



# **BBVA Fixed Income Corporate Conference**

May 2017, NY

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# Fibra Uno is Mexico's Largest FIBRA

- Founded in 2011, Fibra Uno is the largest real estate player in Mexico and Latin America
  - One of the largest REITs worldwide
  - Us. \$5.7 billion Market Cap<sup>1</sup>
- Diversified portfolio of assets with broad sector and geographic presence
  - 498 stabilized properties (309 retail, 84 offices and 105 industrial) throughout Mexico
  - 7.6 million m<sup>2</sup> of GLA (3.0 million m<sup>2</sup> retail, 0.9 million m<sup>2</sup> offices and 3.8 million m<sup>2</sup> industrial)
- Long-lasting, strong relationships with high-quality tenants across various sectors
  - ~6,800 individual lease agreements in place with ~3,400 tenants
- 4.3 years weighted average lease maturity
- Total occupancy of 93.4%
- Steady growth since IPO while maintaining stellar efficiency, profitability, a prudent capital structure and a strong liquidity profile
- Best-in-class management team and sponsors with unparalleled real estate development and management expertise, disciplined leverage and financial policies

## Retail Portfolio

<b>Total GLA</b>
2,962,150 m <sup>2</sup>
<b>Occupancy rate</b>
93.4%
<b>Properties</b>
309
<b>Operating Units</b>
325



## Office Portfolio

<b>Total GLA</b>
855,730 m <sup>2</sup>
<b>Occupancy rate</b>
87.2%
<b>Properties</b>
84
<b>Operating Units</b>
89



## Industrial Portfolio

<b>Total GLA</b>
3,793,884m <sup>2</sup>
<b>Occupancy rate</b>
94.9%
<b>Properties</b>
105
<b>Operating Units</b>
106



High-quality portfolio, broadly diversified by asset type, geography and tenant base

Note: As of March 31, 2016.

1 - Thomson Reuters, as of April 27, 2017, considering a FX rate of Mxp. \$18.7079 per USD.

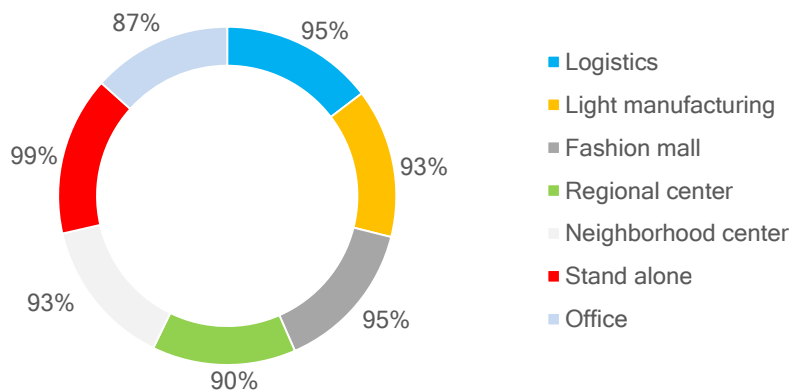
# Portfolio Summary by Subsegment

## Portfolio Summary

Subsegment	Occupied GLA (000 m <sup>2</sup> )	Total GLA (000 m <sup>2</sup> )	Occupancy %	\$ / sqm / Month (Mxp.)	NOI 1Q17 (Mxp. 000) <sup>2</sup>
Logistics	3,165.0	3,014.5	95%	70.9	626,406.2
Light manufacturing	619.7	575.8	93%	98.5	169,814.4
Fashion mall	449.0	424.6	95%	316.5	485,096.7
Regional center	1,325.9	1,186.7	90%	189.7	623,045.8
Neighborhood center	361.7	334.8	93%	205.9	189,402.5
Stand alone <sup>1</sup>	881.4	872.6	99%	138.5	323,794.5
Office <sup>1</sup>	809.1	703.5	87%	339.9	482,414.3
<b>Total</b>	<b>7,611.8</b>	<b>7,112.5</b>	<b>93%</b>	<b>\$ 148.8</b>	<b>\$ 2,899,974.6</b>

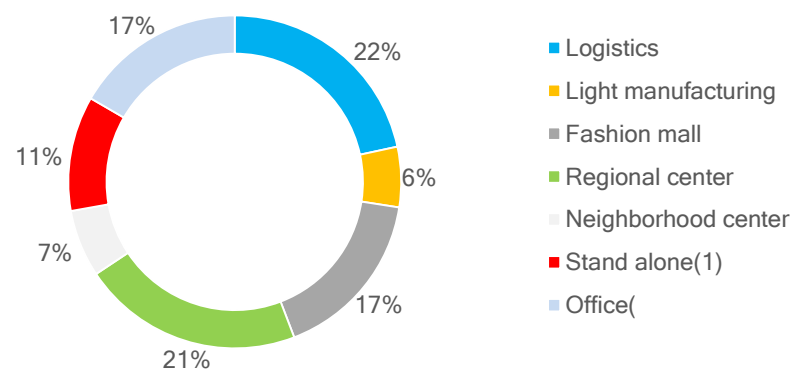
## Occupancy per Subsegment

(% GLA) 1Q'17



## NOI per Subsegment

(% NOI) 1Q'17



1 - All properties in the Rojo Portfolio are classified as Stand Alone, includes the effect of adding Berol to the Portfolio

2 - NOI at a property level.

# Highlights

1

Broadly diversified property portfolio with high quality tenants and long-term leases

F U N O

2

Strong financial performance with a conservative capital structure, solid credit metrics, sound debt profile and liquidity position

3

Recent Acquisitions

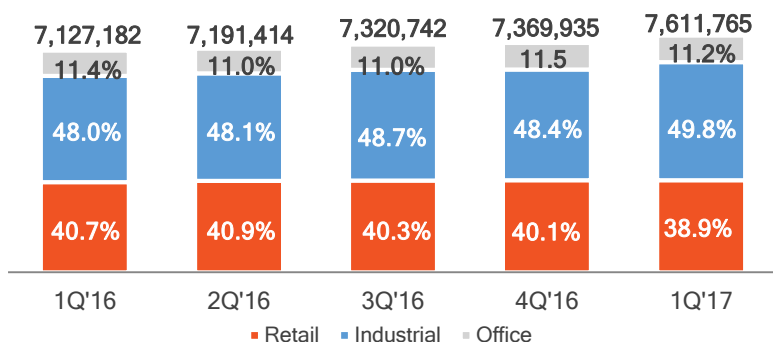
## 1

# Consistent success story...

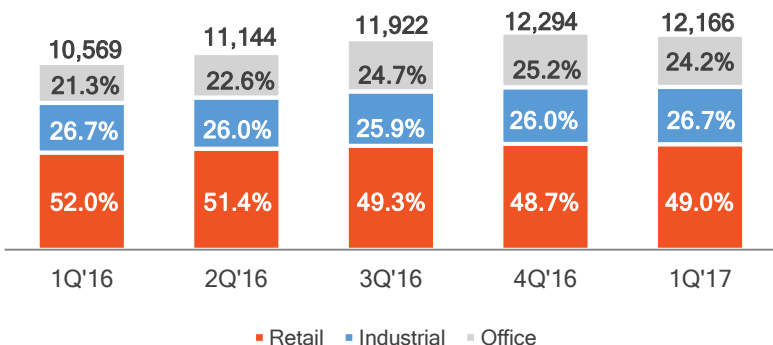
- ✓ FUNO continues to build up Mexico's largest real estate portfolio through high quality property acquisitions

## Portfolio growth

Gross Leasable Area ("GLA")<sup>1</sup>  
(m<sup>2</sup> / Distribution)



Annualized Base Rent ("ABR")  
(Mxp.\$ mm / Distribution)



1 - Includes 100% of Torre Diana and Torre Mayor's GLA

2 - Property currently under development. The GLA and ABR presented are the expected ones, once the building is stabilized.

