

Irrevocable Trust No. F/1401 (Deutsche Bank
Mexico, S. A., Fiduciary Division) and
Subsidiaries

Consolidated condensed financial statements for the years
ended December 31, 2017 and 2016, and for the three-month
periods ended December 31, 2017 and 2016



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Consolidated Condensed Statement of Financial Position
As of December 31, 2017 and December 31, 2016
(Figures in thousand pesos)

Assets	Notes	31/12/2017	31/12/2016
Currents assets:			
Cash and restricted cash	3.-	\$ 879,718	\$ 5,554,120
Financial investments	4.-	4,754,730	1,956,101
Lease receivables from clients, net	5.-	1,449,060	990,594
Other accounts receivable	6.-	509,633	519,700
Accounts Receivable - Related Parties	14.-	60,512	80,293
Refundable tax, mainly VAT		3,318,298	2,141,696
Pre-paid expenses		765,419	430,717
Total current assets		11,737,370	11,673,221
Non-current assets:			
Investment properties	7.-	204,595,761	172,739,278
Investments in affiliates	8.-	4,364,675	5,178,900
Derivative Financial Instruments	11.-	443,698	515,055
Other assets, net	9.-	1,708,942	1,920,523
Total non-current assets		211,113,076	180,353,756
Total assets		\$ 222,850,446	\$ 192,026,977

	Notes	31/12/2017	31/12/2016
Current liabilities:			
Borrowings	10.-	\$ 2,474,703	\$ 633,911
Accounts payable for acquisition of Investment Properties		1,834,223	1,947,373
Accounts payable and accrued expenses	12.-	1,391,521	1,285,024
Deferred revenues		204,883	165,362
Dues to related parties	14.-	210,101	93,266
Total current liabilities		6,115,431	4,124,936
Long-term debt	10.-	65,587,443	64,172,642
Long-term other accounts payable		53,277	125,530
Deposits from tenants		921,417	825,067
Long-term deferred revenues from Leases		276,331	135,467
Total current liabilities		66,838,468	65,258,706
Total liabilities		72,953,899	69,383,642
Trustors' capital			
Trustors' capital	15.	115,083,965	95,383,575
Retained earnings		32,512,527	25,524,669
Valuation of derivative financial instruments on cash flow hedging		(19,865)	(103,006)
Total trustors' capital		147,576,627	120,805,238
Non-controlling participation		2,319,920	1,838,097
Total shareholders' equity		149,896,547	122,643,335
Total liabilities and trustors' capital		\$ 222,850,446	\$ 192,026,977

The attached notes are part of the consolidated condensed financial statements intermediates.

Consolidated Condensed Income Statement
For the 3-month periods ending December 31, 2017 and 2016
(Figures in thousand pesos)

	Notes	31/12/2017	Transactions Fourth Quarter 2017	30/09/2017	31/12/2016	Transactions Fourth Quarter 2016	30/09/2016
Property income	16.	\$ 12,670,028	\$ 3,254,961	\$ 9,415,067	\$ 11,756,607	\$ 3,111,151	\$ 8,645,456
Maintenance revenues		1,400,070	414,877	985,193	1,230,420	327,295	903,125
Dividends revenues from beneficiary rights		254,946	68,522	186,424	157,821	41,834	115,987
Administration fees		296,076	165,497	130,579	108,000	51,750	56,250
		<u>14,621,120</u>	<u>3,903,857</u>	<u>10,717,263</u>	<u>13,252,848</u>	<u>3,532,030</u>	<u>9,720,818</u>
Management fees		(753,494)	(204,547)	(548,947)	(678,686)	(172,374)	(506,312)
Operating expenses		(930,014)	(226,284)	(703,730)	(824,967)	(219,823)	(605,144)
Maintenance expenses		(1,460,556)	(436,676)	(1,023,880)	(1,293,772)	(338,121)	(955,651)
Property taxes		(336,869)	(86,890)	(249,979)	(323,074)	(82,415)	(240,659)
Insurance		(152,364)	(38,229)	(114,135)	(143,918)	(48,390)	(95,528)
		<u>(3,633,297)</u>	<u>(992,626)</u>	<u>(2,640,671)</u>	<u>(3,264,417)</u>	<u>(861,123)</u>	<u>(2,403,294)</u>
Operating income		<u>10,987,823</u>	<u>2,911,231</u>	<u>8,076,592</u>	<u>9,988,431</u>	<u>2,670,907</u>	<u>7,317,524</u>
Interest expense		(4,926,629)	(1,344,798)	(3,581,831)	(3,826,836)	(1,083,271)	(2,743,565)
Interest revenue		637,929	263,152	374,777	263,833	96,442	167,391
Income after financial expenses		<u>6,699,123</u>	<u>1,829,585</u>	<u>4,869,538</u>	<u>6,425,428</u>	<u>1,684,078</u>	<u>4,741,350</u>
Gain on sale of investment properties		83,800	83,800	-	-	-	-
Foreign exchange gain, Net		674,393	(2,370,749)	3,045,142	(4,752,607)	(1,938,680)	(2,813,927)
Valuation effect on financial instruments		661,611	1,003,691	(342,080)	(46,624)	(47,566)	942
Fair value adjustment to investment properties and affiliates		4,505,385	1,078,029	3,427,356	11,266,275	6,185,606	5,080,669
Administrative platform amortization		(194,984)	(48,746)	(146,238)	(194,984)	(48,746)	(146,238)
Amortization of bank and other financial charges		(183,022)	(77,556)	(105,466)	(133,579)	(35,333)	(98,246)
Other expenses		(6,304)	-	(6,304)	-	-	-
Executive compensation	13.	(94,968)	21,187	(116,155)	(169,997)	158,991	(328,988)
Consolidated net income		<u>\$ 12,145,034</u>	<u>\$ 1,519,241</u>	<u>\$ 10,625,793</u>	<u>\$ 12,393,912</u>	<u>\$ 5,958,350</u>	<u>\$ 6,435,562</u>
Controlling participation		\$ 12,092,811	\$ 1,496,910	\$ 10,595,901	\$ 11,824,632	\$ 5,930,226	\$ 5,894,406
Non-controlling participation		52,223	22,331	29,892	569,280	28,124	541,156
		<u>\$ 12,145,034</u>	<u>\$ 1,519,241</u>	<u>\$ 10,625,793</u>	<u>\$ 12,393,912</u>	<u>\$ 5,958,350</u>	<u>\$ 6,435,562</u>

