



Fibra Uno Announces Heads of Agreement to Invest USD\$ 50.0 mn to Develop Torre Diana

Mexico City, Mexico, May 3, 201 -- Fibra Uno (BMV: FUNO11) (“Fibra Uno” or “Trust F/1401”), Mexico’s first real estate investment trust, announced today that it has signed a heads of agreement to enter into a joint venture (the “Joint Venture”) with Reichmann International, its partner in the Torre Mayor Complex, and Grupo MF to develop Torre Diana. Through the Joint Venture, Fibra Uno will strengthen its positioning with office buildings in the Reforma corridor by adding its fifth property.

Torre Diana is a project with 33 floors for class A+ offices, located in Mexico City a few steps away from Reforma on Rio Mississippi Street. The project will have approximately 63,000 square meters of gross leasable area, of which approximately 60,000 square meters will be offices and approximately 3,000 square meters will be retail. As of today, the site has the licenses and permits needed to begin construction that will start on May 7th, date on which the ground-breaking event will take place. The project is estimated to be completed in 30 months.

The total investment for the development is estimated at approximately USD\$ 165 million. Fibra Uno will contribute USD\$ 50 million to the Joint Venture, while Reichmann International and Grupo MF will collectively contribute an equal amount, and the remainder will take the form of debt. Fibra Uno will own 50% of the Joint Venture, and each of Reichmann International and Grupo MF will own 25%.

Once the project is stabilized (2017), it is estimated to generate revenues of approximately USD\$ 17.1 million.

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 29 states in central and southern Mexico, with an approximate GLA of 1,637,880.38 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 Administración 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.



Atención a Inversionistas

En México

Javier Elizalde
/ Eleazar Pulido
Tel: +52(55) 4170-7070
jelizalde@fibrauno.mx
epulido@fibrauno.mx

 fibraunomx

En Nueva York

Lucia Domville
Tel: +1(646) 284 9400
fibrauno@grayling.com

Atención a Medios

Francisco Galindo
Tel: +52(55) 5062 8250
fgalindo@zimat.com.mx