

June 27, 2018

## **Grupo Nagoin, S.A. de C.V., held its Initial Public Offering of Real Estate Senior Bond Trusts at the Mexican Stock Exchange**

- *Fibra Educa is the first Real Estate vehicle focused on the educational sector in Mexico*
- *It is a part of Nacer Global, a group with more than 27 years of experience in the educational sector in Mexico and with additional operations in the financial, communications, infrastructure and technology sectors*

**Mexico City, June 27, 2018.-** Today, Grupo Nagoin, S.A. de C.V., held its Initial Public Offering of Real Estate Senior Bond Trusts (CBFIs), with ticker symbol "EDUCA", for a total MXN\$9.43 B, considering the option for overallotment.

The initial portfolio from Fibra Educa is comprised by 52 assets strategically located in 17 States of Mexico, mainly in regions with favorable demographic tendencies, where a considerable increase in the demand from private educational institutions has been identified.

From all these properties, 42 are occupied by educational institutions from the Quick Learning, Instituto Patria Merida, Universidad Lamar, Universidad ICEL, Universidad UNIVER, Universidad Victoria and Corporativo UNE brands, which jointly amount to 318,272 m2 of Gross Profitable Area (ABR). The five remaining Real Estate properties are office buildings located in Mexico City, occupied by companies from the Nacer Global Corporate Group, with an ABR of 34,907 m2.

Fibra Educa will use the resources from the Offering for the acquisition of the initial portfolio and for working capital. It must be noted that this is the first Real Estate Investment Trust focused on the educational sector, which will allow to consolidate the highly fragmented educational sector in our country, and the organic expansion in the higher-middle education, which is growing fast.

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One of the competitive advantages of Fibra Educa lies in the fact that its management is internal, thus decreasing expenses, which in turn is reflected in a greater flow of cash to be distributed among the investors. Also, it has a solid and well defined growth plan through the combination of acquisitions and the organic growth of the educational sector itself.

The Leading Underwriters were Credit Suisse Stock Exchange (Mexico), S.A. de C.V., Credit Suisse Financial Group (Mexico); Punto Stock Exchange, S.A. de C.V. and the Underwriters were Santander Stock Exchange, S.A. de C.V., Santander Mexico Financial Group and Banorte Stock Exchange, S.A. de C.V., Banorte Financial Group. On the other hand, the Structuring Broker was Coloca Estructurador S.C.

**About Fibra Educa**

*The Trust has been mainly incorporated to acquire, develop, own and obtain revenue derived from leasing a diverse array of properties predominantly destined for educational spaces.*

**About the BMV Group**

*The BMV Group is comprised by companies which jointly offer integral services to facilitate the transaction and post-trading of the stock and derivatives market in Mexico, supported by a modern and state-of-the-art technological infrastructure across its companies.*

*We operate a stock exchange, derivatives products exchange, an OTC securities and derivatives brokerage company, the central stock repository in Mexico where the stock custody and settlement is carried out, a stock and a derivatives clearing house, as well as a risks management pricing and services assessment company.*