The attached notes are part of the consolidated condensed financial statements intermediates.

Consolidated Condensed Statement of Changes in Trustors' Equity
As of December 31, 2017 and December 31, 2016
 (Figures in thousand pesos)

	Notes	Equity	Retained earnings	Financial Derivatives Reserve from Cash Flow Hedging	Total controlling participation	Total non-controlling participation	Total
Balance as of January 1, 2016		\$ 97,742,581	\$ 15,615,797	\$ -	\$ 113,358,378	\$ -	\$ 113,358,378
Equity contribution	15.	2,095,942	-	-	2,095,942	1,268,817	3,364,759
Distributions to trustors	15.	(4,454,948)	(1,915,760)	-	(6,370,708)	-	(6,370,708)
Consolidated net income		-	11,824,632	-	11,824,632	569,280	12,393,912
Valuation of derivative financial instruments on cash flow hedging		-	-	(103,006)	(103,006)	-	(103,006)
Balance as of December 31, 2016		\$ 95,383,575	\$ 25,524,669	\$ (103,006)	\$ 120,805,238	\$ 1,838,097	\$ 122,643,335
Equity contribution	15.	21,362,929	-	-	21,362,929	429,600	21,792,529
Distributions to trustors	15.	(1,662,539)	(5,104,953)	-	(6,767,492)	-	(6,767,492)
Consolidated net income		-	12,092,811	-	12,092,811	52,223	12,145,034
Valuation of derivative financial instruments on cash flow hedging		-	-	83,141	83,141	-	83,141
Balance as of December 31, 2017		\$ 115,083,965	\$ 32,512,527	\$ (19,865)	\$ 147,576,627	\$ 2,319,920	\$ 149,896,547

The attached notes are part of the consolidated condensed financial statements intermediates.

Consolidated Condensed Statement of Cash Flow
For the 3-month periods ending December 31, 2017 and 2016
(Figures in thousand pesos)

	31/12/2017	31/12/2016
Operating activities :		
Consolidated net income	\$ 12,145,034	\$ 12,393,912
Adjustments to non cash flow generated items :		
Fair value adjustment to investment properties and investment in affiliates	(4,505,385)	(11,266,275)
Unrealized foreign exchange loss (gain)	(726,846)	4,188,988
Administrative platform amortization	378,006	328,563
Executive compensation	94,968	169,997
Interest income	(637,929)	(263,833)
Interest expense	4,926,629	3,826,836
Valuation effect on financial instruments	(661,611)	46,624
Total	11,012,866	9,424,812
Changes to working capital:		
(Increase) decrease on:		
Lease receivable	(458,466)	(277,581)
Other accounts payable	(355,934)	(434,844)
Accounts Receivable - Related Parties	19,781	(80,293)
Refundable tax, mainly VAT	(1,176,602)	2,020,066
Pre-paid expenses	(334,702)	28,943
(Decrease) increase in:		
Trade accounts payable and sundry creditors	106,497	1,358,051
Dues to related parties	116,835	(11,222)
Long-term other accounts payable	(72,253)	86,717
Deferred revenues	180,385	(61,149)
Deposits from tenants	96,350	122,764
Net cash flow from operating activities	9,134,757	12,176,264
Investment activities :		
Investment in projects development related to acquisitions	(5,679,442)	(5,878,590)
Acquisition of investment properties	(10,052,515)	(2,529,171)
Investments in securities	(2,798,629)	344,495
Sale of investment properties	60,000	-
Investment in affiliates	458,272	87,180
Interest income	494,839	171,698
Net cash flow from investment activities	(17,517,475)	(7,804,388)
Financing activities :		
Payments and anticipated prepayment of loans	(9,020,553)	(13,403,201)
Loan financing	10,810,000	17,561,558
Equity contribution	13,622,797	1,100,000
Distributions to trustees	(6,767,492)	(6,370,708)
Interest paid	(4,936,436)	(3,701,323)
Net cash flow from financing activities	3,708,316	(4,813,674)
Net cash flow:		
Net(decrease) increase in cash and restricted cash	(4,674,402)	(441,798)
Cash and restricted cash at the beginning of the period	5,554,120	5,995,918
Cash and restricted cash at the end of the period	\$ 879,718	\$ 5,554,120

The attached notes are part of the consolidated condensed financial statements.

