



## **Fibra Nova announces new lease agreement**

**Chihuahua, México, January 18<sup>th</sup>, 2018** – Banco Actinver, S.A. Institución Banca Múltiple, Grupo Financiero Actinver Fiduciary of Trust F / 2870 or Fibra Nova (BMV: FNOVA) Mexican real estate and infrastructure trust announces to investors today that it has signed a lease agreement for the second phase of the educational complex of the Unitec in the city of Querétaro. This new contract includes a building of 5,577 square meters plus parking areas. The investment of this project is \$ 81 million pesos.

The lease agreement of this property contemplates similar conditions to those established in the contract of the first stage, that is, a triple net contract denominated in Mexican pesos with a term of 10 years.

With the incorporation of this new investment, added to those already announced on recent dates to our portfolio, at Fibra Nova we estimate that the stabilized annual NOI will be around \$ 461 million pesos.

### **About Fibra Nova**

Fibra Nova is a real estate investment trust that started operations on August 3, 2017, identified with No. F / 2870. Fibra Nova's strategy is based mainly on the acquisition, lease, operation and development of real estate destined to sectors with economic dynamism and that capture the benefit of the demographic bonus such as the industrial, retail and educational sectors.

The portfolio of Fibra Nova is composed of 84 properties, made up of 61 specialized food stores, 13 industrial warehouses, 3 educational complexes and 7 distribution centers and offices.

To maintain the status of FIBRA, Articles 187 and 188 of the Income Tax Law (LISR) establish that Fibras such as Fibra Nova are not subject to Mexican income tax and must distribute at least 95% of their annual net fiscal result to the holders of their CBFIs and investing at least 70% of their assets in real estate intended for leasing, among other requirements. Fibra Nova is managed internally by Administradora Fibra Norte, S.C., supported by solid corporate governance and a competitive structure aligned with the interests of investors, making Fibra Nova an unprecedented investment vehicle for the FIBRAS market in Mexico.

### **Declarations about future events**

The information contained in this document includes certain statements with respect to the expected financial and operating performance, which are based on financial information, operating levels and market conditions on this date, as well as estimates made by management. Therefore, future estimates are subject to uncertainties that may cause changes depending on various factors that are not under the control of Fibra Nova.

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