



FIBRA UNO SIGNS A BINDING AGREEMENT TO ACQUIRE “TITAN PORTFOLIO”

Mexico City, November 14th, 2019.

Fibra Uno (BMV: FUNO11) (“FUNO” or “Fideicomiso Fibra Uno”), the first and largest real estate investment trust in Mexico informs that it has signed a binding agreement for the acquisition of the “Titan Portfolio” comprised of 74 industrial properties in premium locations in the northern part of Mexico. The 74 properties have an occupancy of 95.1% and are leased to AAA tenants; approximately 90% international light manufacturing oriented. These properties have a GLA of 1,262,457 sqm. The acquisition price is Us. 822.0 million and it is expected that by 2020, the portfolio will generate a Net Operating Income of Us. 66.3 million.

Additionally, Fibra Uno also acquired a land bank of approximately 1,000,954 sqm located in 6 strategic cities for a price of Us. 19.4 million.

The combined acquisition price is Us. 841 million and will be paid in cash. The closing of the operation will take place in the coming days.

Regarding these acquisitions, our CEO, André El-mann said: “The acquisition of this portfolio reflects our capacity to execute opportunistic acquisitions that strike a balance between our long-term real estate strategic objectives, value creation and the shorter term advantage of the immediate growing cash distributions”.

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Acerca de Fideicomiso Fibra Uno

Fibra Uno (Mexbol: FUNO11; Bloomberg: FUNO11:MM) es el primer y más grande FIBRA en el mercado mexicano. Opera y desarrolla una amplia gama de inmuebles destinados al arrendamiento principalmente en los segmentos industrial, comercial y de oficinas. Al 30 de septiembre de 2019 Fibra Uno contaba con un portafolio de 537 propiedades que totalizaban aproximadamente 8.7 millones de m2 con presencia en todos los estados de la República Mexicana. La estrategia de Fideicomiso Fibra Uno se concentra en tener las mejores ubicaciones con inmuebles de la más alta calidad, y con diversificación de segmentos, geografías e inquilinos. Asimismo, el equipo administrativo de Fibra Uno cuenta con más de 30 años de experiencia en el desarrollo y la operación en todos los segmentos del sector inmobiliario.

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