Notes to the Condensed Consolidated Financial Statements

For the years ended on December 31, 2017 and 2016 (Figures in thousand pesos)

1. General information, acquisitions and relevant events

a) General Information

The Trust F/1401 of Deutsche Bank México, SA (“Fibra UNO”) was settled as a real estate trust on January 12, 2011 by Fibra UNO Administración, SA de CV, (the “Trustor”) and Deutsche Bank México, SA, Fiduciary Division (the “Trustee”). Fibra UNO began operations in March 2011 and was established primarily to acquire and to own real estate properties in order to lease and develop retail, industrial and mixed-use properties, as well as office and land buildings within the Mexican market.

Fibra UNO, as an investment trust in real estate (“FIBRA”), qualifies to be treated as a transfer entity in Mexico for purposes of the Income Tax Law. Therefore, all the net tax revenues generated by the operations of Fibra UNO are distributed to the holders of their Real Estate Trust Certificates (“CBFI” for its acronym in Spanish) for tax purposes and therefore Fibra UNO is not subject to Income Tax in Mexico. In order to maintain the status of FIBRA, the Mexican Tax Administration Service (“SAT” for its acronym in Spanish) established, in Articles 187 and 188 of the Income Tax Law, that Fibra UNO must distribute annually at least 95% of its net taxable result to the holders of the CBFIs issued by it.

For its operation, Fibra UNO entered into the following contracts:

- i. An advisory agreement with Fibra UNO Administración, S. C. (“Fibra UNO Administración or the Adviser”) (related party) so that the adviser assists Fibra UNO in the formulation and implementation of its investments and financial strategies;
- ii. A management contract for the properties with F1 Management, SC (“F1 Management”), Operadora CVC, SC (“Operadora CVC”) and F1 Controladora de Activos, S. C. (“F1 Controladora”) (subsidiary companies) - in order to manage Fibra UNO’ s operation;
- iii. A service agreement with F2 Services, S. C. (“F2 Services”) (related party) - to perform certain billing and collection services on behalf of Fibra UNO, subject to its supervision and monitoring;
- iv. An advisory, property management and service agreement with Jumbo Administración, S. A. P. I. de C. V. (“Jumbo Administración”) (related party) with characteristics similar to those mentioned above, focused on certain properties;
- v. A property management contract with Finsa Holding, S.A. de C. V. - to manage day to day portfolio operation (“Vermont”);
- vi. A property management contract with Hines Interest, S.A. de C. V. - to manage day to day portfolio operation (“Maine”);
- vii. A management contract with Consultora Centro Histórico, S.A. de C. V. - to manage day to day the operation of the building called Hotel Centro Histórico;
- viii. A management contract with Operadora Galgua, S.A. de C. V.- to manage day-to-day the operation of the property named Galerias Guadalajara;
- ix. A service agreement between F1 Administración, SC (F1 Administración - subsidiary company) and Banco Invex, SA, Invex Grupo Financiero acting in the capacity of the Trust F/2353 (Trust F/2353) to manage on a day to day basis the Operation of the Trust F/2353; and
- x. A service agreement with MTK Developers, S.A. de C.V. (Indirect subsidiary) for the construction of the Project Mitikah.

The fiscal address of Fibra UNO is located in the street of Bosques de Duraznos No. 127, Floor 11, Office 1-A, Col. Bosques de las Lomas, Mexico City.

1) Relevant events of the fourth quarter

- i. On December 15, 2017, Fibra Uno amortized the Trust Certificates (Debt) with ticker symbol FUNO 13 for \$6,850 million plus accrued unpaid interest for \$ 6,234.
- ii. On December 11, 2017, Fibra UNO issued unsecured debt in the local market for \$7,100 million pesos in two tranches: the first for \$1,000 million at a fixed rate of 9.2%, with a due date of November 29, 2027 and ticker symbol FUNO 17; the second tranche for \$6,100 million pesos at a floating rate of TIIE plus 85 basis points with a maturity date on December 5, 2022 and the ticker symbol FUNO 17-2.
- iii. On October 27, 2017, Fibra UNO made a deposit for the purchase of an office building located in Mexico City in the Lomas-Palmas corridor, in the corner of Montes Urales and Paseo de la Reforma, for \$6 million US dollars.
- iv. On October 23, 2017, Fibra UNO paid out the unsecured loans contracted with Santander for an amount of \$1,000 million and \$500 million pesos, which accrued interest at a TIIE rate plus 1.25% and TIIE plus 1.50%, respectively.
- v. The Technical Committee of Fibra UNO ratified distributions for \$1,718.8 million pesos, which was paid on October 4, 2017. and the number of CBFIs eligible for such distribution was 3,326,983,408.
- vi. On October 5, 2017, Fibra UNO launched a global offer for 419.75 million CBFIs at a price of \$30.50 per CBFI, including the Green Shoe, which totaled an amount of \$12,802 million pesos. The offer settled on October 9, 2017. 37% out of the CBFIs were placed through a public offering in Mexico and 63% of the CBFIs were placed through an international private offer under Rule 144A of the 1933 Securities Law of the United States of America and in other countries in accordance with S Regulation of the United States Securities Law.
- vii. On October 2, 2017, Fibra UNO obtained an unsecured loan for an amount of \$1,800 million pesos at a TIIE rate plus 1.0%, due on February 2, 2018 from Banco Nacional de México, S.A.
- viii. During the fourth quarter, Fibra UNO recorded a land sale in the city of Celaya in the state of Guanajuato, which was part of the Kansas portfolio. The sale price was \$200.2 million pesos, with a profit of \$83.8 million pesos, which is shown within the consolidated condensed income statement as a gain on sale of investment properties.

