

August 15, 2018

Self Storage Management, S. de R.L. de C.V., (Fibra STORAGE), held its Initial Global Public Offering of Real Estate Senior Bond Trusts

- *The amount placed by Fibra STORAGE is the lowest recorded for an Offering of Stock and Fibras in the last 15 years, confirming that the BMV is a true financing option for mid-size and small companies.*
- *It is the first Fibra focused on the self-storage business making its debut in the Latin American markets.*

Mexico City, August 15, 2015.- Today, Self Storage Management, S. de R.L. de C.V., held its Initial Global Public Offering of Senior Trust Bonds for Investment in Energy and Infrastructure (CBFIs), with ticker symbol “STORAGE”, for a total amount of MXN\$271 M.

It must be noted that the amount placed by Fibra STORAGE is the lowest ever recorded for an Offering of Fibras and Stock in the last 15 years, proving that companies of any size have access to stock financing through the flexible and innovative instruments recently developed by the BMV.

The initial portfolio of Fibra STORAGE is comprised by a total of 14 Real Estate assets, two of which, located in Cuajimalpa and Lerma, will be acquired once the Offering process is settled. The remaining 12 are located throughout Mexico City in the Vasco de Quiroga, Universidad, Tlalpan 949, Del Valle, Mexico-Toluca, Bahia de Santa Barbara, Revolucion, Palo Solo, Cuemanco, Lerma II, Plutarco and Henry Ford areas. All the properties add up to 97,515 leasable square meters, which translates into approximately 9,643 warehouses and an occupancy term of 18 to 20 months.

Once fully developed, these assets are intended for the rental of mini-storage units under the self-storage concept.

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Fibra STORAGE will use the resources obtained to acquire the Lerma property and/or 50% of the property located in Cuajimalpa, as well as to develop the Real Estate assets which are under construction.

It should be mentioned that nowadays, out of the 14 properties comprising the initial portfolio, two are stabilized warehouses, five are in stabilizing process, two are under construction and five are lots in different stages of development.

One of Fibra STORAGE's competitive advantages and strengths is that it has an internalized development platform with processes and equipment suited to grow the initial portfolio, through independent contractors with vast experience in warehouse construction and equipment across the country.

It also has the combined experience with U-Storage, a leader in the high-end strategically located warehouse rental, resulting in properties which are built under standards similar to those of the self-storage industry in the United States.

The Placement Broker was Banorte Stock Exchange, S.A. de C.V., Banorte Financial Group.

About U-Storage

U-Storage was incorporated in Mexico in the Year 2002, pioneering the mini-warehouses rental market under the self storage concept in our country, thus offering a solution to the growing demand in the main cities of Mexico.

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.