## Main drivers for the portfolio's growth

- ✓ Diversified recent acquisitions:

Project Acquired	Type of Property	Quarter Acquired	GLA (m <sup>2</sup> )	ABR (Mxp.\$ mm)
Torre Cuarzo <sup>(2)</sup>	Office	2Q'16	72,000	317
Espacio Tollocan <sup>(2)</sup>	Retail	2Q'16	17,839	53
Tower Vallarta	Retail	3Q'16	46,234	150
Midtown Jalisco <sup>(3)</sup>	Retail	4Q'16	106,784	547
Doña Rosa <sup>(4)</sup>	Industrial	1Q'17	212,401	172
<b>Total</b>			<b>455,258</b>	<b>1,239</b>

- ✓ High quality property developments delivered:

Project Developed	Type of Property	Quarter Finished	GLA (m <sup>2</sup> ) <sup>(4)</sup>	ABR <sup>(4)</sup> (Mxp.\$ mm)
La Purísima	Industrial	1Q'16	206,818	171
San Martín Obispo I	Industrial	1Q'16	163,253	197
San Martín Obispo II	Industrial	1Q'16	85,957	111
Torre Diana	Office	2Q'16	64,000	328
Torre Latino	Office	2Q'16	34,598	143
Berol	Office	4Q'16	38,155	10
<b>Total</b>			<b>592,781</b>	<b>960</b>

3 - Includes 225 hotel rooms.

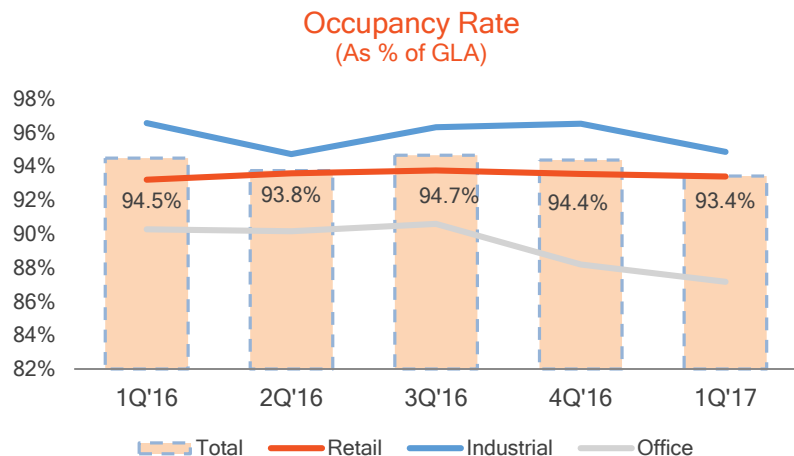
4 - According to the 1Q'17 Rent Roll.

1

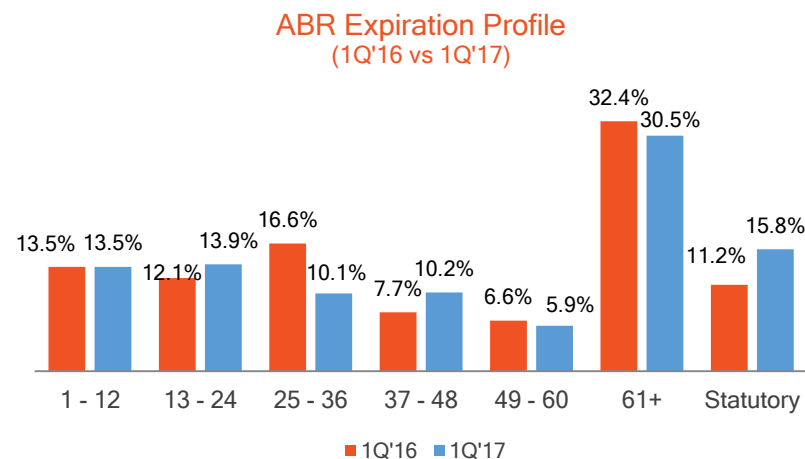
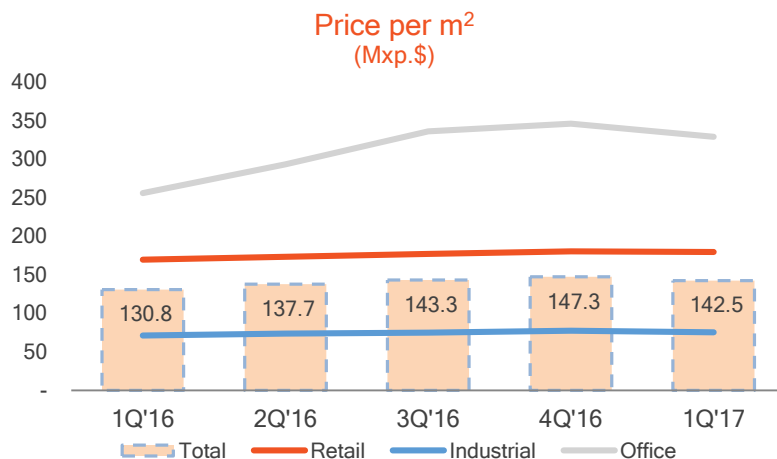
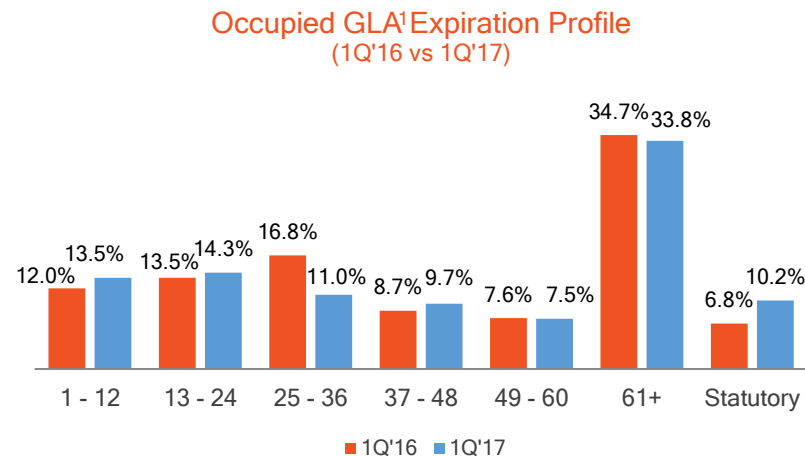
# ... maintaining high operating performance...