2) Fourth quarter acquisitions

Portfolio	Type of Acquisition
Frimax (i)	Industrial
Turbo (ii)	Mixed
Apolo (iii)	Retail

- i. During the fourth quarter, Fibra UNO recorded the acquisition of the land called "La Teja", part of the portfolio called "FRIMAX". The purchase price was for \$56.9 million US dollars equivalent to \$1,090 million pesos, which was paid out in cash. As of December 31, 2017, the acquisitions of the FRIMAX portfolio have been for \$3,278 million and are comprised of the acquisition of the property for industrial use known as "Doña Rosa" for \$2,108 million, of the land for development known as "Escatto" for \$80 million and the acquisition of "La Teja".

- ii. During the fourth quarter, Fibra UNO executed the acquisition of 13 properties corresponding to the "TURBO" portfolio for \$7,551 million pesos plus projects for \$1,465 million, which were paid out as follows: One part with 200,000,007 CBFIs equivalent to \$6,050.7 million, \$1,958 million in cash and the rest to be paid for \$1,007 million, which is shown in the section of Accounts Payable for acquisition of investment properties in the consolidated condensed statement of financial position.
- iii. On December 15, 2017, Fibra UNO acquired the real estate portfolio known as "Apolo II", the price of the acquisition was \$7,874 million pesos of which \$5,299 million were paid out in cash and \$2,575 million in debt. The portfolio consists of 16 operational shopping centers plus a land for immediate development.

2. Basis of presentation

a) Basis of Presentation

The consolidated condensed financial statements were prepared in accordance with IAS 34 "Interim Financial Reports". Fibra UNO applied the same accounting policies in the interim information and in the last annual financial statements.

The Fibra UNO's Management considers that all ordinary and recurring adjustments necessary to submit appropriately the consolidated condensed financial statements were included.

Certain information and disclosures normally included in the annual financial statements prepared in accordance with International Financial Reporting Standards (IFRS) have been condensed or omitted in accordance with the Interim Financial Reports Standard. These consolidated condensed financial statements should be read in conjunction with the consolidated financial statements of Fibra UNO and their respective disclosures for the years ended December 31, 2016 and 2015 prepared in accordance with IFRS. The results of the period do not necessarily indicate the results of the year.

b) Seasonality

The Fibra UNO's Management does not consider the business to be subject to material seasonal fluctuations.

c) Details of controlled subsidiaries that have a significant non-controlling interest

The following table shows the details of subsidiaries controlled by Fibra UNO that have material non-controlling interests:

Name of subsidiary	Kind	Proportion of shareholding and voting rights of non-controlling interest		Profit (loss) attributed to non-controlling interest		Non-controlling interest	
		12/31/2017	12/31/2017	12/31/2017	12/31/2017	12/31/2017	12/31/2017
Trust /1127 Torre Latino (i)	Office	22.53%	22.53%	\$ 43,424	\$ 543,761	\$ 297,512	\$ 712,578
Trust /2584 Mitikah (ii)	Mixed	35.80%	23.11%	<u>8,799</u>	<u>25,519</u>	<u>2,022,408</u>	<u>1,125,519</u>
Total				<u>\$ 52,223</u>	<u>\$ 569,280</u>	<u>\$ 2,319,920</u>	<u>\$ 1,838,097</u>

- i. As of January 1, 2016 and derived from the second amendment agreement to Trust F1127/2010 (Torre Latino), in which Ecocinemas, S.A. de C.V. (Ecocinemas) as "Trustor A" and Fibra UNO as "Trustor B", will have the right to receive 22.53% and 77.47%, respectively, from the net obtained from leasing income and eventually from the sale of Torre Latino; Fibra UNO shows in its consolidated financial statements the minority interest corresponding to the 22.53% that represents the participation that Ecocinemas has over the equity of Torre Latino.
- ii. On June 27, 2016, Trust Agreement F2584 was entered into, between Fibra UNO as "Trustor A", and Trust F2353 as "Trustor B" and as Trustee, Banco Actinver, S. A., Grupo Financiero Actinver. The purpose of this Trust F2584 is to develop the mixed-use project called "Mitikah", through the commitment of Fibra UNO contributing the portfolios "Buffalo" and "Colorado" to Trust F2584, and the commitment from Trust F2353 to contribute in cash all the necessary resources for the realization of the project.

The benefits of this co-investment, whether income derived from leasing income, reimbursement, partial or total divestment of the assets, shall be distributed by the Trustee according to the timing determined by the Administrator.

On December 22, 2016, Fibra UNO executed the contribution of the portfolio "Buffalo" to Trust F2584, for \$3,660 million pesos, for the development of the Project Mitikah.

On March 31, 2017, Fibra UNO executed the contribution of the portfolio "Colorado", also known as Centro Bancomer, to Trust F2584, for \$2,517 million pesos, for the development of the project Mitikah.

Fibra UNO maintains control over Trust F2584, so it consolidates the figures of this Trust Fund into its own, due to this the contributions of Buffalo and Colorado portfolios to Trust F2584 are shown in the section of Investment Properties within the Consolidated Condensed Statement of Financial Position.

A summary of the financial information for each Fibra UNO's subsidiary with a significant non-controlling interest is detailed below. The summary of the financial information shown below represents the amounts before intercompany eliminations.

