



## Fibra Uno Announces Agreement to Acquire New Portfolio

*Mexico City, Mexico, July 17, 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 that the Shareholders' Meeting approved the acquisition of 7 shopping malls, 5 office buildings, 3 industrial and the concession to operate and exploit commercially a maritime terminal and port building, where a commercial center is built for leasing purposes. The transaction value is of Ps. 11,600,000,000 (eleven thousand million pesos), including an outstanding debt of Ps. 8,400,000,000 (eight thousand four hundred million pesos) that will be transferred to Fibra Uno with General Electric Real Estate (GEREM), while the balance is paid by the contributors of CBFIs (Certificados Bursátiles Fiduciarios Inmobiliarios). The estimated net operating income (NOI) to be generated by the new portfolio is of approximately Ps. 927,777,000 (nine hundred and twenty seven million seven hundred and seven thousand pesos) in 2013. The properties are located in the states of: Quintana Roo, Jalisco, Nuevo Leon, Nayarit, Distrito Federal and the State of Mexico.

With the approval of the Shareholders' Meeting, Fibra Uno will have the possibility to receive the rental revenue of the 16 properties starting August 1<sup>st</sup>, from which the debt payments will be deducted. The transfer of the assets to the Trust F/1401 (FIBRA UNO) is expected to be concluded before December 31, 2012.

Since March 2012, Fibra Uno has acquired a portfolio of 219 properties from Banco Santander, which included a "Sale and Lease Back" operation and three development sites for shopping malls and industrial property.

Fibra Uno expects to receive a NOI of approximate Ps. 2,256,000,000 (two thousand two hundred and fifty six million pesos) once the portfolio is stabilized. Fibra Uno will continue focusing on generating shareholders' value through the acquisition of quality assets as the ones described above using the proceeds of its follow-on offer before the end of the year.

It is worth noting that the real estate portfolio mentioned-above is subject to the approval to issue CBFIs by the National Banking and Securities Commission (CNBV), and resolution of the Federal Competition Commission (COFECO) and the auditing process, which may affect the completion of the transaction.

Contact: Javier Elizalde  
Tel: +52(55) 4170-7070  
E-mail: investor@fibrauno.mx

In New York: Lucia Domville  
Tel: +1 (646) 284-9400  
Email: fibrauno@grayling.com



### 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 42 properties in central and southern Mexico, with an approximate GLA of 872,560 square meters. The 219 properties acquired to Banco Santander are in the process of incorporation, nevertheless the rent is collected since May the 1<sup>st</sup>. 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 CBFI holders, as well as contribute to the development of the real estate sector.

Contact: Javier Elizalde  
Tel: +52(55) 4170-7070  
E-mail: investor@fibrauno.mx

In New York: Lucia Domville  
Tel: +1 (646) 284-9400  
Email: fibrauno@grayling.com