- ✓ Leveraging our administrative platform and taking advantage of our seasoned management team we have been able to maintain our portfolio's performance

## Portfolio performance



## Lease expiration profile (remaining months)

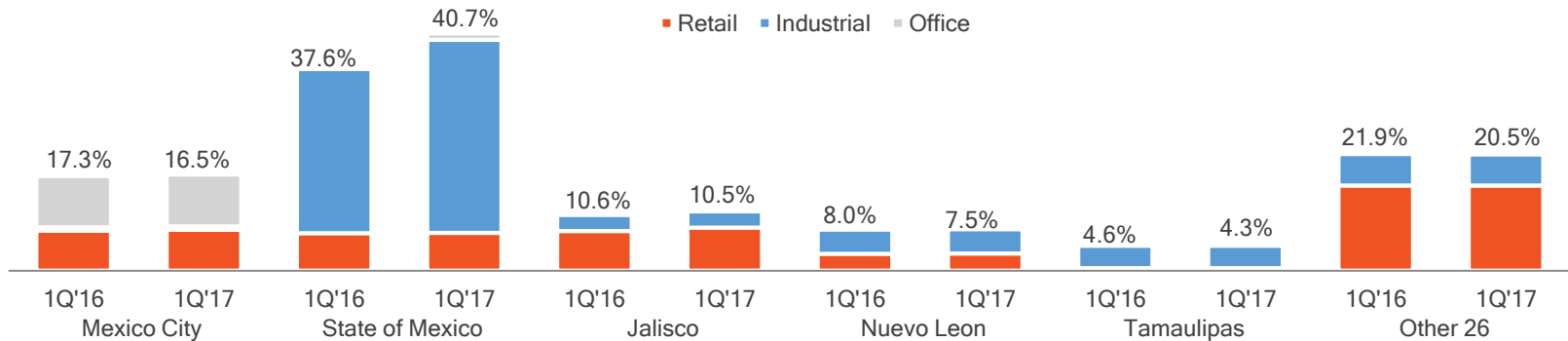


1 - Includes 100% of Torre Diana and Torre Mayor's GLA

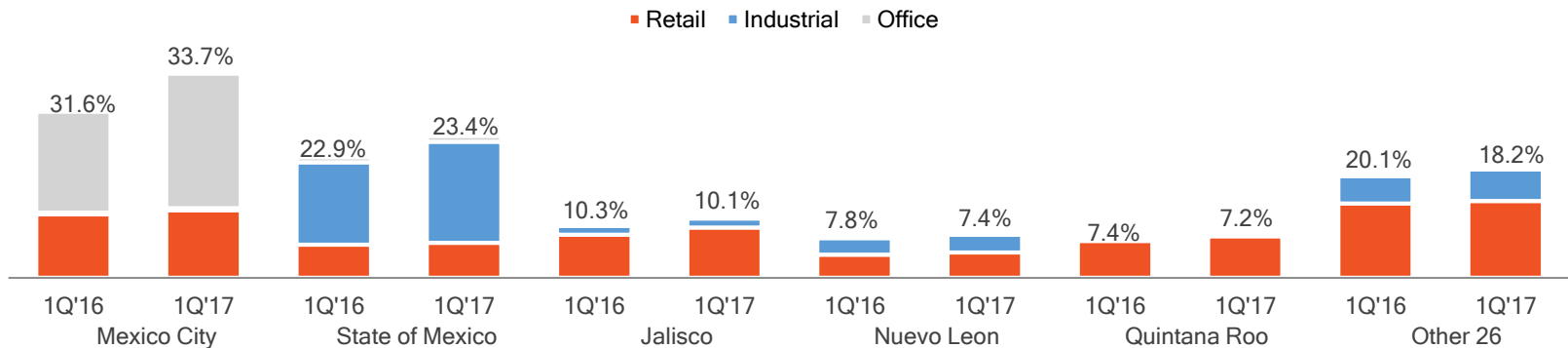
# 1 ... and a broadly diversified portfolio ...

## Portfolio distribution by state

1Q'16 vs 1Q'17 Total GLA Distribution by Top States  
(As % of Total GLA)<sup>1</sup>



1Q'16 vs 1Q'17 Total ABR Distribution by Top States  
(As % of Total ABR)



1 - Includes 100% of Torre Diana and Torre Mayor's GLA

# 1 ... composed of high quality properties and tenants

- ✓ Well-balanced portfolio mix with extensive footprint coverage

## Top clients by ABR and GLA<sup>1</sup> as of 1Q'17

Tenant	Type of Locations	ABR %	Tenant	Type of Locations	GLA %
Wal-Mart	Retail/Ind.	8.5%	Wal-Mart	Retail/Ind.	10.5%
ICEL	Retail	3.9%	ICEL	Retail	3.6%
Santander	Office/Retail	2.8%	Santander	Retail/Office	2.5%
Cinopolis	Retail/Office	1.8%	UAG	Retail	2.3%
Alsea	Retail/Office	1.4%	Cinopolis	Retail/Ind.	1.7%
Copemsa	Retail	1.2%	Alsea	Retail/Office	1.7%
Fiesta-Inn	Retail	1.1%	Zimag	Industrial	1.6%
Zimag	Retail	0.8%	Liverpool	Retail	1.2%
SAT	Industrial	0.8%	Unilever	Retail	1.2%
Wework	Office	0.8%	Bimbo	Ind./Office	1.1%
<b>Top Clients</b>		<b>23.1%</b>	<b>Top Clients</b>		<b>27.5%</b>



## Portfolio top tenants by type as of 1Q'17

Retail Tenant	Retail ABR %	Retail Tenant	Retail GLA %	Industrial Tenant	Industrial ABR %	Industrial Tenant	Industrial GLA %	Office Tenant	Office ABR %	Office Tenant	Office GLA %
Wal-Mart	15.9%	Wal-Mart	23.7%	Zimag	3.1%	Zimag	3.2%	Santander	4.9%	Santander	8.8%
ICEL	8.0%	ICEL	9.3%	Wal-Mart	2.5%	Wal-Mart	2.5%	SAT	3.2%	SAT	5.1%
Cinopolis	3.6%	UAG	5.9%	Whirlpool	2.4%	Unilever	2.3%	Wework	3.1%	Grupo Posadas	2.5%
Santander	3.3%	Cinopolis	4.4%	Pepsico	2.4%	Vitro	2.2%	GE	2.0%	Wework	2.4%
Copemsa	2.5%	Santander	4.2%	Embraco-Mexico	1.8%	Bimbo	2.1%	Cl-Banco	1.9%	Sedatu	2.2%
Fiesta-Inn	2.2%	Liverpool	3.0%	Bimbo	1.7%	Alsea	2.1%	Grupo-Posadas	1.8%	IMSS	2.2%
Alsea	2.2%	UNITEC	2.7%	Fedex	1.7%	Dhl	1.8%	SEDATU	1.7%	Sec. de Eco.	2.1%
Hilton	1.5%	Cinemex	2.4%	Vitro	1.7%	BARCEL	1.6%	Fibra Mexicana	1.6%	GE	1.9%
Cinemex	1.5%	Hilton	2.2%	Unilever	1.7%	Cuadra	1.5%	Sec. de Edu.	1.6%	Inba	1.6%
Sport-Book-Yak	1.4%	Fiesta-Inn	2.2%	DHL	1.6%	Whirlpool	1.4%	TMM	1.6%	TMM	1.5%
<b>Top Clients</b>	<b>42.2%</b>	<b>Top Clients</b>	<b>59.9%</b>	<b>Top Clients</b>	<b>20.4%</b>	<b>Top Clients</b>	<b>20.7%</b>	<b>Top Clients</b>	<b>23.5%</b>	<b>Top Clients</b>	<b>30.4%</b>