Trust 1127

	31/12/2017	31/12/2016
Current Assets	\$ 77,295	\$ 37,307
Investment Properties	\$ 3,242,617	\$ 3,160,323
Liabilities	\$ 46,543	\$ 11,994
Equity attributable to Fibra UNO	\$ 2,975,857	\$ 2,473,058
Non-controlling shareholding	\$ 297,512	\$ 712,578
	31/12/2017	31/12/2016
Profit of the year	\$ 192,739	\$ 1,869,736
Profit of the year attributable to the non-controlling shareholding	\$ 43,424	\$ 543,761

Trust 2584

	31/12/2017	31/12/2016
Current Assets	\$ 1,676,103	\$ 619,002
Investment Properties	\$ 7,366,659	\$ 4,542,658
Liabilities	\$ 282,902	\$ 401,215
Equity attributable to Fibra UNO	\$ 6,737,452	\$ 3,634,926
Non-controlling shareholding	\$ 2,022,408	\$ 1,125,519
	31/12/2017	31/12/2016
Profit of the year	\$ 24,579	\$ 84,905
Profit of the year attributable to the non-controlling shareholding	\$ 8,799	\$ 25,519

d) *Adoption of New and Revised International Financial Reporting Standards (IFRS)*

a. **New IFRS**

Amendments to IAS 7

Cash Flow statements (1)

(1) Effective for annual fiscal years beginning on after January 1, 2017, allowing early application.

Amendments to IAS 7 Cash Flow Statements: Provide disclosures

The modifications with disclosure initiative (Modifications to IAS 7) allow entities providing disclosures to users of financial statements be able to evaluate changes in liabilities derived from financing activities.

In order to achieve this objective, the IASB requires that the following changes in liabilities arising from financing activities be disclosed (to the extent necessary): (i) in financing cash flows; (ii) changes derived from obtaining or losing control of subsidiaries or other businesses; (iii) effect of exchange rate variations; (iv) at fair value; and (v) others.

The Fibra UNO Management does not expect any impacts as result of these modifications.

b. **New and Revised IFRSs Issued not in Force at the Date**

Fibra UNO has not applied the following new and revised IFRSs that have been issued but have not yet come into force:

IFRS 9 Financial Instruments (2)

IFRS 15 Income from Contracts with Customers (2)

IFRS 16 Leases (3)

(2) Effective for annual fiscal years beginning on or after 1 January 2018, allowing early application.

(3) Effective for annual fiscal years beginning on or after 1 January 2019, allowing for early application.

The Fibra UNO Management is still evaluating, quantifying and determining the effects of the application of these new Standards.

3. Cash, cash equivalent and restricted cash	31/12/2017	31/12/2016
Cash, cash equivalent and bank deposits	\$ 753,404	\$ 5,543,788
Restricted cash:		
Restricted cash and reserve funds for bank loans	126,314	10,332
Total cash and cash equivalents	\$ 879,718	\$ 5,554,120
4. Financial Investments	31/12/2017	31/12/2016
Trading investments - government securities	\$ 4,754,730	\$ 1,956,101
5. Lease receivables and others	31/12/2017	31/12/2016
Lease receivables	\$ 1,657,958	\$ 1,084,690
Allowance for doubtful accounts	(208,898)	(94,096)
	\$ 1,449,060	\$ 990,594
6. Other accounts receivable	31/12/2017	31/12/2016
Residential Trust Mútikah 2585	\$ 1,262,464	\$ -
Administration fee	348,496	113,333
Other accounts receivable	46,561	40,367
Security Deposit	114,576	366,000
	\$ 1,772,097	\$ 519,700
7. Investment properties	31/12/2017	31/12/2016
Reasonable value:		
Investment completed	\$ 180,678,947	\$ 153,350,580
Investment in development	20,112,559	15,578,504
Land reserves	1,290,255	1,350,763
Rights over properties with operating leases	2,514,000	2,459,431
	\$ 204,595,761	\$ 172,739,278

Investment Properties	Type	Properties	31/12/2017	31/12/2016
Balance at the beginning of the period			\$ 172,739,278	\$ 151,822,122
Acquisitions:				
Turbo	Mixed	16	7,550,709	-
Apolo II	Retail	17	8,314,250	-
Frimax	Industrial	3	3,277,734	-
Saqqara	Offices	1	702,240	-
Land sale Kansas portfolio	Land	1	(116,425)	-
Midtown Jalisco	Development	1	-	440,000
Tower Vallarta	Retail	1	-	1,477,096
Torre Cuarzo	Development	1	-	2,898,091
Es pacio Tollocan	Development	1	-	229,295
Puerta de Hierro	Retail	1	-	700,000
El Salto Jalisco	Industrial	1	-	180,000
Additional investment properties and acquisition costs			7,235,518	5,878,590
Fair value adjustments to investment properties			4,892,457	9,114,084
Balance at the end of the period			\$ 204,595,761	\$ 172,739,278

8.	Investments in Affiliates	% ownership	31/12/2017	31/12/2016
	Torre Mayor	49%	\$ 2,821,995	\$ 2,999,348
	Torre Diana	50%	1,542,680	2,179,552
			<u>\$ 4,364,675</u>	<u>\$ 5,178,900</u>

Fibra UNO records these investments based on the equity method, as established in IFRS, given the nature of the investment.

9.	Other assets, Net	31/12/2017	31/12/2016
	Administrative platform (1)	\$ 2,043,674	\$ 2,043,674
	Implementation advisory	440,800	440,800
	Advisory for the structuring of the real estate	30,000	30,000
	Accumulated amortization	(805,532)	(593,951)
		<u>\$ 1,708,942</u>	<u>\$ 1,920,523</u>

(1) The administrative platform acquired includes personnel, technology and processes.

