



Fibra Nova announces new investments

Chihuahua, México, January 2, 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 today the acquisition of an industrial building located in the city of Chihuahua and the agreement for the expansion in the properties leased to B-Energy Industries and Industrializadora de Cárnicos Strattega, these last two, subsidiaries of Grupo Bafar.

New Investments

The acquired property is an industrial building located within an industrial park in the city of Chihuahua with a total area of 10,692 square meters. This property was acquired for a value of \$ 2.5 million dollars, excluding taxes and transaction costs. It is currently leased to International Paper Mexico through a triple net contract denominated in dollars.

In addition, extensions were agreed to the leased properties of the Industrial complex in La Piedad, Michoacán and the energy cogeneration plant located in the city of Chihuahua, which are leased to subsidiaries of Grupo Bafar and will have an approximate investment of 660 million pesos.

Fibra Nova estimates that with these new investments it would reach a stabilized annual NOI for \$ 432 million pesos and a proportion of rents in dollars of 27%. With the addition of these properties to Fibra Nova's portfolio, we are pleased to announce that the goal established in the IPO will be achieved much earlier than expected.

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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