1 - Includes 100% of Torre Diana and Torre Mayor's GLA

## 1

# Development Portfolio

- ✓ Leveraging off a best-in-class management team and sponsors with unparalleled real estate development expertise

## Development portfolio as of 1Q'17

Portfolio	Project	Segment	Final GLA (m <sup>2</sup> )	CapEx to Date (Mxp.\$ mm)	Pending CapEx (Mxp.\$ mm)	ABR (A) (Mxp.\$ mm)	Est. Additional Revenues (B) (Mxp.\$ mm)	Est. Total ABR (A+B) <sup>1</sup> (Mxp.\$ mm)	Est. Construction Delivery Date
La Viga	La Viga	Office	102,000	1,435.4	137.6	53.7	171.3	225.0	2Q'17
G-30	Berol	Industrial	61,845	1,321.5	-	10.1	133.9	144.0	2Q'17
Individuales	Torre Cuarzo <sup>(3)</sup>	Retail / Office	72,000	3,157.2	214.8	-	362.0	362.0	2Q'17
Apolo	Tlalpan	Retail	95,967	1,137.3	191.7	-	114.0	114.0	3Q'17
Individuales	Espacio Tollocan	Retail	17,839	337.1	130.9	-	53.0	53.0	4Q'17
Individuales	Midtown Jalisco	Retail / Office	105,000	980.8	3,387.2	-	579.4	579.4	2Q'18
G-30	Mariano Escobedo <sup>(2)</sup>	Office	12,000	344.3	55.7	-	61.0	61.0	3Q'18
<b>Total</b>			<b>466,651</b>	<b>8,713.6</b>	<b>4,117.9</b>	<b>63.8</b>	<b>1,474.6</b>	<b>1,538.4</b>	

Segment	No. of Properties	Final GLA (m <sup>2</sup> )	CapEx to Date (Mxp.\$ mm)	Pending CapEx (Mxp.\$ mm)	ABR (A) (Mxp.\$ mm)	Est. Additional Revenues (B) (Mxp.\$ mm)	Est. Total ABR (A+B) <sup>1</sup> (Mxp.\$ mm)
Retail	3	218,806	2,454.9	3,709.8	-	746.4	746.4
Industrial	1	61,845	1,321.5	-	10.1	133.9	144.0
Office	3	186,000	4,936.9	408.1	53.7	594.3	648.0
<b>Total</b>	<b>7</b>	<b>466,651</b>	<b>8,713.3</b>	<b>4,117.9</b>	<b>63.8</b>	<b>1,474.6</b>	<b>1,538.4</b>

- The estimated stabilization periods by segment are: Retail 18 months, Industrial 12 months and Office 24 months

## JV Developments

Portfolio	Project	Segment	Final GLA (m <sup>2</sup> )	CapEx to Date (Mxp.\$ mm)	Pending CapEx (Mxp.\$ mm)	ABR (A) (Mxp.\$ mm)	Est. Additional Revenues (B) (Mxp.\$ mm)	Est. Total ABR (A+B) <sup>1</sup> (Mxp.\$ mm)	Est. Construction Delivery Date
Mitikah	Mitikah	Retail / Office	326,089	1,401.1	7,426.3	-	1,644.0	1,644.0	2Q'24
			<b>326,089</b>	<b>1,401.1</b>	<b>7,426.3</b>	<b>-</b>	<b>1,644.0</b>	<b>1,644.0</b>	

1 - Assumes revenues of fully-stabilized properties

2 - Excludes value of land

3- Includes a deferred payment of approx. 46.5 million CBFIs.

# Highlights

1

Broadly diversified property portfolio with high quality tenants and long-term leases

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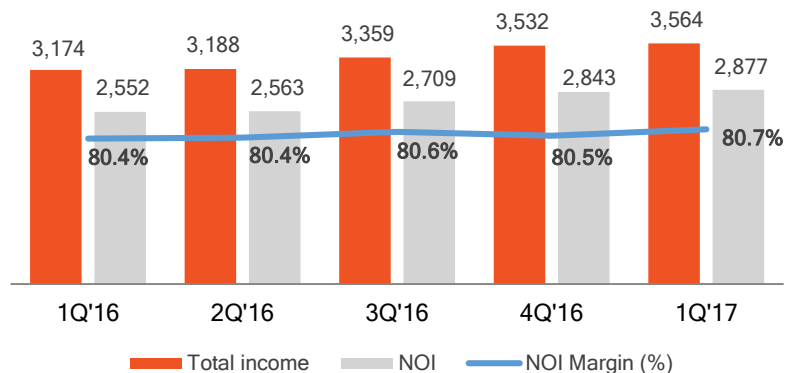
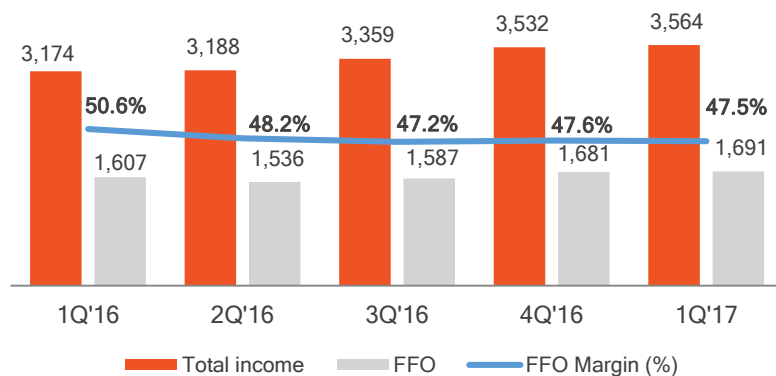
2

Strong financial performance with a conservative capital structure, solid credit metrics, sound debt profile and liquidity position