10. Loans

Type	Institution	Summary of loans balance as of December 31, 2017				
		Currency	Interest rate	Maturity	Balance MXN	Balance in thousand USD
Mortgage	Finsa Bancomext US 84.7 millones	USD	4.89%	Nov-20	\$ -	69,131
Mortgage	HSBC Samara	MXN	TIE + 2%	Sep-23	2,828,571	-
Unsecured	Actinver	MXN	TIE + 1.8%	Jun-18	410,000	-
Unsecured	Banamex	MXN	TIE + 1.00%	Feb-18	1,800,000	-
Mortgage	Metlife, Mexico	MXN	7.92%	Dec-23	255,841	-
Mortgage	Metlife, Mexico	MXN	7.92%	Dec-23	531,558	-
Mortgage	Banorte	MXN	TIE + 1.95%	Jun-38	2,574,925	-
Bond	Nacional (FUNO 13-2)	MXN	8.40%	Dec-23	3,120,900	-
Bond	Nacional (FUNO 15)	MXN	6.99%	Jul-25	7,500,000	-
Bond	Nacional (FUNO 13U)	UDIS	5.09%	Nov-28	2,526,338	-
Bond	Nacional (FUNO 16U)	UDIS	4.60%	Apr-27	2,717,302	-
Bond	Nacional (FUNO 16)	MXN	TIE + 0.65%	Apr-19	883,750	-
Bond	Nacional (FUNO 17)	MXN	9.20%	Nov-27	1,000,000	-
Bond	Nacional (FUNO 17-2)	MXN	TIE + 0.85%	Dec-22	6,100,000	-
Bond	Intemacional	USD	5.25%	Dec-24	-	600,000
Bond	Intemacional	USD	6.95%	Jan-44	-	700,000
Bond	Intemacional	USD	5.25%	Jan-26	-	500,000
					<u>Balance as of December 31, 2017 \$ 32,249,185</u>	<u>1,869,131</u>
					Foreign exchange rate as of December 31, 2017	19.7354
					Dollar balance in pesos equivalent \$	<u>36,888,047</u>
					Balance as of December 31, 2017 in pesos equivalent	69,137,232
					Short-term loans	(2,474,703)
					Long-term loans	66,662,529
					Transaction costs	(529,189)
					Debt's fair value	(545,897)
						<u>\$ 65,587,443</u>

Type	Institution	Summary of loans balance as of December 31, 2016					
		Currency	Interest rate	Maturity	Balance MXN	Balance in thousand USD	
Mortgage	Finsa Bancomext US 84.7 millones	USD	4.89%	nov-20	\$ -	73,330	
Mortgage	HSBC Samara	MXN	TIIE + 2%	sep-23	2,965,714	-	
Unsecured	Actinver	MXN	TIIE + 1.8%	jul-17	410,000	-	
Bond	National (FUNO 13-2)	MXN	8.40%	dec-23	3,120,900	-	
Bond	National (FUNO 13)	MXN	TIIE + 0.80%	jun-19	6,850,059	-	
Bond	National (FUNO 15)	MXN	6.99%	jul-25	7,500,000	-	
Bond	National (FUNO 13U)	UDS	5.09%	nov-28	2,368,119	-	
Bond	National (FUNO 16U)	UDS	4.60%	apr-27	2,547,123	-	
Bond	National (FUNO 16)	MXN	TIIE + 0.65%	apr-19	883,750	-	
Bond	International	USD	5.25%	dec-24	-	600,000	
Bond	International	USD	6.95%	jan-44	-	700,000	
Bond	International	USD	5.25%	jan-26	-	500,000	
					Balance as of December 31, 2016 \$	26,645,665	1,873,330
					Foreign exchange rate as of December 31, 2016		20.6640
					Dollar balance in pesos equivalent \$		38,710,482
					Balance as of December 31, 2016 in pesos equivalent		65,356,147
					Short-term loans		(633,911)
					Long-term loans		64,722,236
					Transaction costs		(581,572)
					Unearned interests at fair value		31,978
							\$ 64,172,642

The financial debt establishes certain conditions of what can and cannot be done, which have been met as of December 31, 2017 and 2016.

- Fibra UNO is obligated to pay, on or before the expiration date of the property tax and other contributions.
- Maintain in good operating condition all its useful properties and related assets necessary for the proper operation of its business, except for normal wear and tear.
- Maintain wide hedging/coverage with recognized insurers over the assets, in accordance with what is determined by the real estate industry in order to repair or replace properties and related assets.
- Do not reduce the debt service coverage ratio (net operating income -NOI- divided by the Debt Service) of less than 1.20 - 1.0.

11. Long Term Derivatives

In order to limit the currency risk arising from the bond issued in US dollars maturing in 2026, Fibra UNO contracted nine currency SWAPS for US\$450 million, of which US\$100 million covers only principal and US\$350 million covers principal and interest.

In order to limit the interest rate risk arising from the mortgage credit contracted with HSBC, Fibra UNO contracted two interest rate SWAPS for a total of \$2,942 million pesos, which cover interest.

In addition, Fibra UNO performed a reciprocal transaction of purchase and sale of interest rate options (COLLAR) for hedging purposes for a reference amount of \$1,889.5 million pesos. Fibra UNO would pay the counterpart if the TIIE rate is lower than 4.5% and the counterparty would pay Fibra UNO if the TIIE is higher than 8.5%.

As of December 31, 2017, the position of derivative financial instruments of Fibra UNO is comprised of nine (9) currency SWAPS and two (2) interest rate SWAPS for \$443.06 million pesos and

a Collar for \$692, which are shown in the section of derivative financial instruments in non-current assets for \$443.7 million. As of December 31, 2016, the position of the derivative financial instruments of Fibra UNO is comprised of six (6) SWAPS and one (1) Collar, which are shown in the Consolidated Condensed Statement of Financial Position in the section of derivative financial instruments in non-current assets for \$ 515 million pesos.

