



Fibra Uno Announces the Opening of Pabellon Cuernavaca

Mexico City, Mexico, January 10, 2012 -- Fibra Uno (BMV: FUNO11) ("Fibra Uno" or "Trust F/1401"), Mexico's first real estate investment trust, announced that on December 20th the company opened Pabellon Cuernavaca to the public. The commercial retail property, located in the south of Mexico City, has a GLA of 45,550 square meters.

Pabellon Cuernavaca, a property developed by Fibra Uno, was part of the properties acquired for development last May with the proceeds obtained from the first Follow-on offer launched in March 2012.

Pabellon Cuernavaca is anchored with Wal Mart, Sam's Club, Suburbia and Idea Interior. In addition, it has several retail spaces that add to a GLA of 3,500 square meters and 1,500 parking spaces. The architectural design is unique to this property when compared to any other in the area.

"It was only seven months ago when we acquired this property, which was merely a warehouse. Within record time, we managed to develop it into a viable commercial property with a unique architectural design and top level tenants," stated André El-Mann, CEO of Fibra Uno, during the opening ceremony of the shopping mall.

Pabellon Cuernavaca was built on a piece of land of 100,200 square meters, of which 45,550 square meters are leasable.



PAPELLÓN CUEMANCO

ПАВЕЛГОН СЪЕМАНКО







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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 1,546,958 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 an 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.