



FIBRA UNO ANNOUNCES DEBT CAPITAL MARKETS DEBUT ISSUE

Mexico City, 12 December 2013.-- **FIBRA UNO** (BMV: FUNO11) (“Fibra Uno” o “Fideicomiso F/1401”), the first and largest Real Estate Investment Trust in Mexico announced today that it has successfully completed its debut in the Mexican debt capital markets.

Fibra Uno priced three tranches of local bonds (“Certificados Bursátiles de Deuda or CBs”) for an aggregate amount of \$8.5 billion pesos, which are part of a debt program of up to \$25 billion pesos filed with the Comisión Nacional Bancaria y de Valores. The tranches include approximately \$4.35 billion pesos of senior unsecured TIIE+80 floating rate notes with a 5.5-year maturity, approximately \$2.0 billion pesos of senior unsecured 10-year 8.40% bonds and approximately a \$2.15 billion peso tranche of senior unsecured 5.09% UDI-bonds with a 15-year final maturity. All three tranches are rated AAA Mexican scale by Fitch and HR Ratings.

“Once again, Fibra Uno is breaking ground with the opening of a new asset class, this time issuing bonds in the Mexican debt capital markets. We are very pleased to see that this offering is the largest corporate debut in the local debt capital markets. With this offering Fibra Uno opens a new source of financing that will further strengthen our ability to continue executing our growth strategy with prudent leverage. We want to thank all teams involved in achieving this milestone, that will certainly create value for all our shareholders,” said Gonzalo Robina, Senior Managing Director for Fibra Uno.

With this issuance, we take the first step in the execution of our financing strategy aimed at extending the maturity profile of our debt, improving our cash-flow profile generation through the replacement of amortizing debt with bullet maturity debt, increasing our operational flexibility through the substitution of guaranteed debt with senior unsecured debt, as well as completing the financing for some of the recently announced acquisitions. The transaction was 1.23x oversubscribed.

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 CBFH 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 319 properties in 29 states of Mexico with a rentable area of approximately 3.2 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 CBFH 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.