The characteristics of the SWAPS used to hedge the aforementioned risks and their fair value as of December 31, 2017 and 2016 are as follows:

No.	Notional thousand USD	Notional thousand MXN	FX	FUNO PAYS	FUNO RECEIVES	Initial date	Final date	Fair value MXN as of 31/12/17
1	50,000	944,750	18.8950	TIIE + 3.34%	5.25% USD	17/06/2016	30/01/2026	78,799
2	50,000	944,750	18.8950	TIIE - 2.77%	-	17/06/2016	30/01/2026	27,488
3	50,000	958,000	19.1600	TIIE + 3.51%	5.25% USD	28/06/2016	30/01/2026	52,434
4	50,000	958,000	19.1600	TIIE - 2.60%	-	28/06/2016	30/01/2026	6,109
5	60,000	1,113,000	18.5500	TIIE + 3.49%	5.25% USD	30/06/2016	30/01/2026	109,795
6	40,000	739,000	18.4750	TIIE + 3.59%	5.25% USD	08/07/2016	30/01/2026	72,371
7	25,000	-	20.3465	TIIE + 3.09%	5.25% USD	30/01/2017	30/01/2026	2,529
8	50,000	-	19.6000	TIIE + 2.80%	5.25% USD	30/01/2017	30/01/2026	67,995
9	75,000	-	20.3700	TIIE + 3.06%	5.25% USD	30/01/2017	30/01/2026	8,159
10	-	2,046,207	-	TIIE a 28 días	7.73%	21/02/2017	15/09/2023	12,048
11	-	896,650	-	TIIE a 28 días	7.73%	21/02/2017	15/09/2023	5,279
	450,000	8,600,357						443,006

Fibra UNO designated the SWAPS covering principal and interests (SWAPS No. 1, 3, 5, 6, 7, 8 and 9 in the table above) as Fair Value Hedges and SWAPS covering only principal or interest rate only (SWAPS No. 2, 4, 10 and 11 of the above table) as Cash Flow Hedges.

No.	Notional thousand USD	Notional thousand MXN	FX	FUNO PAYS	FUNO RECEIVES	Initial date	Final date	Fair value MXN as of 31/12/16
1	50,000	944,750	18.8950	TIIE + 3.34%	5.25% USD	17/06/2016	30/01/2026	114,703
2	50,000	944,750	18.8950	TIIE - 2.77%	-	17/06/2016	30/01/2026	37,849
3	50,000	958,000	19.1600	TIIE + 3.51%	5.25% USD	28/06/2016	30/01/2026	89,111
4	50,000	958,000	19.1600	TIIE - 2.60%	-	28/06/2016	30/01/2026	17,267
5	60,000	1,113,000	18.5500	TIIE + 3.49%	5.25% USD	30/06/2016	30/01/2026	99,999
6	40,000	739,000	18.4750	TIIE + 3.59%	5.25% USD	08/07/2016	30/01/2026	151,548
	300,000	5,657,500						510,477

The characteristics of the Collar and its fair value at December 31, 2017 and 2016 are as follows:

No.	Notional thousand MXN	Floor	Ceiling	Initial date	Final date	Fair value MXN as of 31/12/17
7	1,889,500	4.50%	8.75%	01/07/2016	30/06/2028	692

No.	Notional thousand MXN	Floor	Ceiling	Initial date	Final date	Fair value MXN as of 31/12/16
7	1,889,500	4.50%	8.75%	01/07/2016	30/06/2028	4,578

As of December 31, 2017, the primary position covered by all SWAPS amounts to US\$450 million, of which US\$350 million covers principal and interest and US\$100 million covers only principal, and \$2,942.9 million pesos which only cover interest rates.

As of December 31, 2017, the fair value of the SWAPS was determined by an internal model, proving their effectiveness prospectively and retrospectively, which was highly effective between 80% and 125%.

12. Accounts payable and Accrued Expenses	31/12/2017	31/12/2016
Interest payable	\$ 969,583	\$ 985,461
Accrued expenses and other payables	268,729	168,834
Suppliers	153,209	130,729
	<u>\$ 1,391,521</u>	<u>\$ 1,285,024</u>

13. Payments made in CBFIs

The compensation costs related to this plan as of December 31, 2017 and 2016 were \$95 million pesos and \$169.9 million pesos, respectively. During the second quarter of 2017, 4,301,897 CBFIs were put into circulation as a result of this program.

14. Transactions and balances with related parties	31/12/2017	31/12/2016
Revenues:		
F1 Administración, S.C.		
Administration fees (6)	\$ 151,941	\$ 108,000
Expenses:		
Fibra UNO Administración		
Acquisition fees 3% (1)	\$ 76,708	\$ 385,340
Administration fees 0.5% (1)	\$ 653,904	\$ 577,235
Parks Desarrolladora, S. A. de C. V.		
Services rendered (4)	\$ 188,030	\$ 1,493,093
Coordinadora de Inmuebles Industriales, S. A. de C. V.		
Services rendered (4)	\$ 833,044	\$ 367,065
G-30 LA Madre, S. A. P. I de C. V.		
Services rendered (4)	\$ 172	\$ 108,133
Jumbo Administración		
Property management services (3)	\$ 402,684	\$ 379,958
F2 Services		
Services rendered (2)	\$ 274,100	\$ 257,834
E- Administración y Construcción, S. A. de C. V.		
Services rendered (4)	\$ -	\$ 15,901
Luxe Administración y Control Inmobiliario, S. A. P. I de C. V.		
Rendered services (5)	\$ -	\$ 223