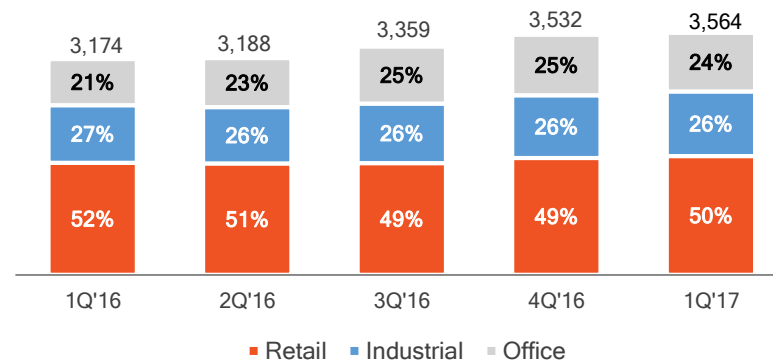
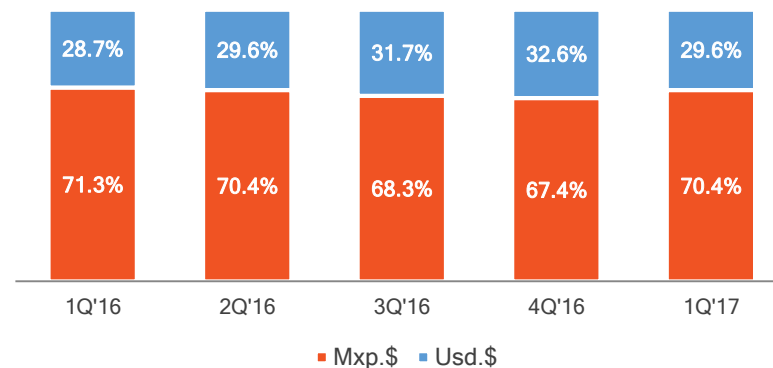
3

Recent Acquisitions

## NOI &amp; FFO

NOI vs Total Income  
(Mxp.\$ mm)FFO vs Total Income  
(Mxp.\$ mm)

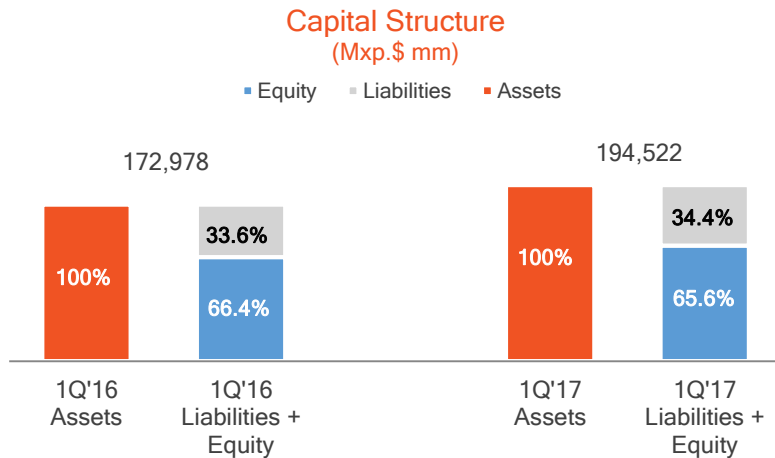
## Income Distribution

Income Distribution by Segment  
(Mxp.\$ mm)Income Distribution by Currency  
(according to Rent Roll)

## 2 Conservative capital structure

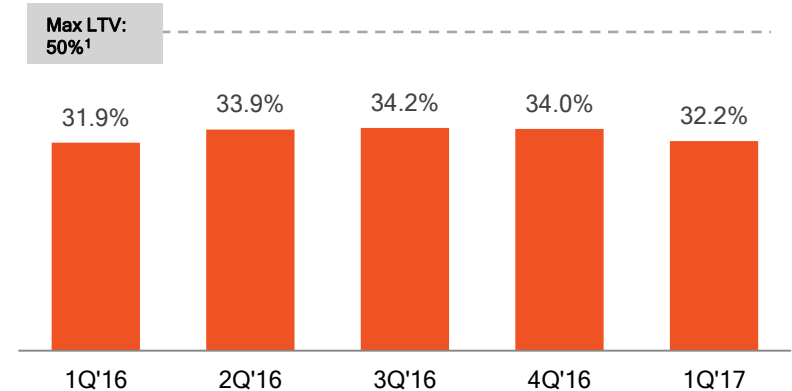
✓ We maintain our conservative capital structure following our prudent leverage policies

### Capital Structure

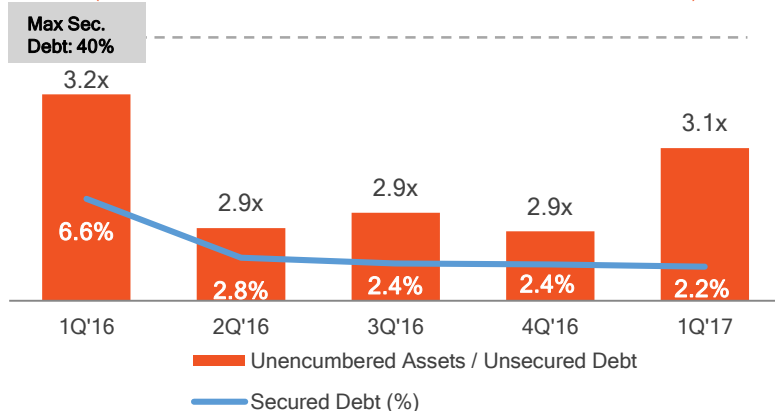


### Credit Metrics

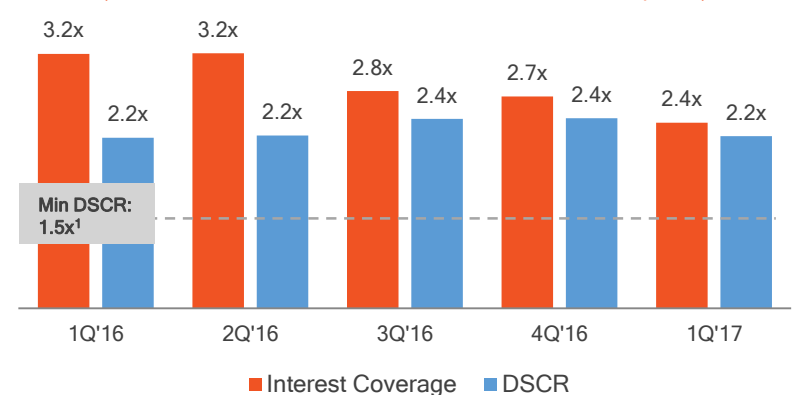
#### Historic LTV (Total Debt / Total Assets)



