



**FIBRA UNO ANNOUNCES THE AGREEMENT TO PURCHASE
THE FLAGSHIP SAMARA COMPLEX,
THE SINGLE MOST VALUABLE PROPERTY ACQUIRED BY FIBRA UNO TO DATE.**

Mexico City, July 24th, 2014.-- ***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 agreed to purchase the iconic Samara Corporate, Hotel and Mall Complex. This acquisition is subject to the approval of Fibra Uno’s governance bodies, as well as the Federal Economic Competition Commission.

Fibra Uno is pleased to announce that it has entered into a business agreement to acquire this iconic property located in the City of Mexico, in the commercial office corridor of Santa Fe

The operation was agreed for a purchase price of Ps \$ 5,400 million and is estimated that this new property will generate approximately Ps \$460 million in net operating income in the next 12 months. Additionally, as part of this acquisition, Fibra Uno will receive back rents for Ps \$ 100 million, which effectively reduces the purchase price to Ps \$ 5,300 million. The payment of this acquisition will include Ps \$ 900 million of assumed debt and the remainder in CBFIs. Current occupancy of the property is 96% overall, with 97% in the retail area and 95% in offices. Additionally, Samara has a 290-room hotel, 100% leased. This property has a component of 54% of related parties, therefore it will require approval by the Corporate Practices Committee of Fibra Uno, composed entirely of independent members of the Technical Committee of Fibra Uno.

Samara is a mixed-use complex with approximately 144 thousand square meters, 30 thousand of these for commercial operation, anchored by a retail store, fitness center, nine-screen movie theater, clothing stores and a large food court, standing as the second largest mall in the area;. in addition, Samara has a five-star hotel occupying an area of 24 thousand square meters, placing it as the most important hotel in Santa Fe. Finally, Samara has approximately 90 thousand meters squares of prime office space with tenants such as

leading companies in the aviation, financial, energy, infrastructure, and consumer goods sectors; and also serves as corporate headquarters of Fibra Uno.

"Samara adds to our list of flagship properties with a prime commercial center, second in area after Patio Santa Fe, as well as a prime office building, boasting a gross leasable area larger than Torre Mayor. This acquisition, along with those we have recently announced, continue with Fibra Uno's commitment to create value for our investors. The combination of Hotel, Offices and a Shopping Mall in a single integrated property is a formula that has given us very good results, both here in Mexico City and in Cancun "explained Gonzalo Robina, Deputy CEO of Fibra Uno.

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 CBFI holders, through stable cash distributions and the appreciation of our real estate. The Trust began operating on the Mexican Exchange Stock on March 18, 2011. Currently, it has 417 properties in 30 states of Mexico with a rentable area of approximately 5.25 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 CBFI 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.

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