- Fibra UNO pays an annual fee equivalent to 0.5% of the Property plus value added tax, in exchange for advisory services and 3% on the purchase value of the properties acquired from third parties.
- Fibra UNO pays a monthly fee equivalent to 2% of the revenues collected from its properties, plus the value added tax in exchange for administrative services.
- In accordance with the Portfolio's management agreement, Fibra UNO will pay Jumbo Administración, SAPI de CV, an amount equal to (i) 3% of the revenues collected from the Morado Portfolio, (ii) the total amount of Maintenance fees, advertising fees and services charged by tenants and users of the properties, in accordance with their respective lease, and (iii) 0.5% per annum of the value of the contribution of the investment property, Payable for quarter overdue.

4. Fibra UNO entered into a construction contract with Parks Desarrolladora, S.A., Coordinadora de Inmuebles Industriales, S.A. de C.V. and G30 La Madre, S.A.P.I. Of C.V., whereby the fees will be paid out based on the advance of each construction project.
5. In accordance with the service provision agreement, Fibra UNO will pay Luxe Administración, SAPI de CV, the equivalent of 5% of the leasing income for each new lease contract of the Morado portfolio (not including renovations or extensions of term of existing contracts), with the intermediation of the Real Estate Representative, including the right of transfer (glove), with five years of validity of the leasing contract.
6. In accordance with the service agreement between F1 Administración, S.C. (F1 Administración–subsidiary company) and Banco Invex, SA, Invex Grupo Financiero acting as Fiduciary of the Trust F/2353 (Trust F/2353) for the development of the Project Mitikah, F1 Administración will be entitled to receive (i) an annual fee equal to 1.25%, plus VAT, over the Maximum Issue Amount of the Trust Fund F/2353 and (ii) after the Investment Period and any extension thereof, to 1.25% plus the corresponding VAT, over the Total Invested Amount of the Trust F/2353.

The aforementioned operations are documented through contracts with timing terms ranging from five years, and be renewable.

Balance with related parties:	31/12/2017	31/12/2016
Receivable to:		
Parks Operadora Hotelera	\$ 59,526	\$ -
Fundación FUNO, A. C.	152	80,293
Others	834	-
	<u>\$ 60,512</u>	<u>\$ 80,293</u>
	31/12/2017	31/12/2016
Payable to:		
Fibra UNO Administración	\$ 118,846	\$ 72,900
Coordinadora de Inmuebles Industriales	34,797	20,366
Jumbo Administración	27,999	-
Parks Concentradora	19,157	-
Fideicomiso 2304	6,045	-
Parks Desarrolladora		
Parks Mantenimiento		
Others	3,257	-
	<u>\$ 210,101</u>	<u>\$ 93,266</u>

15. Trustors' Equity

- i. The equity of Fibra UNO consists of the contribution of one thousand pesos and the amount of the resources coming from issuing of CBFIs.
- ii. As of December 31, 2017 and 2016, there are 3,956,776,551 and 3,249,305,750 outstanding CBFIs, respectively

Distributions

The Technical Committee of Fibra UNO has approved and paid out distributions of the corresponding tax result accounts and capital reimbursements to the CBFIs holders as follows:

Distribution dates	Total distributed	Tax result	Capital reimbursement
October 4, 2017	1,718,800	1,718,800	-
August 9, 2017	1,701,892	1,701,892	-
May 9, 2017	1,684,261	1,684,261	-
February 9, 2017	1,662,539	-	1,662,539
Total as of December 31, 2017	\$ 6,767,492	\$ 5,104,953	\$ 1,662,539
November 9, 2016	\$ 1,586,799	\$ 317,360	\$ 126,943
August 9, 2016	1,546,480	221,880	1,324,600
May 9, 2016	1,607,651	1,376,520	231,131
February 11, 2016	1,629,778	-	1,629,778
Total as of December 31, 2016	\$ 6,370,708	\$ 1,915,760	\$ 4,454,948

As of December 31, 2017 and 2016, Fibra UNO distributed capital reimbursement for \$1,662.5 million pesos and \$4,454.9 million pesos, respectively, of which \$1,662.5 million pesos and \$1,629.8 million pesos correspond to fiscal years 2016 and 2015 respectively.

16. Commitments

- a) Neither the Trustee nor its assets thereof are subject to any type of legal action, except those derived from its operations and routine activities.
- b) On February 8, 2018, the Technical Committee of Fibra UNO ratified, with the prior authorization of its all independent members, distributions for the concept of advanced tax result and capital reimbursement for \$1,307.7 million and \$713 million pesos, respectively. This distribution was paid out by Fibra UNO on February 12, 2018 and the number of CBFIs eligible for such distribution was 3,956,776,551 CBFIs.

17. Subsequent events

On February 2, 2018, Fibra UNO paid out the unsecured loan contracted with Banamex for an amount of \$1,800 million pesos, which accrued interest at a TIIE rate plus 1.00%. At that same date, Fibra UNO made a withdrawal on this line of credit under the same conditions from the previous loan, the due date of such withdrawal is August 2, 2018.

18. Approval of the Financial Statements

The consolidated condensed financial statements and their corresponding notes were authorized for its issuing by Mr. Gerardo Vargas Ateca, Vice-President of Finance of Fibra UNO, according to the approval of the Technical Committee on February 20, 2018.
