



Fibra Uno Carries Out its Third Offering of Real Estate Trust Certificates in the Mexican Stock Exchange

- Primary placement of Real Estate Trust Certificates (CBFIs) for an amount of Ps. 16,333,317,000, in addition to the Ps. 2,449,999,976 corresponding to the overallotment option and the Ps. 3,266,666,634 for the hot deal option.
- The offering price per CBFI was Ps. 36.75, and 444,444,444 CBFIs were issued, including 66,666,666 CBFIs corresponding to the overallotment option and the 88,888,888 CBFIs for the hot deal option.
- Santander is the Global Coordinator with Credit Suisse acting as Joint Global Coordinator for the international offering and BBVA Bancomer acting as Joint Global Coordinator for the domestic offering.

Mexico City, Mexico, January 29, 2013 -- Fibra Uno (BMV: FUNO11) (“Fibra Uno” or “The Trust”), Mexico’s first real estate investment trust announces it has successfully carried out its third primary offering for an amount of Ps. 22,049,999,927, including Ps. 2,449,999,976 corresponding to the overallotment option and Ps. 3,266,666,634 related to the hot deal option, at a price per CBFI of Ps. 36.75, consisting on a public offering in the Mexican Stock Exchange and a private offering in international markets under the 144^a and Reg S. This offering takes place less than two years after Fibra Uno’s Initial Public Offering on March 18, 2011 and less than a year since it placed its Second Public Offering on March 22, 2012. The global offering of Fibra Uno, with ticker “FUNO”, was a primary offering of 600,000,000 CBFIs, including an overallotment option of 88,888,888 CBFIs and the hot deal option of 66,666,666 CBFIs.

The offering was subscribed near to 3 times, with the participation of over 170 domestic and foreign institutional investors.

Fibra Uno has identified a pipeline of potential acquisitions in various stages of development and leasing, comprised of portfolios and individual properties, from which Fibra Uno will seek to purchase those that best meet its acquisition criteria and that will enhance its current portfolio.

The Global Coordinator was Casa de Bolsa Santander, S.A. de C.V. Grupo Financiero Santander. Casa de Bolsa BBVA Bancomer, S.A. de C.V., Grupo Financiero BBVA Bancomer was the Joint Global Coordinator for the domestic offering, Evercore Casa de Bolsa S.A. was Bookrunner in Mexico and Evercore Partners Mexico S.de R.L. was the Structuring Agent. Casa de Bolsa Credit Suisse (México), S.A. de C.V., Grupo Financiero Credit Suisse (México) was the Joint Global Coordinator for the International offering.

André El-Mann, CEO of Fibra Uno commented: “I am delighted to announce that in less than two years Fibra Uno successfully placed its third equity offering, thus ensuring the resources needed to continue delivering growth and attractive returns to our CBFI holders. We look forward to continue bringing value to our



investors as our trust matures, becomes stronger and solidifies the position of a Fibra as a first-class investment vehicle.”

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 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.

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