#### Unencumbered Assets and Secured Debt Ratios (Unencumbered Assets / Unsecured Debt & Secured Debt / Total Assets)



#### Debt Service and Interest Coverage Ratios (LTM EBITDA / Debt Service & LTM EBITDA / Interest Expense)

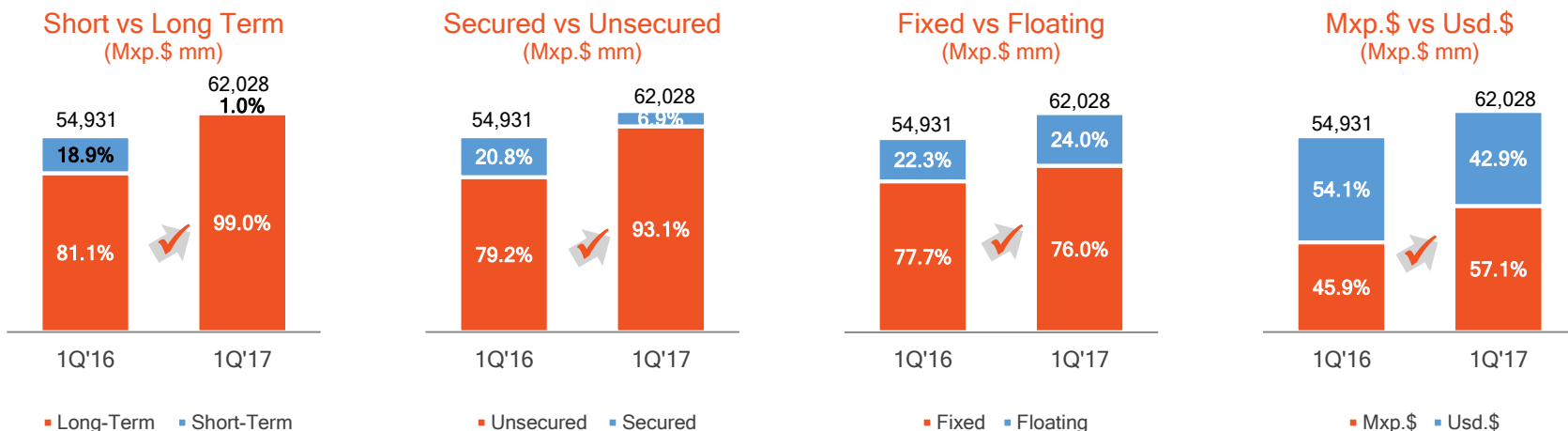


1 - Per Trust Agreement; Indentures relating to FUNO's Senior Notes establish a 60% maximum LTV

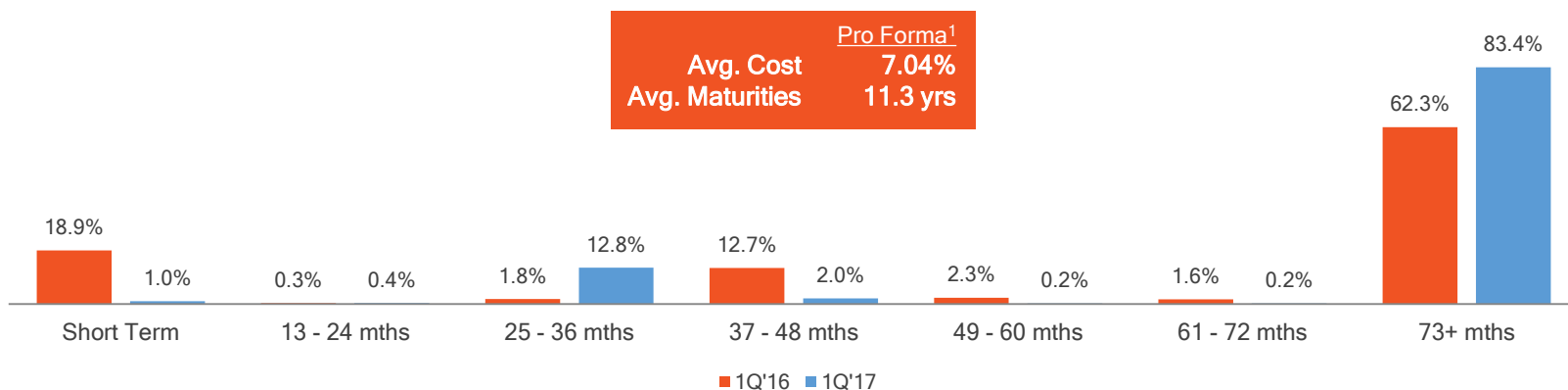
## 2 Debt Profile

- ✓ Debt profile designed to mitigate risk: low refinancing risk & low sensitivity to changes in interest rates

### Debt profile<sup>1</sup>



### 1Q'16 vs 1Q'17 Debt Maturity Profile



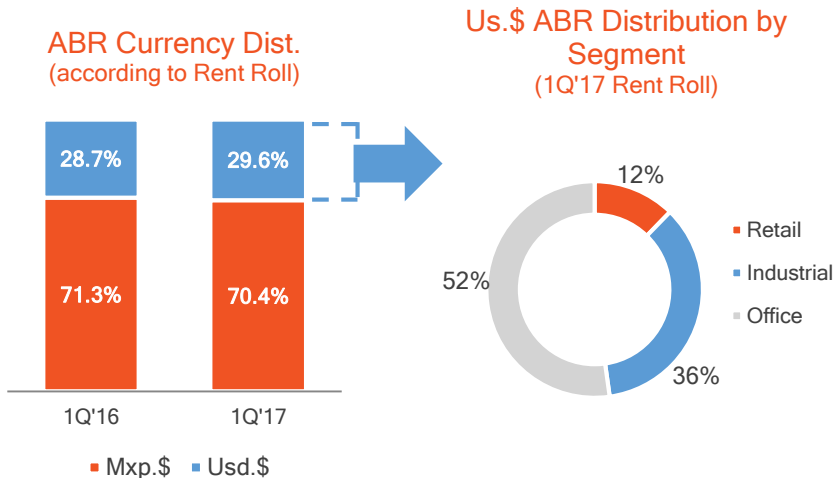
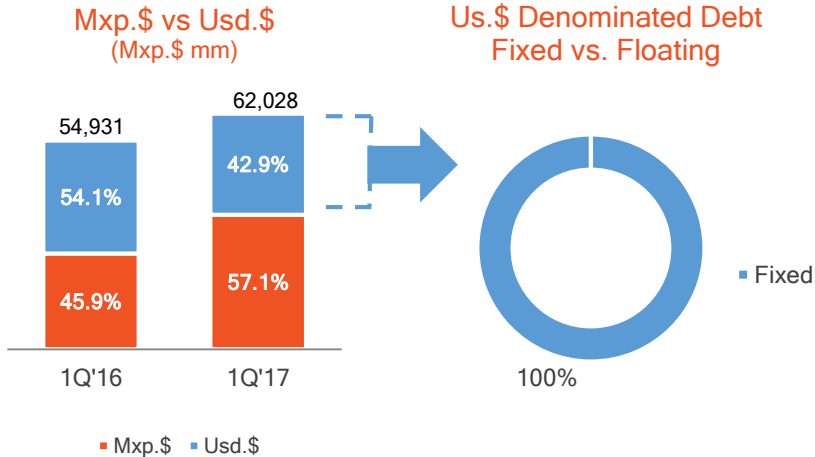
FUNO has a natural hedge between USD cash flows and indebtedness

