of three buildings: Paseo de la Reforma 505, Paseo de la Reforma 489 and Rio Elba 47. The main tower, located at Paseo de la Reforma 505, is the tallest building in Mexico City and the second tallest in Latin America. The building is 227 meters tall and has a gross leasable area of 84,000 square meters, of which approximately 80,000 square meters are office space and the rest is retail.

The current occupancy level of the **Torre Mayor Complex** is approximately 98% for both the office and the retail space. The three largest tenants at **Torre Mayor** include one of the largest accounting, fiscal and business advisory firms in the world, one of the five largest Mexican Banks, and one of the most renowned insurance brokerage companies in the world. Additionally, **Torre Mayor** has approximately 14 large tenants that have, on average, at least one full floor leased, while the rest of the income is divided among 60 retail and office tenants.

**Fibra Uno** will pay for the 49% fiduciary rights in the **Torre Mayor Complex** from its own resources. It is estimated that, excluding the liabilities of **Torre Mayor**, the acquisition price will be approximately USD\$ 100 million. The transaction is subject to the satisfaction of various conditions precedent and is expected to close before the end of 2012.

### 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, office, mixed-use and other properties. Our objective is to return value to the holders of our CBFIs through distribution of our net taxable income. We intend to selectively assemble a diversified portfolio of high-quality, well-located, income-producing commercial properties in Mexico.



The Trust began trading on the Mexican stock exchange on March 18, 2011. Currently, it has 279 properties in central and southern Mexico, with an approximate GLA of 1,104,795 square meters.

Long-term, Fibra Uno has a growing model in which it plans to buy and develop properties and lease them as a source of recurring, reliable income.

Under Mexican law, at least 70% of a Fibra's assets must be invested in or derived from 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, 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 Mexican real estate market.

Fibra Uno's IPO was a major step forward for Mexico's real estate industry, offering investors new sources of returns while providing developers with a rich source of financing. Fibra Uno seeks to increase its portfolio, return income and create value for its investors and contribute to the development of this key sector.

### **Investor Relations Contacts:**

---

In Mexico:

Javier Elizalde

Tel: +52(55) 4170-7070

E-mail: [jelizalde@fibrauno.mx](mailto:jelizalde@fibrauno.mx)

In New York:

Lucia Domville

Tel: +1 (646) 284-9400

Email: [lucia.domville@grayling.com](mailto:lucia.domville@grayling.com)