



## **FIBRA UNO ANNOUNCES AGREEMENT TO ACQUIRE A 19-PROPERTY PORTFOLIO FOR Ps. 10,500 MILLION**

**Mexico City, Mexico, December 1, 2014.** – *Fibra Uno* (BMV: FUNO11), (“FUNO” or “Fideicomiso F/1401”), the first Real Estate Investment Trust in Mexico, announces today an agreement to acquire 19 properties that include shopping malls, land for expansions and land banks for future developments.

FUNO announces that today it signed an agreement to acquire a 19-property portfolio for Ps. 10,500 million. This acquisition is subject to approval from the Federal Economic Competition Commission. The portfolio is divided into 10 stabilized shopping malls that include 5 adjacent plots to be used for future expansions, 2 shopping malls in the process of stabilization, and a land bank of 7 additional sites for future development.

The portfolio contains 10 stabilized shopping malls with a total GLA of 297,064 m<sup>2</sup>, an occupancy rate of 92% and a 7-state footprint. These properties will be acquired at a 8.52% Cap Rate. FUNO estimates that these malls will produce an annual Net Operating Income of Ps. 742 million.

Additionally, as part of these properties, FUNO will acquire adjacent plots in 5 of these malls totaling 165,081 m<sup>2</sup> for immediate expansion. The price paid for these plots is Ps. 557 million. FUNO estimates that it will develop approximately 85,000 m<sup>2</sup> of additional GLA in these plots.

Furthermore, this portfolio has 2 additional shopping malls in the stabilization process with a total GLA of 46,286 m<sup>2</sup>. The acquisition price for these 2 malls was Ps. 903 million. FUNO estimates potential Net Operating Income of these properties to be approximately Ps. 90 million once the stabilization process concludes and the properties are fully integrated to FUNO’s operating and administrative platform.

Finally, the portfolio has a land bank of 7 sites totaling 719,814 m<sup>2</sup> across 6 states. This land was acquired by the selling party for development in the near future. FUNO is analyzing the strategy going forward on a site by site basis. The acquisition price for the land bank Ps. 336 million.

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### **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 CBI 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 450 properties in 31 states of Mexico with a rentable area of approximately 5.8 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 CBI 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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