<sup>1</sup> - Includes the effect of FUNO's long term derivative strategy

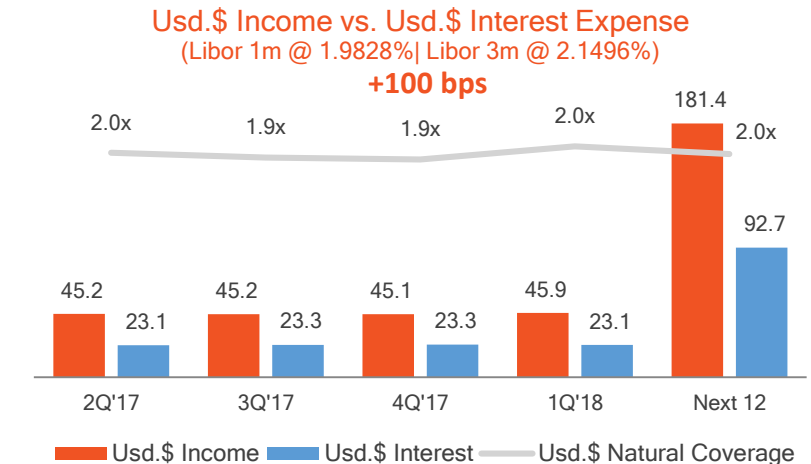
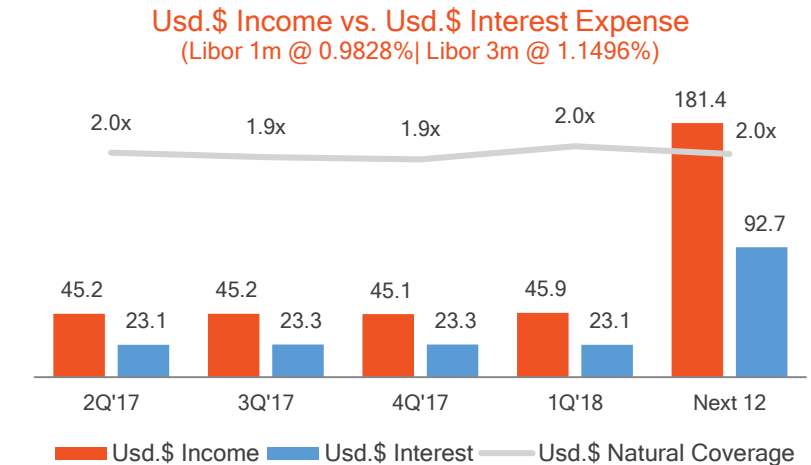
## 2 Us.\$ Debt Coverage Analysis

- ✓ Most of FUNO clients with Us.\$ denominated lease agreements receive their income in Us.\$ as well, allowing for a natural hedge against this currency

### Us.\$ Analysis



### Us.\$ Debt coverage vs debt income analysis<sup>1</sup>



1 - Includes the effect of FUNO's long term derivative strategy

## 2 Interest Expense & Sensitivity Analysis

- ✓ Since only 21.5% of FUNO's outstanding debt is floating rate, an event of an interest rates increase of 100bps has an annual impact on FUNO's interest expense of only +3.5%
- ✓ An event of depreciation of the foreign exchange rate of Mxp. \$1 per USD is a cash flow positive event for FUNO, generating a net annual impact of +Mxp. ~\$55 million
- ✓ Sensitivity Analysis:
  - Total Expected 2017 Interest Expense: Mxp. \$4,265<sup>1,2</sup> million
  - Interest Rates (+100 bps)  $\Delta$ : Mxp. \$149 million
  - Foreign Exchange Rate (+Mxp. \$1)  $\Delta$ : Mxp. \$97 million
  - EBITDA (+Mxp. \$1)  $\Delta$ : Mxp. \$205 million

1 - Includes the effect of FUNO's long term derivative strategy

2 - FX rate of Mxp. \$18.7079 per USD.

## 2 Long Term Derivatives

- ✓ During 2Q'16 FUNO launched its long term derivative strategy to limit our USD denominated liabilities.
- ✓ As of March 2017 we have the following Swaps:
  - Us.\$100 million principal only cross currency Swaps, and
  - Us.\$350 million full (principal + interest) cross currency Swaps (“Full CC”)
- ✓ Additionally, during February 2017 we contracted an interest rate swap (“IRS”) to fix the interest rate of the Samara Loan for Mxp. \$2,943 million

### Cross Currency Swaps

Swap	Notional in Us.\$ '000	Notional in Mxp.\$ '000	Fx.	FUNO pays	FUNO receives	Initial date	Final date
Principal	50,000	958,000	19.1600	TIIE - 2.60%	-	28/06/2016	30/01/2026
Principal	50,000	944,750	18.8950	TIIE - 2.77%	-	17/06/2016	30/01/2026
Full CC	50,000	958,000	19.1600	TIIE + 3.51%	5.25% USD	28/06/2016	30/01/2026
Full CC	50,000	944,750	18.8950	TIIE + 3.34%	5.25% USD	17/06/2016	30/01/2026
Full CC	60,000	1,113,000	18.5500	TIIE + 3.49%	5.25% USD	30/06/2016	30/01/2026
Full CC	40,000	739,000	18.4750	TIIE + 3.59%	5.25% USD	08/07/2016	30/01/2026
Full CC	75,000	1,527,750	20.3700	TIIE + 3.06%	5.25% USD	30/01/2017	30/01/2026
Full CC	25,000	508,663	20.3465	TIIE + 3.09%	5.25% USD	30/01/2017	30/01/2026
Full CC	50,000	980,000	19.6000	TIIE + 2.80%	5.25% USD	28/02/2017	30/01/2026
	<b>450,000</b>	<b>8,673,913</b>					

## 2 Current Outstanding Debt

### Borrowings as of 1Q'17<sup>1</sup>

Institution	Currency	Balance in '000 MXN	Balance in '000 USD	Interest Rate	Maturity
Samara MXN	MXN	2,931,429		TIIE + 2.00%	sep-23
Finsa Bancomext	USD		71,936	4.89%	oct-20
Actinver	MXN	410,000		TIIE + 1.80%	jul-17
FUNO 13	MXN	6,850,059		TIIE + 0.80%	jun-19
FUNO 13-2	MXN	3,120,900		8.40%	dic-23
FUNO 15	MXN	7,500,000		6.99%	jul-25
FUNO 13U	UDIS	2,436,339		5.09%	dic-28
FUNO 16	MXN	883,750		TIIE + 0.65%	apr-19
FUNO 16U	UDIS	2,620,499		4.60%	apr-27
Senior Notes due 2024	USD		600,000	5.25%	dec-24
Senior Notes due 2026	USD		50,000	5.25%	ene-26
SN due 2026 Full CCY Swap <sup>(2)</sup>	MXN	6,771,163			ene-26
SN due 2026 Principal Swap <sup>(2)</sup>	MXN	1,902,750			ene-26
Senior Notes due 2044	USD		700,000	6.95%	ene-44
<b>Total Balance</b>		<b>35,426,888</b>	<b>1,421,936</b>		
<b>Total Balance in MXN (@18.7079)</b>			<b>62,028,315</b>		

### Unused Committed Lines as of 1Q'17

Institution	Currency	Balance in '000 MXN	Balance in '000 USD	Interest Rate	Maturity
Syndicated Revolving Agreement (Committed)	MXN	7,000,000			jul-20
Syndicated Revolving Agreement (Committed)	USD		410,000		jul-20
<b>Total</b>		<b>7,000,000</b>	<b>410,000</b>		
<b>Total in MXN (@18.7079)</b>			<b>14,670,239</b>		

1 - Includes the effect of FUNO's long term derivative strategy

2 - For further detail, please refer to the previous slide "Long Term Derivatives".

# Highlights

1

Broadly diversified property portfolio with high quality tenants and long-term leases

2

Strong financial performance with a conservative capital structure, solid credit metrics, sound debt profile and liquidity position

3

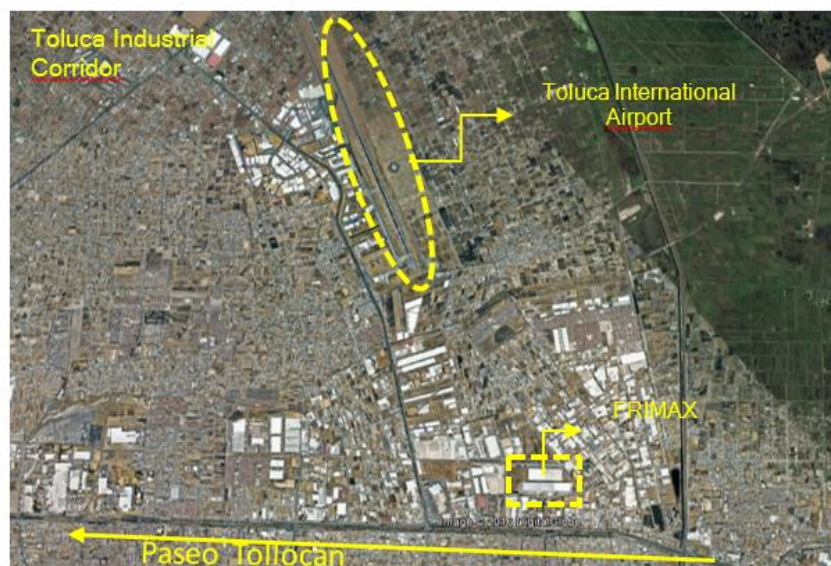
Recent Acquisitions

F U N O

### 3 Recent Acquisition - First Portion of FRIMAX

✓ Analysis: Acquisition of the First Portion of FRIMAX

Property type	Industrial - Logistics
Location	Toluca- Lerma corridor (Paseo Tollocan)
GLA	212,000 sqm
Occupancy	100.00%
Payment method	<ul style="list-style-type: none"> <li>• CBFIs</li> <li>• Debt assumption</li> </ul>
Remarks	<ul style="list-style-type: none"> <li>• CBFIs will be paid and made outstanding as of May 10, 2017</li> <li>• FUNO has the right to receive rents effective January 01, 2017</li> </ul>



Acquisition price (mm)	2,108
GLA (sqm)	212,000
Annual NOI (mm)	169
Debt (Ps. mm)	792
Amount paid with CBFIs (mm)	1,316
Price per paid CBFi	32.99
Total CBFIs paid	39,882,865

NOI <sup>(1)</sup> Accretion	
Annual NOI (mm)	169
NOI per CBFi	4.2374
FUNO's NOI per CBFi in 2016	3.5002
NOI accretion per CBFi	0.7372
Percentage accretion	21.10%

FFO <sup>(1)</sup> Accretion	
Annual NOI (mm)	169
Cost of debt	7.92%
Annual debt service (mm)	63
Administration fee (0.5%)	7
Annual FFO (mm)	100
FFO per CBFi	2.4989
FUNO's FFO per CBFi in 2016	2.0699
Total accretion per CBFi	0.429
Percentage accretion	20.70%

NAV Accretion	
Net asset value per CBFi	32.99
FUNO's current net asset value per CBFi	39.28
CBFi issuance dilution	-16.00%
Price paid per sqm	9,943
Recent industrial M&A deals price per sqm	15,329
Discount to comps	-35.21%

1 - NOI and FFO annualized as of 4Q16

2 - All figures in MXN

## Recent Acquisition - First Portion of FRIMAX



### 3 Recent Acquisition - Torre Cuarzo

- ✓ Acquisition of high quality properties is a main driver for FUNO's portfolio's growth

#### Torre Cuarzo

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- ✓ On June 27th 2016, FUNO closed the acquisition of Torre Cuarzo, a Class A+ office building located in the Reforma Corridor, designed by Richard Meier & Partner Architects
- ✓ The building will have 72,000 m<sup>2</sup> of gross leasable area, of which 68,000 m<sup>2</sup> will be distributed in two office towers that will be merged on the ground floors by a 4,000 m<sup>2</sup> retail area
- ✓ The cash payment for the acquisition was Mxp. \$1,240.2 million and the CBFi portion is for 46,484,779 CBFIs distributed as follows: 31,519,509 CBFIs will be released on April 01, 2017; 7,482,635 CBFIs on May 31, 2017; and 7,482,635 CBFIs on September 30, 2017

#### Torre Cuarzo - Office Building

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- Purchase Price: Mxp. \$3,372.0 mm
- ABR: Mxp. \$407.7 mm
- GLA: 72,000 m<sup>2</sup>
- Expected Delivery Date: 2Q'17



### 3 Recent Acquisition - Midtown Jalisco

- ✓ FUNO continues to grow through the development of new properties

#### Midtown Jalisco

- ✓ FUNO is in the process of acquiring a mixed use development project in Guadalajara, Jalisco
- ✓ The project includes a residential area, which will be developed by a third party
- ✓ The acquisition of this property is expected to close in the near future
- ✓ The total value of the development is estimated to be around Mxp. \$4,808 mm
- ✓ The property is currently under development and is planned to be delivered by 3Q'17



#### Retail Area

- Purchase Price: Mxp. \$1,354.3 mm
- CAPEX: Mxp. \$1,839.8 mm
- ABR: Mxp. \$370.9 mm
- GLA: 73,000 m<sup>2</sup>

#### Office Building

- Purchase Price: Mxp. \$498.7 mm
- CAPEX: Mxp. \$695.5 mm
- ABR: Mxp. \$122.4 mm
- GLA: 27,282 m<sup>2</sup>

#### Hotel

- Purchase Price: Mxp. \$175.3 mm
- CAPEX: Mxp. \$244.5 mm
- ABR: Mxp. \$54.0 mm
- GLA: 6,502 m<sup>2</sup>

### 3 Torre Cuarzo and Midtown Jalisco

Torre Cuarzo



Midtown Jalisco



### 3 Project under Development - Mitikah

- ✓ On February 24<sup>th</sup> 2015, FUNO signed an agreement to acquire Mitikah, a mixed-use project in the south of Mexico City

#### Project Portfolio

Segment	GLA (m <sup>2</sup> )	NOI (Mxp.\$ mm)	Expected End of Development <sup>1</sup>
Office	212,213	1,023	2Q' 2023
Retail	121,876	740	2Q' 2019
<b>Total</b>	<b>334,089</b>	<b>1,763</b>	

- ✓ The project consists of 6 separate buildings within the same complex
- ✓ The project has an estimated total investment amount of approximately Mxp.\$ 15,000 mm<sup>(2)</sup>
- ✓ FUNO contributed the land for the project which represents a total amount of approximately Mxp.\$ 5,000 mm<sup>(2)</sup>
- ✓ On August 18<sup>th</sup>, the Helios shareholders approved their investment in the project
- ✓ Helios will invest approximately Mxp.\$ 2,660 mm<sup>(2)</sup> in the project
- ✓ The remaining investment required will be fulfilled with debt and revenues generated by the finished/operating buildings



1 - Date of delivery of the last gross leasable area within the segment.  
2 - Information excludes the residential development footprint and costs